

Example PUD Language

Establishment of Planned Unit Development Types

The following types of PUDs are hereby established and may be proposed through a zoning map amendment [insert Township definitions below]:

- A. "PRD" – Planned Residential Use - A planned unit development where the primary use of land is residential with the ability to include public, institutional, and recreational uses as approved by the Township.
- B. "PUD-MU" – Planned Mixed-Use – A planned unit development that includes a mixture of residential, commercial, and office uses as specified in this article with the ability to also include public, institutional, and recreational uses as approved by the Township.
- C. "PUD-B" – Planned Business Use – A planned unit development where the primary use of land is commercial, office, and/or industrial with the ability to include public, institutional, and recreational uses as approved by the Township¹.

Purpose and Intent

This assumes the PUD is permitted as a Zoning District Overlay and not as a conditional use. May need to be altered for conditional use.

Purpose

This article is intended to permit the creation of Planned Unit Development Districts (PUDs) to promote general public welfare, encourage the efficient use of land and resources, provide for greater efficiency in provision of public and utility services, and encourage innovation in the planning and building of all types of development. When the PUD overlay option has been exercised, any area so designated need not be uniform, but may differ to accommodate variations in development design which promotes the public health, safety and general welfare of the greater community. The Township, by adoption of these regulations, seek to promote the quality of the built environment will protecting the natural environment. To that end, the Regulations set forth in this article are adopted to be consistent with existing character and established land use patterns in [Township Name]. The Township's character is related to the physical attributes of the Township, including its land use patterns and natural resources.

Objectives [Township objectives or following list or combination]:

- 1) Provide a variety of housing and lot sizes to promote the planning of a development that is more sensitive to the protection of natural resources on sites by concentrating the housing in areas physically suited to accommodating development and preserving the resources in open space.
- 2) Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area.
- 3) Preserve open spaces to reduce erosion, improve water quality, provide wildlife habitats, retain scenic views, and reduce storm water runoff.

¹ May be split into Commercial PUD and Industrial PUD

- 4) Preserve areas with steep terrain by respecting topography and other natural features in the development plan and maintaining significant percentages of land in open space in wooded and sloped areas.
- 5) Provide for a variety of housing types in a single unified development that is integrated into the community.
- 6) Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses.
- 7) Provide a higher level of development review to ensure attractive, well-planned communities and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.
- 8) To ensure that the development projects are consistent with all applicable plans [Township Land Use Plan, Master Plan, Siting Plans, etc].

Procedure

[Follow existing Township procedure, insert section number, or modify]

1. A PUD application and [Concept Plan, Site Plan or Development Plan] shall be submitted to [Township entity] who shall determine the completeness of the application. [Application procedure, e.g., conditional use, zoning amendment, etc]
2. The [Concept Plan, Site Plan or Development Plan] shall indicate the proposed zoning and land uses with percentage break outs, engineering, and architectural related design issues in addition to the following [insert Township requirements]

Development Standards

Except as otherwise authorized by the Zoning Commission, PUD Districts shall comply with the following development standards:

Density and Intensity of Uses [insert Township requirement]

1. All PUDs shall have a minimum site area of [10] acres.
2. All PUDs shall comply with the standards set forth in [Insert Table Number].
3. A minimum of [35] percent of the floor area in a PUD-MU shall be residential dwelling units².

[Table or section number]: EXAMPLE PUD INTENSITY AND DENSITY STANDARDS

Zoning District	Minimum Open Space ¹	Maximum Density
PUD-R, no sewer	40%	0.5 du/acre
PUD-R, sewer	35%	4 du/acre
PUD-R, within 500 feet of municipal boundary	20%	16 du/acre
PUD-B	20%	0.3 FAR
PUD-MU	30%	8 du/acre

FAR= Floor Area Ratio – FAR is calculated as a ratio of total gross floor area of the building divided by total square footage of the lot area.

1. Open space may be reduced if green infrastructure is incorporated in the design for PUD-MU and PUD-B. Open space may be reduced for PUD-R if active recreation is provided.

² For Townships allowing a vertical mix of uses.

NOTE: Choose numbers which suit the Township development plans, zoning districts, and/or growth areas.

Lot Standards

A PUD may contain various housing types which shall comply with the minimum lot size frontage and setback requirements set forth in [Section or Table Reference].

[Table or section number] **EXAMPLE PUD LOT STANDARDS**

Unit Type	Minimum Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Front Yard (Feet) ¹	Minimum Side Yard (Feet) ¹	Minimum Rear Yard (Feet)
Single-family detached²	10,500	60	30	8	30
Two family²	5,000 per unit	50	20	6	30
Multi-family: 4 units or less²	3,000 per unit	50	20	6	25
Multi-family: more than 4 units²	2,500 per unit	100	30	12	25
Nonresidential^{2,3}	20,000	100	40	10	75

NOTES:

1. Setbacks may be waived for PUD-MU and PUD-B when similar uses are abutting each other along the lot line. Setbacks may be adjusted if applicant proposes building pads that protect natural resources on the site.

2. The minimum lot area for lots without sanitary sewer shall be determined by the Portage County Combined General Health District.

3. Setbacks may be varied for nonresidential buildings to minimize conflicts with adjoining residential uses, consistent with the intent to have buildings nearer the street with adequate landscaping to locate the parking at the rear of the building.

Resource Protection Standards

1. The natural resources listed in this section are sensitive to development and shall be protected.
2. [Table or section number] establishes the minimum percentages of those natural resource areas that are to be preserved as part of the open space requirement. The [Zoning Commission or Board of Trustees, or other Township entity] may reduce the percentages listed in [table or section number] if they find that:
 - a. The proposed alternatives achieve the intent of resource protection to the same or better degree than the subject standard.
 - b. The proposed alternatives achieve the goals and intent of this resolution [and the land use plan or area plan] to the same or better degree than the subject requirement; and
 - c. The proposed alternatives result in benefits to the Township that are equivalent or better than compliance with the established percentage.

3. [Site plan or development plan] shall include maps of the resources indicating those portions that shall be protected within the open space required as part of the PUD and permanently protected in accordance with this resolution.

[Table or section number] EXAMPLE RESOURCE PROTECTION STANDARDS

Natural Resource	Percentage to be Preserved
Floodplains as defined by FEMA	100%
Wetlands	Subject to US Army Corps of Engineers and Ohio EPA requirements
Unstable slopes [if used, define based on Portage County soil survey for the individual Township]	90%
Steep Slopes [30% or steeper]	85%
Steep slopes [20-30%]	70%
Highly permeable soils/ hydric soils	80%
Mature Woodland	50%
Other Woodland	30%
Aquifer recharge areas	
Historic, archaeological, cultural features	100%
Scenic views	[60-100%, variable due to conformity of design]