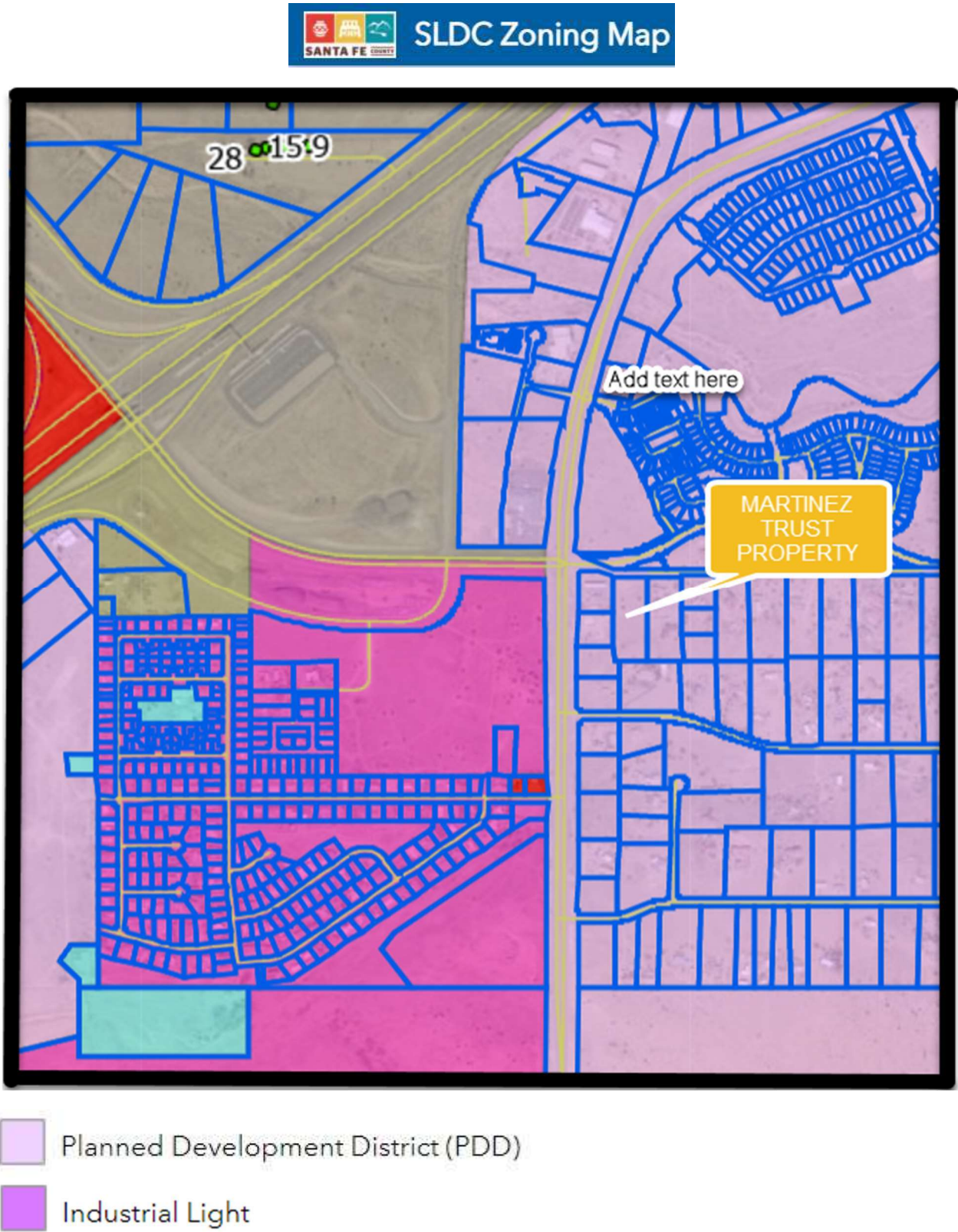


III. Site Zoning & Land Use



# **PROPERTY ZONING CODE**

## **PLANNED DEVELOPMENT DISTRICTS.**

A **Planned Development District Zoning** is a flexible zoning category to provide for efficient land uses, buildings, circulation systems, and infrastructure to allow for a mixing of uses. It is intended to reduce the cost of infrastructure and services; reduce vehicle miles traveled, and reduce air pollution and greenhouse gas emissions. A planned development district may be generic in nature and intent, or it may be of a particular type that incentivizes certain kinds of development; neighborhood, a regional commercial, transit-oriented, and office.

It provides the processes and procedures for the establishment of a standard **Planned Development (P.D.)** and includes additional standards and modifications for establishing Particular types of planned developments, including Planned Traditional Neighborhood Developments, Planned Neighborhood Centers, Planned Regional Centers, Planned Campus/Opportunity Centers, Planned Transit-Oriented Developments, and Planned Conservation Subdivisions.

A PD district may include residential, commercial, and industrial uses, cluster housing; common areas; unusual arrangements of structures on-site; or other combinations of structures and uses that depart from standard development.