(c) PD-#: Planned Development District

(1) Purpose

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutuallysupportive nonresidential uses that serve the residents and the surrounding neighborhood.

Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.





(2) Intensity and Dimensional Standards

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Standard	Requirement	
Lot Area, min. (sf.)	To be established in PD Plan and PD Agreement document as set forth in Sec. 17-2.5(d), Planned Development.	
Lot Width, min. (ft.)		
Lot Coverage, max. (% of site area)		
Density, max. (du/acre)		
Intensity, max. (sf)		
Front Yard Setback, min. (ft.)		
Side Yard Setback, min. (ft.)		
Rear Yard Setback, min. (ft.)		
Building Height, max. (ft.)		
Other intensity and dimensional standards		

(3) Use Standards

The specific uses that may be developed in the specific PD zoning district, together with any standards that apply to specific uses, shall be identified in the PD Plan.

a. Principal Uses

The following uses are not allowed in a PD zoning district:

- 1. Mobile home park;
- 2. Dormitory, private;
- 3. Correctional facility;
- **4.** Zoo;
- 5. College or university;
- **6.** Hospital;
- 7. Airport;
- 8. Railroad facility;
- **9.** Solar energy conversion system (large scale);
- 10. Animal shelter;
- 11. Laboratory, testing or research;
- 12. Self-service storage facility;
- **13.** Sign fabrication establishment;
- 14. Crematory;
- **15.** Sexually-oriented business;
- 16. Building supplies store;
- 17. Commercial vehicle sales and rentals;
- 18. Personal vehicle sales and rentals;
- 19. Vehicle towing and wrecker service;
- 20. Uses in the Agriculture and Forestry use categories;
- 21. Uses in the Industrial use classification; and
- **22.** Any use that the Zoning Administrator determines to be part of , or substantially similar to, a use type, use category, or use classification listed in this subsection using the standards in Sec. 17-9.3(b), Interpretation of Unlisted Uses.

b. Accessory Uses and Structures

Accessory uses and structures within a PD district shall be subject to the standards in Sec. 17-4.3(c), General Standards for All Accessory Uses and Structures.

(4) District-Specific Development Standards

Development in a PD district shall comply with the following standards.

a. Use mixing

A PD district shall provide a mix of residential and nonresidential uses.

b. Building Types

A PD district shall provide a mix of building types, when feasible.

c. Pedestrian and Nonmotorized Connections

Facilities for pedestrian and other nonmotorized transportation shall be provided to establish connections within the site, and to adjacent public streets. The facilities may include, but are not limited to:

- **1.** Sidewalks and trails;
- 2. Wayfinding markers and signage;
- **3.** Crosswalks, raised intersections, traffic signals, or other safety features;
- **4.** Curb cuts for bicycles, wheelchairs, and other forms of nonmotorized transportation;
- **5.** Paths that connect to buildings, parking areas, open space areas, and public streets; and
- **6.** Bicycle facilities, including on-street and off-street facilities and bicycle parking.

d. General Development Standards

 Development in a PD district shall comply with the standards in Article
 Development Standards, unless they are modified as allowed by Table 17-3.6(c)(4): Development Standards Subject to Modification.

TABLE 17-3.6(C)(4): DEVELOPMENT STANDARDS SUBJECT TO MODIFICATION		
	Standard	MEANS TO MODIFY
Sec. 17-5.1	Access, Mobility, and Circulation	PD Plan
Sec. 17-5.2,	Off-Street Parking, Bicycle Parking	PD Plan
Sec. 17-5.3,	Landscaping	PD Plan
Sec. 17-5.4,	Tree Protection	PD Plan
Sec. 17-5.5,	Open Space	Modifications prohibited
Sec. 17-5.6,	Neighborhood Compatibility	Modifications prohibited
Sec. 17-5.7,	Form and Design Standards	PD Plan
Sec. 17-5.8,	Fences and Walls	PD Plan
0,	Exterior Lighting	PD Plan
0	Signs	PD Plan
Sec. 17-6.2,	Minimum Design Standards	PD Plan
0,	Improvements and Sureties	PD Plan
Article 9:	Definitions and Rules of Measurement	PD Plan

- 2. Modifications to development standards, as allowed in Table 17-3.6(c)(4): Development Standards Subject to Modification, shall be:
 - (i) Consistent with the purpose the PD district; and
 - (ii) Documented in the PD Plan and PD Agreement documents, with a clear basis for why the change is needed, how it supports the purpose of this district, and how it supports high-quality development.

e. Site Access

Any streets, alleys, and driveways proposed shall be adequate to serve the residents, occupants, visitors, and other anticipated traffic of the PD district, but may be designed to discourage through traffic from traversing the development.

f. Pedestrian Circulation

The pedestrian circulation system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement.

g. Utilities

The planned development shall provide for underground installation of utilities (including electricity and telephone) both public ways and private extensions. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.

h. Privacy

A planned development containing residential uses shall provide reasonable visual and acoustical privacy for dwelling units, including fences, insulation, walks, barriers, protection and aesthetic enhancement of property and the privacy of its occupants. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.