

Sec. 10.3. - Locational and design standards.

§ 10.3.1 *Locational Standards.*

A PUD shall meet the following locational standards:

- (a) *Transportation Facilities.* The tract should be so located to have access to public rights-of-way without generating excessive traffic through residential streets outside the PUD.
- (b) *Environment.* The tract shall be suitable for development of the proposed uses and buildings with respect to the nature of the soils and topography. Natural features of the site, such as trees, waterways, sand dunes, wetlands, scenic and historic spots and the like, shall be preserved and protected.

§ 10.3.2 *Design Standards.*

A PUD shall meet the following design standards:

- (a) *Circulation.* The internal traffic circulation system shall be so designed as to discourage traffic congestion both within and outside the site. Vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazard to vehicular and pedestrian traffic. The pedestrian circulation system shall be designed to separate as completely as possible pedestrian and vehicular movement, especially in respect to the safety of pedestrian movement between dwelling units and common open space or recreation areas.
- (b) *Building Spacing and Access.* In an A-3 PUD, the following spacing between buildings shall be measured between exterior walls. It does not apply to corner-to-corner placement of buildings where walls do not overlap:
 - 1. *Spacing of Buildings.* A building shall be located no closer to another building than a distance equal to the height of the taller building of the two; provided, however, that for a two-story building, such distance shall not be less than 30 feet in the case of two walls having windows, 20 feet in the case of one wall having windows and the other no windows, and 18 feet in the case of two walls having no windows. Provided, further, that for buildings of more than two stories, spacing shall be increased proportionately. Variations from these spacing requirements may be made by the Planning Commission upon a showing that the arrangement of buildings is such that the orientation ensures adequate light and air, avoids undue exposure to trafficways and preserves visual and auditory privacy between buildings.
 - 2. *Access to Emergency Vehicles.* The buildings in any PUD shall be so arranged that every building is accessible to emergency vehicles.
- (c) *Common Open Space.* In an A-3 PUD, at least 500 square feet of useable land for each dwelling unit shall be in common open space. Common open space may contain walks, terraces, pools, natural drainage areas, and the like, but shall exclude streets, whether public or private, improved drainageways, parking areas, and the land covered by buildings (except that roof areas developed for recreational use shall be considered to be common open space); provided, however, that townhouses, row houses, and similar building types with contiguous walls, in lieu of common open space, there may be provided the same amount of private open space for each dwelling unit.

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