

**PROPOSED CHANGES TO GMO FOR PLANNED UNIT DEVELOPMENT  
(PUD)  
5-30-06**

GMO – Definitions (p.127)

***Delete:***

~~*Planned Residential Development:* A development constructed on a tract of at least five acres under single ownership, planned and developed as an integral unit, and consisting of single family detached residences combined with either two family residences or multi-unit residences.~~

***Change:***

*Planned Unit Development:* A development constructed on a tract of land at least twenty-five acres under single ownership, planned and developed as an integral unit, and consisting of uses that include a combination residential, nonresidential or a combination thereof and nonresidential uses on land. All planned unit developments are subject to the provisions of Section 163.

[*Planned Unit Development:* A development constructed on a tract of land under single ownership, planned and developed as an integral unit, and consisting of uses that include residential, nonresidential or a combination thereof. All planned unit developments are subject to the provisions of Section 163.]

SECTION 163:  
Planned Unit Developments (p. 82)

***Delete:***

- ~~1. All buildings shall be separated by not less than fourteen (14) feet.~~
- ~~2. The yard and height regulations set forth in Article XI may be modified for a planned unit development as a whole, excluding streets, easements and required buffers but including parks and other permanent open spaces. Such modification must be indicated on the face of the Special Use Permit. There shall not be less than the required area per dwelling unit for the district in which such development is located. The development itself~~

~~shall have a minimum frontage of 100 feet in all permitted districts which shall be used only for driveways, landscaping, and screening.~~

- ~~3. Land not shown as lots or reserved for residential or nonresidential development shall be commonly owned land. Such land shall be designated on the development plan as common area to be held in separate ownership for the use and benefit of residents of the planned unit development (PUD).~~

***Replace with:***

1. This section establishes a mechanism for a person or entity to propose a Planned Unit Development (PUD) that is innovative or otherwise beneficial to the community, but which does not strictly comply with the provisions of the Growth Management Ordinance (GMO).

2. A PUD requires the issuance of a special use permit as stipulated under Article III of the GMO.

3. The Town, using the PUD mechanism, may allow the following development standards to be modified:

- a. Building setbacks.
- b. Height of building or structure.
- c. Required off-street parking spaces.
- d. Landscaping requirements
- e. Sign requirements
- f. Lot size.

4. Standards which may not be modified or altered are:

a. Construction activities in areas of environmental concern (AEC's) except for shoreline stabilization activities and structures allowed under CAMA permitting requirements: marinas, piers, and other structures providing water access, clearing of vegetation, boat ramps, and paving for access.

b. Uses for the zone in which the PUD is to be developed as described in Article VIII, Section 146, Table of Permissible Uses.

c. Regulations pertaining to nonconforming uses as described in Article VII, Nonconforming Situations.

d. Impervious surface requirements for the zone in which the PUD is to be developed.

e. Public safety needs.

***Consider whether or not to delete:***

**Section 150, Change in Use (p.79)**

(1)(b) If the original use is a combination use (26.000) or planned unit development (27.000), the relative proportion of space devoted to the individual principal uses that comprise the combination use or planned unit development use changes to such an extent that the parking requirements for the overall use are altered.

(1)(d) If the original use is a planned residential development, the relative proportions of different types of dwelling units change.

**Section 154, Combination Uses (p.80)**

(2) When a combination use consists of a single-family detached residential subdivision and two-family or multi-unit uses, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.