

17.53 PHYSICAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS.

(a) Minimum Area Requirements. Areas designated as planned unit developments shall contain a minimum development area as follows:

Principal Uses Minimum Area of PUD

Residential PUD 3 Acres

Commercial PUD 5 Acres

Industrial PUD 10 Acres

Mixed Compatible Use 10 Acres

(b) Density Requirements (Lot Area, Width and Yard Requirements). The district area, width and yard requirements of the basic use district may be modified; however, in no case shall the average density in a residential district exceed the number of dwelling units that would have been permitted if the planned unit development regulations had not been utilized.

(c) Building Height and Area Requirements.

(1) Buildings in a planned unit development shall not exceed the height permitted in the basic use district.

(2) Buildings in a planned unit development shall have a minimum area that is equal to or greater than that required in the basic use district.

(d) Single Parcel, Lot or Tract. The planned unit development shall be considered as one (1) tract, lot or parcel, and the legal description must define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.