

## PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

### Section 24.09.260 Purpose

The planned unit development ("PUD") zoning designation is hereby created. It is intended for residential uses that include various housing types and densities. The provisions of this zoning district are intended for situations in which special amenities and benefits to the community beyond those required by the Zoning Ordinance and other City Ordinances can be achieved by allowing more flexible design than is otherwise permitted by Imperial zoning and subdivision regulations. It is not the intent of this Zoning District to allow exceptions to otherwise applicable regulations. Instead, this zoning designation shall only be implemented in areas where exceptional architectural design is achieved and special community amenities are provided. Each area approved for the PUD zoning designation will have detailed site plans and building plans for the area, and any development will be constructed according to the approved plans.

### Section 24.09.261 Permitted Uses

- A. The following uses are permitted in the PUD zone:
1. Single family attached and detached homes.
  2. Apartments.
  3. Condominiums.
  4. Manufactured Homes.
  5. Garages and other Accessory Structures.
  6. Town Homes.
  7. Patio Homes, defined as single family detached homes with one outside wall sitting on the property line. Patio homes have no common structural walls adjoining properties but their zero lot line wall may form part of their neighbor's backyard fence/wall.
  8. Accessory Uses as required by Section 24.09.264
- B. The following uses may be permitted through a Conditional Use Permit on up to thirty percent (30%) of the net site area of the PUD zone:

1. Neighborhood Commercial Uses (defined as those uses permitted and conditionally permitted under the C-1 and VC zones).
2. Churches.
3. Professional Offices.
4. Medical and Dental Offices

#### **Section 24.09.262 Property Development Standards**

- A. **Minimum area for zone** – 2 acres.
- B. **Density** – maximum 30 dwelling units/acre.
- C. **Building Separation** – 10 feet minimum.
- D. **Minimum lot width** – No specified minimum, provided that the lot configuration and building layout are arranged in such a way that the development exhibits superior design and does not create adverse impact to public health, safety and general welfare.
- E. **Minimum lot depth** - No specified minimum, provided that the lot configuration and building layout are arranged in such a way that the development exhibits superior design and does not create adverse impact to public health, safety and general welfare.
- F. **Front, side, rear yard setback** – per approved plans.
- G. **Accessory buildings** – minimum 3 foot setback from any lot line.
- H. **Zero lot lines are allowed.** Each patio home or zero-lot line home shall be granted an easement or similar instrument from the adjacent property to allow for maintenance and repair of the patio home or zero-lot line home.
- I. **Maximum building height** – 35 feet or 2 stories.
- J. **Maximum lot coverage** – 50% of net lot area.
- K. **Open Space Requirements** – The goal of the Open Space development standards is provide a balance between an improved quality of life through the provision of open space and maintaining the urban/rural character of the City of Imperial. Approximately fifteen to twenty percent (15%-20%) of the total project area shall be maintained as open space areas designated to the use and enjoyment by all residents, and developed for recreational and/or leisure time activities. The Planning Commission or City Council may require less or may require additional open space at its discretion to ensure that the overall development exhibits superior design. The amount of open space required shall be consistent with and balance out the underlying density requirements set forth by the General Plan Land Use designation prior to any General Plan Amendments revising the Land Use designation.

Open space areas may include pocket parks, landscaped pedestrian facilities, swimming pools, playgrounds, tot lots, court game facilities and other similar spaces. Open space areas shall not include vehicular rights-of-way, common vehicle parking areas, land occupied by buildings, streets, or driveways. The City shall be granted an easement or other interest limiting the future use of the open space and preserving open space.

L. **Dwelling unit size** – The following minimum standards shall apply:

1. Studio/one-bedroom apartments: 700 square feet
2. Two bedroom apartments: 900 square feet.
3. Three bedroom apartments: 1,100 square feet.
4. For each additional bedroom beyond a three bedroom apartment: 150 square feet per bedroom in addition to the 1,100 square feet.
5. All Single-family detached homes, other than patio homes and zero-lot line homes shall contain a minimum of two bedrooms, and the total living space shall be a minimum 1,000 square feet. The Planning Commission and/or City Council may allow single-family detached homes that are less than 1,000 square feet, provided that the lot area is at least 5,000 square feet.

M. All other development standards not specifically outlined in this section shall be approved by the Planning Commission and/or City Council such that it is consistent with the intent of the PUD zoning and the required findings outlined in Section 24.09.265.D.

N. **Deviation from Standards** – The Planning Commission and/or City Council may, at their discretion and on a case by case basis, approve a minor deviation from any of the development standards established by this Ordinance to ensure superior design and in furtherance of the intent of this Ordinance.

#### **Section 24.09.263 Off Street Parking**

A. **Single Family Attached and Detached Residential Units**

A minimum of 2 parking spaces per unit shall be provided for single family attached or detached units. All parking spaces required for single-family units shall be in the form of a covered

garage located in the same parcel as the residential unit. All vehicles must be parked within a paved area.

Common off-street parking areas shall be provided for planned unit developments where any single family attached and detached residential units are on parcels smaller than 5,000 square feet. The common parking areas shall provide for a minimum of one parking space for every 10 single-family dwelling units and shall be evenly distributed throughout the planned unit development. Common parking areas shall be landscaped to the maximum extent possible. The Planning Commission and/or City Council may require additional or may require less parking spaces as needed in furtherance of the intent of the planned unit development ordinance.

**B. Multi-Family Residential Units**

A minimum of 1.5 covered parking spaces per unit shall be provided for all multi-family projects. An additional covered or uncovered parking space shall be provided for each unit containing three or more bedrooms; this parking space is in addition to the required 1.5 parking space.

A minimum of 2 guest parking spaces shall be provided for every 10 dwelling units.

**C. Non-Residential Uses**

The provisions of Section 24.13 of the Imperial Zoning Ordinance shall apply. In instances where mixed uses occur, the Planning Commission and/or City Council shall determine the amount of parking spaces required.

**D. Parking for Amenities**

The Planning Commission and/or City Council may require off-street parking spaces as deemed necessary for recreational amenities such as clubhouses and parkland areas.

**Section 24.09.264 Special Requirements**

A. At the time application is made for a PUD zone, the following plans shall be submitted:

1. Detailed site plan.
2. Landscaping plan.
3. Building plans to include floor plans and elevations.

4. A colored architectural rendering showing exterior colors, type of exterior material, and trim shall be submitted with the zone change application.
5. A Phasing Plan shall be submitted identifying the phases of the project. The Phasing Plan shall also identify which infrastructure improvements and amenities will be constructed in conjunction with the various phases.

In addition, such other plans reasonably related to the contemplated project may be required.

#### B. Amenities and Quality of Design

To be granted the flexibility permitted under these regulations, the PUD must demonstrate a level of design and amenity exceeding that typical of conventional development.

Features that exhibit a strong level of design include, but are not limited to:

1. Amount and quality of landscaping;
2. Amount, quality, and interconnectedness of common space; and
3. Varied building massing or other measures to reduce monotony in design.

At a minimum, 10% of the gross PUD area shall be developed with amenities. Examples of amenities include common recreational facilities such as:

1. Jogging/Exercise Track
2. Off-Street Bicycle Paths
3. Horseshoe Pits
4. Fully Developed Pocket Park
5. Playgrounds / Tot Lots
6. Soccer Field
7. Basketball Court

The types of amenities required will vary with each individual project. For example, projects designed for seniors (55 plus) will have different types of amenities than a project designed for young families.

**Section 24.09.265 Approval Procedure**

- A. An applicant for PUD zone designation shall comply with all the requirements of this section.
- B. After submittal of a complete application and payment of the required application filing fee, the matter shall be set for a public hearing before the Planning Commission.
- C. The Planning Commission shall recommend either approve, conditionally approve or disapprove the application.
- D. FINDINGS

The Planning Commission shall make the following findings before approving a PUD zoning request:

1. Superior Design

That the preliminary plan represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and that solely on this basis modifications to the use and design standards established by these regulations are warranted.

2. Meets PUD Requirements

That the preliminary plan meets the requirements for planned unit developments set forth in this ordinance and that no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

3. Consistent With General Plan

That the preliminary plan is consistent with the City of Imperial General Plan.

4. Compatible With Environs

That neither the preliminary plan nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair environmental quality in the neighborhood, impede the orderly development of surrounding property, constitute a disruptive element with

regard to the character of adjacent neighborhoods, nor shall the PUD result in spot zoning.

5. Circulation

That streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. That they are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, and garbage trucks without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the preliminary plan, or unduly interfering with the safety or capacity of adjacent thoroughfares.

6. Open Spaces And Landscaping

That the quality and quantity of common open spaces and landscaping provided are consistent with the higher standards of design and amenity required in a planned unit development. That the size, shape, and location of a substantial portion of total common open space provided in residential areas render it useable for recreation purposes.

7. Public Services

That the land uses, intensities, and phasing of the preliminary plan are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue additional burden on existing residents and businesses.

8. Phasing

That each proposed development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed.

- D. The City Council shall hold a public hearing and take final action on the PUD zoning request.

**Section 24.09.266 Appeal Procedure**

- A. Any applicant dissatisfied with the action of the Planning Commission may appeal to the City Council. Such appeal shall be filed in writing within 10 days, and shall be delivered to the City Clerk who shall set the matter for a public hearing.