

SECTION 11.120

YARD MODIFICATION:

For each foot of building height over the maximum height regulations, the distance between such buildings and the side and rear property lines of the planned unit development project area shall be increased by a one (1) foot addition to the side and rear yard required in the districts.

SECTION 11.130

PARKING:

Off-street parking, loading, and service areas shall be provided in accordance with Article IX of this Ordinance. However, off-street parking and loading areas shall not be permitted within fifteen (15) feet of any residential use.

SECTION 11.140

PERIMETER SETBACKS:

Except for the provisions of Section 11.120, every building site abutting the perimeter of the planned unit development district shall maintain all setback requirements for the applicable conventional zoning district.

SECTION 11.150

ARRANGEMENT OF COMMERCIAL USES:

When planned unit development districts include commercial uses, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares. Planting screens or fences shall be provided on the perimeter of the commercial areas abutting residential areas.

The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas.

All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner as specified by this ordinance.

SECTION 11.160

PROCEDURE FOR APPROVAL OF PUD DISTRICT:

Planned unit development districts shall be approved in accordance with the procedures in Sections 11.180 - 11.240.