

## **DIVISION V. – PLANNED UNIT DEVELOPMENT AND CONDOMINIUM REGULATIONS**

### **Chapter 16.70**

#### **GENERAL PROVISIONS**

(Ord. 890 section 55, 1993)

#### **Sections:**

**16.70.010 General provisions.**

**16.70.020 Purpose.**

**16.70.030 Condominium projects treated as planned unit developments.**

#### **16.70.010 General provisions.**

Planned unit developments may constitute a subdivision involving unique design methods or the development of a single tract without property divisions. Where proposed as a subdivision, the regulations of Division IV as well as the requirements of this division shall apply. Where proposed as an overall development of a single tract without property division, a planned unit development shall be considered a conditional use in any zoning district. Planned unit development regulations shall not be used for, or apply to, partitions. (Ord. 890 section 56, 1993; Ord. 740 section 10.5.10[part], 1984)

#### **16.70.020 Purpose.**

**A.** The purpose of this division is to prescribe the procedures for the development of a planned unit development. It is also the purpose of this division to enable the development of planned unit development in order to permit a degree of flexibility and diversification in the use of land through grouped buildings or large-scale land planning and the arrangements of specific structures and open spaces within such development. For these reasons and to permit the accomplishment of this purpose, the provisions of this division are superimposed upon the regulatory provisions of Division III and IV.

**B.** It is therefore the purpose of a planned unit development, as the term is employed in this title, of permitting the development of land in a manner which would be as good as, or better than, that resulting from the traditional lot-by-lot development while generally maintaining the same population density and area coverage permitted in the zone in which the project is located. A planned unit development of open spaces, circulation facilities, off-street parking areas and the best utilization of site potentials characterized by special features of geography, topography, size, location or shape. (Ord. 740 section 10.5.10(A), 1984)

**C.** Planned unit developments are also intended to preserve the natural environment and water quality through the use of Low Impact Development (LID) techniques when feasible and practical. (Ord. 1338, 2010)

**16.70.030 Condominium projects treated as planned unit development.**

Any condominium development project, whether the construction of new units or the conversion of existing rental units, must meet all the requirements of this division, with the exception of the new construction of six or fewer units to which the regulations of Chapter 16.78 shall apply. Applicants for condominium projects shall bear full responsibility for compliance with county and state requirements in all cases. (Ord. 740 section 10.5.40, 1984)