

## ARTICLE XI

### PLANNED UNIT DEVELOPMENT

#### SECTION 11.10      OBJECTIVES FOR PLANNED UNIT DEVELOPMENTS:

It shall be the policy of Raisin Charter Township to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve:

- 11.10.1      A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks, and area requirements.
- 11.10.2      A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
- 11.10.3      A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
- 11.10.4      A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
- 11.10.5      A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the Townships Land Use Plan.

The Township is also prepared to accept a greater population density in undeveloped areas than that reflected by present zoning provided the developer can demonstrate that any increment of public cost clearly attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

#### SECTION 11.20      PROVISIONS GOVERNING PLANNED UNIT DEVELOPMENTS:

Because of the special characteristics of planned unit developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other articles of this Ordinance, the provisions