

380 PLANNED UNIT DEVELOPMENTS (PUD)

Planned Unit Development (PUD) shall be permitted in the Planned Unit Development District (PUD) only after the approval of a zoning amendment to the PUD District, in accordance with the amendment procedure described herein, and the satisfaction of the following requirements and provisions.

381 PROVISIONS GOVERNING PLANNED UNIT DEVELOPMENTS (PUD)

Because of the special characteristics of PUD, special provisions governing the development of land for this purpose are required. Whenever there is a conflict between the provisions of this section and other requirements of this Resolution, the provisions of this section shall prevail. Subjects not covered by this section shall be governed by the requirements as specified herein.

382 USES PERMITTED

Compatible residential, commercial, industrial, public, and semi-public uses may be combined in the PUD District provided all proposed uses will not adversely affect adjacent property or property values and/or the public health, safety, and general welfare. The amount of land devoted to specific uses (residential, commercial, industrial, etc.) shall be approved in accordance with the zoning amendment procedure.

383 MINIMUM PROJECT AREA

The minimum gross area of a PUD shall be 25 acres.

384 COMMON OPEN SPACE

A minimum of 20 percent of the area in any PUD shall be reserved for common open space and recreational facilities. Said area shall be:

- A. Held in corporate ownership by owners of the project area for the use of each owner who buys property in the PUD.
- B. Dedicated to and accepted by a public body acceptable to the Township Trustees and retained as common open space for parks, recreation, and related uses.
- C. A combination of the above-mentioned options. Easements, right-of-way, water courses and other similar areas are not acceptable for meeting the requirement unless specifically approved by the Township Trustees. The responsibility for the maintenance of said areas shall be specified by the developer at the time of submission of the application for rezoning to the PUD District.

385 UTILITY REQUIREMENTS

Underground utilities, including telephone and electrical systems, are required within any PUD unless proved otherwise. Appurtenances to these systems which can be effectively screened may be excepted from this requirement if approved by the Township Trustees.

386 DENSITY REQUIREMENTS

The overall density of any PUD shall not exceed the maximum permitted by the zoning district previous to the PUD zoning amendment request unless approved by the Township Trustees. The maximum density in any part of a PUD shall not exceed 14 units per acre unless approved by the Township Trustees. A diversification of lot sizes and setbacks are encouraged.

387 PERIMETER YARD AND PARKING REQUIREMENTS

All lots abutting the perimeter of any PUD shall maintain all yard requirements specified for the applicable conventional zoning district. Off-street parking and loading areas shall be provided in accordance with the normal requirements of this Resolution except that such areas serving non-residential uses shall not be permitted within 15 feet of any residential use.

388 ARRANGEMENT OF COMMERCIAL AND INDUSTRIAL USES

When any PUD proposes commercial and/or industrial uses, such uses shall be screened from the non-commercial and/or non-industrial portions of the development, to the satisfaction of the Township Trustees, utilizing landscaping, existing woodlands, plantings, and the like. Traffic circulation in these areas shall be designed to minimize through traffic related to these uses with traffic circulation in the other portions of the PUD. All planned commercial and industrial areas shall provide for the harmony of buildings and a compact grouping in order to minimize the cost of utilities. Yards for industrial uses of 50 feet shall be required adjacent to any residential use. All areas designed for future expansion shall be landscaped or otherwise maintained in a neat and orderly manner to the satisfaction of the township Trustees.

389 PROCEDURE FOR APPROVAL AND APPLICATION AND PLAN REQUIREMENTS

389.1 PRELIMINARY APPROVAL PROCEDURE

The procedure for preliminary approval of a zoning amendment to PUD shall involve the holding of a public hearing on the matter with public notice provided in a newspaper of general circulation in the Township at least ten (10) days prior to the hearing. The Board of Township Trustees shall conduct the hearing and determine, upon examination of the facts, the preliminary approval or disapproval of the plan. Upon approval of the preliminary plan, the developer may proceed with the application for final approval as outlined in Section 389.3 of this Resolution. The preliminary approval shall be valid for a period of one year and may be extended only after the approval of the Board of Township Trustees.

389.2 CONTENTS OF PRELIMINARY PLAN APPLICATION

The preliminary plan application to be reviewed at the hearing in accordance with Section 389.1 of this Resolution shall include, at a minimum, the following information:

- A. Name, address, and telephone number of the applicant.
- B. A sketch of the property in question with the location and types of all proposed structures and uses displayed and the layout of all streets, open spaces, lots, yards, easements, etc. shown.
- C. A site development schedule indicating approximate dates for the start and the completion of the PUD.
- D. Any other information as deemed necessary by the Board of Township Trustees.

389.3 PROCEDURE FOR FINAL APPROVAL

The procedure for final approval to a zoning amendment to PUD shall be the same as any amendment to this Resolution as specified in Chapter 900 of this Resolution including all hearings and notices. No final plan shall be approved which deviates significantly from the approved preliminary plan.

389.4 SUBMISSION OF A PLANNED UNIT DEVELOPMENT (PUD) AS A SUBDIVISION PLAT

At the time of submission of the final application to the Township, the developer shall submit the proposal as a subdivision plat to the Sandusky County Regional Planning Commission for concurrent review in accordance with the SUBDIVISION REGULATIONS OF SANDUSKY COUNTY, OHIO. A copy of the final application shall be submitted with the plat to the Regional Planning Commission.

389.5 CONTENTS OF FINAL APPLICATION

At a minimum, the final application shall contain the following information:

- A. Name, address, and telephone number of the applicant.
- B. Name, address, and telephone number of a registered surveyor and engineer preparing the plan (plat).
- C. Legal description of the property.
- D. Description of existing and proposed land use.
- E. Zoning district.
- F. A vicinity map showing the site location in relation to surrounding uses.
- G. A development plan showing topography of two (2) foot intervals, the location and types of all structures and uses; the layout of all proposed streets, rights-of-way, easements, open spaces, and facilities; the layout and dimensions of all lots and yards, and other items as required by the Township.
- H. A survey of the proposed development site showing the dimensions and bearings of the property lines, the area in acres, and all existing features of the site including woodlands, structures, streets, and utilities, etc.
- I. A schedule for development of the entire site; landscaping plans; a copy of deed restrictions, protective covenants, and other legal statements to be used to control the use, development, and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained.
- J. Any other requirements as deemed necessary by the Township.

389.6 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS

In approving any PUD, the Township may prescribe appropriate conditions when made a part of the approval, shall void all actions and be subject to the enforcement provisions of this Resolution.

389.7 EXPIRATION AND EXTENSION OF APPROVAL PERIOD

The approval of a PUD shall be for a period of three (3) years to allow for the approval and recording of the required subdivision plat and the development of the project. If 25% of the area has not been completely developed within three (3) years after approval is granted, the PUD approval and zoning change shall be void and the area shall revert back to its former zoning district.

An extension of this time may be approved by the Board of Township Trustees.