DRAFT AMENDMENT

The purpose of this amendment is to clarify the intended purpose and character of development to be included in a Planned Unit Development District (PUD) and the expectation of the types of mixed uses to be included in a PUD Master Plan.

Sec. 86-310. - Character of development.

The goal of a planned unit development district is to encourage a development form and character that is different from conventional suburban development by providing the following characteristics:

(1) Pedestrian orientation;
(2) Neighborhood friendly streets and paths;
(3) Interconnected streets and transportation networks;
(4) Parks and open space as amenities;
(5) Neighborhood centers;
(6) Buildings and spaces of appropriate scale;
(7) Relegated parking;
(8) Mixture of **non-residential** uses and use types;
(9) Mixture of housing types and affordability;
(10) Environmentally sensitive design; and
(11) Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development district as delineated above to receive approval. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic. **It is expected that each Planned Unit Development master plan will contain a mixture of non-residential uses available to the public, in addition to a mixture of housing types.**

Sec. 86-313. - Mixture of uses.

A variety of housing types and non-residential uses are ~~strongly encouraged~~ **required as part of the Planned Unit Development**. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

Sec. 86-316. - Densities. (PUD)

The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre and shall be binding upon its approval. The overall gross density so approved shall be determined by the board of supervisors with reference to the comprehensive plan but shall not exceed ~~ten~~ **four (4)** dwelling units per acre, unless the density is increased with the provisions of section 86-315(2).

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

Section 86-322 ~~Reserved~~ Density requirements. (PUD)

1. **The base residential density shall be four (4) dwelling units per acre.**
2. **Additional density above the base density may be earned through community benefits established by ordinance, including:**
    a. **Workforce or affordable housing**
    b. **Infrastructure improvements**
    c. **Open space preservation**
    d. **Other public benefits identified by the County**

Section 86-323 ~~Reserved~~ Commercial development requirements. (PUD)

All Planned Unit Developments (PUDs) shall include commercial development as part of the overall project design.

1. **A minimum commercial floor area requirement of 1,500 square feet shall be required for the first 10 dwelling units.**
2. **After the first 10 dwelling units, an additional 150 square feet of commercial floor area shall be required for each additional dwelling unit.**
3. **Commercial uses should be designed to provide:**
    a. **Neighborhood-serving retail**
    b. **Restaurants and personal services**
    c. **Professional and medical offices**
    d. **Employment opportunities**
    e. **Other community-serving commercial uses**

Section 86-323 ~~Reserved~~ Commercial phasing requirements. (PUD)

1. **Site plans for all required commercial buildings must be submitted and approved prior to issuance of the first residential Certificate of Occupancy.**
2. **Residential occupancy shall be limited until commercial development is delivered, unless otherwise established in an executed performance agreement with the County:**
    a. **No more than 50% of approved residential Certificates of Occupancy may be issued until the required commercial building(s) have received a final inspection or Certificate of Occupancy.**

b. **Additional residential Certificates of Occupancy may be withheld if commercial development milestones established through conditions, proffers, development or performance agreements, or approved master plans are not achieved.**