

Section 10-101 to 103, inclusive. Planned Unit Development - General Provisions.

Section 10-101. Statement of purpose for Planned Unit Developments.

The purpose and intent of planned unit development is to permit diversification in the development in the county without in any way jeopardizing or reducing zoning standards which promote the public safety, convenience, health, general welfare, as well as preserve personal and property rights. For this purpose the provisions of this ordinance shall be subject to such exceptions as are provided by the following unit plan regulation.

Section 10-102. Requirements and procedures for planned unit developments for residential developments.

The owner or owners of any tract of land proposing to sub-divide the property into lots or parcels comprising of less than thirty-five (35) acres in area, shall submit to the planning commission a plan for the use and development of the entire tract of land for residential purposes.

Before a hearing before the planning commission is approved, the developer shall file a report with substantiating evidence stating the reasons the development plan should be approved and specific evidence showing that the proposed development meets the following conditions:

1. That the plan is consistent with the intent and purpose of this ordinance to promote public health, safety, morals and general welfare.
2. That the value of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
3. That the average lot area per family contained in the site exclusive of the area occupied by streets, will not be less than the lot area per family required for the district in which the development is located.
4. That the building will be used for residential purposes and the customary accessory uses, such as garages, storage space, or community activities including churches.

After study and public hearing, the planning commission may recommend to the county commission the approval or disapproval of the development plan. The county commission may then authorize the issuance or denial of the building permits and certificates of occupancy therefore even though the use of the land and location of structures do not conform in all respects to the regulations contained in other sections of this ordinance.

Section 10-103. Requirements and procedures for planned unit development for commercial developments.

The owners or owner of any tract of land shall submit to the planning commission a plan for the use and development of the entire tract of land for local commercial purposes. Before a hearing before the planning commission is approved, the developer shall file a report with substantiating evidence stating the reasons the development plan should be approved and specific evidence and facts showing that the proposed development meets the following conditions:

1. That the plan is consistent with the intent and purpose of this ordinance to promote public health, safety, morals and general welfare.
2. That the value of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

After study and public hearing, the planning commission may recommend to the county commission the approval or disapproval of the development plan. The county commission may then authorize the issuance or denial of the building permits and certificates of occupancy therefore even though the use of the land and location of structures do not conform in all respects to the regulations contained in other sections of this ordinance.

Section 10-104. Legal boundary descriptions for Planned Unit Development District.

Tracts 1 and 2 of Harrold Terminal Addition in Section 8-112-74.

Source: Ord. No. 2009-18, 2009.

Section 10-105 to 199, inclusive. Reserved.