

March 20, 2018

**Workshop Meeting
5:00 P.M.**

**City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

Bo Patterson, Mayor-Commissioner
Eric Langston, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSIONION

Workshop Meeting

5:00 P.M.

Commission Chamber, 2775 Garrison Avenue

Tuesday March 20, 2018

Call to Order

Agenda

- Accessory Buildings

Pages 1-13

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

March 7, 2018

City of Port St. Joe Planning & Development Review Board
Jim Sickles, Jay Rish, Minnie Likely, Hal Keels, Rawlis Leslie, Travis Burge, Phil Early

RE: City Commission's Request for input and recommendations regarding proposed changes to the Land Development Regulations as it pertains to Accessory Structures/Buildings

Dear Board Members:

The City Commission is considering making some changes to the LDR's regarding "Accessory Buildings" in the Residential Districts (Sec. 3.01(4); Sec. 3.02-VLR; Sec. 3.03-R1; 3.04-R2; 3.05-R3; and 3.06-R4). Currently, accessory buildings are allowed in all residential districts, but the only restrictions on them are the required setbacks in each district, the requirements of having certain size front yard and back yard if the lot has road frontage on each side, the lot density requirements for each respective district (VLR-40%, R1-40%, R2-60%, R3-80% and R4-80%), and the accessory building height is only limited by the respective height limits of the primary structure in each respective district (VLR-35ft, R1-35ft, R2-35ft, R3-60ft, R4-60ft).

The Commission is considering making the following changes and would like some feedback from your Board:

1. Add 12ft height limit for accessory buildings and 16ft height limit on Carports and boat sheds in VLR, R1 and R2 and maybe R3 and R4 as well.
2. Add in all residential districts a provision stating that any accessory structure cannot exceed 75% of the square footage (size) of the primary structure on the lot.
3. Maybe reducing the lot density requirements for R2, R3 and R4.

Further, the Commission would also like your input on the following:

1. The LDRs currently do not have any provisions regarding the regulation of fences. The only provision in the LDRs which has served to curtail where fences can be built is the yard requirement.

Should the Commission implement regulations restricting the construction of fences?
If so what?

2. Currently, most issues coming before your board deal with the "Request for a Special Exemption"(Sec. 2.13) which you are given much more discretion in granting then in Sec. 2.14 "Variances" which requires the applicant to prove a hardship in order to be granted.

Should the Commission repeal Sec. 2.13 and only allow Requests for Variances requiring a hardship to be proven in order to be granted?

Thank you for your time,

Clinton T. McCahill
City Attorney

e. No trailer park or trailer shall be permitted except as specifically set forth herein.

(2) The boundaries of such districts as are shown upon the map adopted by this Code or amendment thereto, are adopted and approved and the regulations of this Code governing the use of land and buildings, the height of buildings, building site areas, the size of yards about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon such map.

(3) Where uncertainty exists as to boundaries of any district shown on such map, the following rules shall apply:


a. Where such district boundaries are indicated as approximately following street lines, alley lines or lot lines, such lines shall be construed to be such boundaries.

b. In subdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the original map. Where a district boundary divided a lot, the zone classification of the greater portion shall prevail throughout the lot.

c. In case any further uncertainty exists, the commission shall interpret the intent of the map as to location of such boundaries.

d. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

e. All territory which may hereafter be annexed to the city shall remain subject to the county comprehensive plan and land development regulations until the city adopts a comprehensive plan amendment that includes the annexed area. The city shall designate the annexed area with a zoning district consistent with the city's land use category designated in the future land use map.



(4) Accessory buildings and uses incidental to each single family dwelling, where not used or operated commercially, including private garages for the accommodation of automobiles, sheds for the housing of pets, children's playhouses, greenhouses, tool sheds, workshops, and servant's quarters shall be permitted in residential districts. Side lot set back lines which apply to the primary residential structure on any lot shall apply to such accessory buildings. Rear set back lines shall be five feet where an alley is adjacent to the property and ten feet where there is no alley.

(5) Nothing contained herein shall prohibit the operation of a business or occupation in any city zoning district which:

a. Does not have any advertisement of any kind located anywhere on the property.

b. Does not have customers or suppliers calling, at the location of the business.

- c. Does not have more than one employee not residing on the premises or employs only members of the immediately family residing on the premises.
 - d. Conducts its operation primarily by computer, telephone, or similar facilities.
- (6) Lot set back lines and plat set back lines either shown on recorded plats or imposed in these land development regulations shall be subject to the following:
- a. In the event that a property owner owns more than one lot immediately adjacent to each other and proposes construction of a building across lot lines, then the set backs shall be deemed to be located along the outside boundary of the overall parcel for which construction is proposed.
 - b. No other action of the city shall be required to implement this regulation.
 - c. In the event that ownership of the property is separated and the existing construction removed, then lot set back lines shall revert to their original location.

Sec. 3.02. Residential Districts—District VLR

The following uses and regulations shall apply in Very Low Residential (VLR) residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Building height limit: No building shall exceed 35 feet in height.
- (4) Building site area required: Every lot shall have an area of not less than 10,000 square feet and a minimum frontage at the building line of at least 75 feet.
- (5) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (6) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet.
- (7) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (8) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (9) The density allowed in district VLR shall be no more than four (4) dwelling units per acre.

(10) The maximum intensity shall be no more than 40 percent of lot coverage.

Sec. 3.03. Same--District R-1.

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.
- (14) The maximum intensity shall be no more than 40 percent of lot coverage.



(15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.

- a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

Sec. 3.04. Same--District R-2.

There shall be two subdistricts in district R-2 as identified on the city zoning map: Subdistrict R-2A and subdistrict R-2B.

(1) *R-2A Single-family district.*

- a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.
- b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).
- c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.
- d. No home occupations shall be allowed in subdistrict R-2A.
- e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.
- f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.
- g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.
- * h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

(2) *R-2B district.* Uses permitted:

- a. Any use permitted in the R-1 or R-2A district.
- b. Multiple-family dwellings.
- c. Boarding and lodging houses.
- d. Hospitals and clinics, except animal hospitals.

- e. Clinics, nursing homes or congregate living facilities.
- f. Guest houses.
- g. Accessory buildings and uses customarily incident to any of the above uses, including private and storage garages when located on the same lot and not involving the conduct of a business.
- h. Community centers and buildings owned by a governmental agency and used for a public purpose.
- i. Home occupations shall be allowed in District R-2B.
- j. Funeral parlors and mortuary establishments may be permitted in this district provided application is made to the city commission for the establishment of same, and it shall be determined by the city commission that such use will not adversely affect the property values of the land adjacent thereto and the city commission shall find that such use is an appropriate use for the particular plot or parcel of land for which application is made for the establishment thereof.
- k. Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height, except as provided in subsection 3.10(3).
- l. Building site and minimum floor area required: For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated:

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record on October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

m. Front yard required: There shall be a front yard having a depth of not less than 15 feet measured to the front of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established. Where the distance between dwellings on adjacent lots is 100 feet or more, the next

above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.

n. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.

o. Rear yard required: There shall be a rear yard not less than 15 feet in depth. On corner lots there shall be a setback of not less than 15 feet.

p. Density and intensity shall be the same in district R-2B as in R-2A.

q. Law offices, accounting and bookkeeping services, counseling services, decorating or millinery businesses, or other service related businesses or occupations which in the opinion of the building inspector, will not cause a significant increase in vehicular traffic in the area. In the event that a property owner disagrees with the opinion of the building inspector, then the property owner can appeal to the planning and development review in accordance with the appeal process provided by this land development regulation code.

Sec. 3.05. Same--District R-3.

(a) Uses permitted. Any use permitted in any other residential district.

(b) No more than fifteen (15) units per acre shall be allowed in this district and intensity of no more than 80 percent lot coverage shall be allowed.

(c) Building site and minimum floor area required. For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated.

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record as of October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

(d) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

Sec. 3.06 Same--District R-4

- (a) This District shall only be available for parcels of land north of Tapper Bridge and south of the intersection of Government lot 2, Section 27, Township 7 South, Range 11 West of the eastern right-of-way line of US 98 highway.
- (b) Uses permitted. Any use permitted in any other residential district.
- (c) No more than thirty (30) units per acre shall be allowed in this district and intensity of no more than 80 percent lot coverage shall be allowed.
- (d) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

Sec. 3.07. Commercial districts--Generally.

There shall be three subdistricts within the commercial districts identified on the future land use map and city zoning map.

- (1) Subdistrict C-1A, shall be comprised of: The portion of the city shown as C-1A on the city zoning map.
- (2) Subdistrict C-1 shall be described as: The portion of the city shown as C-1 on the city zoning map.
- (3) Subdistrict C-2 shall be described as: The portion of the city shown as C-2 on the city zoning map.

Lot coverage in all of the commercial districts in the future land use map shall be not more than 90 percent, except in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23) where it may be 100 percent. Lot coverage in Low Intensity Commercial districts in the future land use map shall be not more than 60 percent.

Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height,

Parking lots, whether or not owned by the city shall be allowed within any commercial district within the city.

Sec. 3.08. Same--C-1A district.

The following regulation shall apply in the C-1A commercial district.

- (1) Uses permitted:
 - a. Uses permitted in the district shall be limited exclusively to retail stores, personal service establishments or businesses, professional offices, banks, savings and loan associations, barbershops or beauty parlors, catering establishments, laundry and cleaning pickup stations, electric appliance shops, florist shops, photographers' studios, real estate offices, parking garages and/or lots, department stores and drugstores.
 - b. Automobile courts (motels).
 - c. Restaurants.
 - d. Hotels.

e. Gasoline storage tanks for retail distribution.

f. Veterinary clinics.

(2) Prohibited: Industrial establishments and establishments using mechanical equipment to produce a product, funeral homes, commercial amusements other than movie theaters, mechanical garages, junk dealers, automobile wrecking, mechanical garages, or any business where the materials sold are not housed within a building, are specifically prohibited from this district.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

(4) Floor area required: Hotels, auto courts, motels and restaurants shall be subject to all the rules of the state hotel commission.

(5) Building site area required: No minimum requirements, except that in no case shall the site have less than 18 feet frontage on the street.

(6) Front yard required: None.

(7) Side yard required: No side yard required for commercial buildings.

(8) Rear yard required: There shall be a rear yard not less than ten feet in depth, measured from the edge of the service alley.

(9) Tank regulation: No gasoline tank may be placed above the ground in this zone. Tanks above ground for any other use may not exceed 300 gallons and shall be set back from front property line at least 25 feet.

Sec. 3.09. Same--C-1 district.

The following regulations apply in C-1 commercial district:

(1) Uses permitted:

a. Any use permitted in C-1A district.

b. Trade service establishments, self-service laundries, shops for the sale and repair of batteries, radios, bicycles, guns, shoes, tires, typewriters, watches and jewelry and other mechanisms, bakeries, painters, paper hangers, plumbers, addressing and mailing, advertising and distributing, multi-graphing, printing and laboratories.

c. Vocational schools, including trade, secretarial, art, professional, music, dancing and dramatic schools.

d. Commercial amusements, games and sports.

e. Funeral homes.

f. Restaurants, automobile sales rooms and used car sales lots.

g. Churches. Section 6-3 of Chapter 6 of the Code of Ordinances of the City of Port St. Joe shall have no application to a church located in a commercial or mixed use area.

(2) Prohibited: Industrial establishments, lumber yards, junk dealers, automobile wrecking or any business where materials sold are not housed within a building, and not mechanical garages, except when operated in conjunction with automobile sales

rooms and in the same building, are specifically prohibited from this district. Additional uses listed in section 3.21 are prohibited within the C-1 district.

(3) Requirements: The requirements as to subsection (3) through (8) of section 3.08 shall be applicable in this zone as if they were copied herein verbatim; provided, however, there shall be no rear yard requirement for buildings located on lots abutting on alleys lying between Reid and Williams Avenues, and Reid and Monument Avenues, extending from First Street to Fifth Street.

Sec. 3.10. Same--C-2 district.

The following regulations shall apply in C-2 commercial district:

(1) Uses permitted:

- a. Any use permitted in the C-1A and C-1 districts.
- b. Any business or establishment of a general retail, wholesale or service type.
- c. Light manufacturing or light industrial plant.
- d. Lumber, storage yards and mechanical garages.
- e. Industries not obnoxious to the community by the emission of odors, dust, smoke or fumes.
- f. Cleaning and dyeing establishments.
- g. Gasoline storage tanks for wholesale or retail distribution.

(2) Front, side and rear yard requirements: There shall be no minimum area, front, side and rear yard requirements. Ample and adequate space shall be left around and about each industrial plant or other development to permit ready and easy access of fire fighting apparatus.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

(4) Floor area required: Hotels, auto courts, motels and restaurants shall be subject to all the rules of the state hotel commission.

(5) Building site area required: No minimum requirements, except that in no case shall the site have less than 18 feet frontage on the street.

(6) Front yard required: None.

(7) Side yard required: No side yard required for commercial buildings.

(8) Rear yard required: There shall be a rear yard not less than ten feet in depth, measured from the edge of the service alley. Except that there shall be no rear yard requirement for buildings located on lots abutting the alleys lying between Reid and Williams Avenues and Reid and Monument Avenue extending from First Street to Fifth Street.

(9) Prohibited: Industrial establishments, junk dealers, automobile wrecking or any business where materials sold are not housed within a building, are specifically prohibited from this district. Additional uses listed in section 3.21 are prohibited within the C-2 district.

Sec. 3.11. Industrial district.

The following regulations apply in the industrial district.

(1) Uses permitted:

- a. Manufacturing plants.
- b. Factories.
- c. In the industrial district any building or land, except as otherwise provided in this Code, may be used for any use permitted in the C-2 commercial district, except a use which possesses an abnormal explosion hazard. Any use which possesses a potential explosion hazard will not be permitted without the written approval of the city commission and such approval shall set forth the conditions under which such use must be observed.
- d. Any use permitted in the C-1A and C-1 districts.
- e. Any business or establishment of a general retail, wholesale or service type.
- f. Light manufacturing or light industrial plant.
- g. Lumber, storage yards and mechanical garages.
- h. Industries not obnoxious to the community by the emission of odors, dust, smoke or fumes.
- i. Cleaning and dyeing establishments.
- j. Small animal hospitals and clinic.
- k. Gasoline storage tanks for wholesale or retail distribution.
- l. Marina and related facilities.

(2) Front, side and rear yard requirements: No front, side, and rear yard requirements are necessary nor any minimum area requirements.

(3) Lot coverage shall be no more than 90 percent in the industrial districts and 65 percent in low intensity industrial areas as designated in the future land use map.

(4) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

Sec. 3.12. Public use district.

The following regulations apply in the public use district:

(1) Uses permitted:

- a. Mineral uses.
- b. Hospitals.
- c. Churches, including church related activities.
- d. Public schools.
- e. Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.

(2) No more than 60 percent lot coverage shall be allowed, except that 100 percent lot coverage shall be allowed in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23).

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

(4) In the event that any owner of property in this district desires to sell or transfer the property for any use not allowed herein, then upon application to the board of city commissioners of the city, the board shall change the zoning designation from public use to the same designation as the surrounding property.

Sec. 3.13. Recreational district.

The following regulations apply in the recreational district:

(1) Uses permitted:

- a. Recreational complex facilities.
- b. Stadiums.
- c. Amphitheaters.

(2) Intensity – no more than 40 percent lot coverage.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 35 feet in height

Sec. 3.14. Open space district.

The following regulations apply in the open space district:

(1) Uses permitted:

- a. Passive recreation activities such as hiking, canoeing, fishing, bird watching, picnicking.

(2) Intensity – no more than 10 percent lot coverage.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 35 feet in height

Sec. 3.15. Conservation district.

No development shall be allowed in the conservation district.

Sec. 3.16. Mixed Use district.

The purpose of the mixed use district is to allow a mix of residential, commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed in the mixed use district are industrial, public uses, recreational, open space and conservation. The mixed use district may be assigned

to lands designated as mixed use in the future land use map and will be limited to areas with an adequate level of public facilities and services. The mixed use district will encourage vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture.

The following regulations apply in the mixed use district:

Development shall contain the minimum percentage of at least two of the following districts:

Land use districts	Allowable mix of uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as industrial, public, recreational, open space and conservation.	25 - 75 %

Residential density in the mixed use district may not exceed 15 units per acre; commercial and industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Intensity standards for other uses allowed in the mixed use district are as defined in the individual public, recreational, open space and conservation districts contained in this article.

Sec. 3.17. Planned Unit Development (PUD).

(1) Purpose and intent of district

The purpose of the Planned Unit Development (PUD) district is to encourage and allow more creative and imaginative design of land developments than is possible under conventional zoning districts. The PUD district allows substantial flexibility in planning and designing a project. This flexibility often provides relief from compliance with some conventional zoning district standards site and design requirements. An intrinsic premise upon which the approval of a Planned Unit Development (PUD) must be conditioned, is that while greater flexibility or more lenient siting requirements may be granted, the Planned Unit Development must contain features not normally required of traditional developments.

It is the intent of this section to encourage flexible and creative concepts of site planning; protect environmentally sensitive lands, natural and historical resources; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of this Code; allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties; provide for an efficient use of land resulting in smaller networks of streets and utilities and thereby lowering development and housing costs; ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan; and encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.