

**ARTICLE 11.
PLANNED ZONING DISTRICTS
GENERAL REQUIREMENTS**

Section 1. PURPOSE:

In order that the public health, safety, morals and general welfare be furthered in an era of growing demand for housing of all types and designs; and, to provide for necessary commercial facilities conveniently located to such housing; to provide for well located, clean, safe, pleasant, employment centers involving a minimum strain on transportation and other community facilities; to encourage innovation in residential, commercial and industrial development and renewal so that growing demands of the population may be met by greater variety in type, design, and layout of buildings; to encourage conservation and more efficient use of open space ancillary to said buildings, so that greater opportunities for better housing and recreation, retail business and employment center uses conveniently located to each other may be extended to all citizens and residents; and in order to encourage a more efficient use of land and public services or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need shelter; to lessen the burden of traffic on streets and highways; to encourage the building of areas incorporating the best features of modern design; to conserve the value of land; to provide a procedure which can relate the type, design and layout of residential, retail business and employment center development to the particular site and the particular demand for housing and other facilities including the foregoing at the time of development in a manner consistent with the preservation of property values; and to insure that the increased flexibility of substantive regulations over land development is subject to administrative standards and procedures which encourage disposition of proposals without undue delay; to assure that proposals put forth at public hearing are indeed constructed as planned; and in aid of these purposes the Planned Zoning Districts are hereby created and established. Planned zoning is not intended to assure privileges for all or parts of a project and planned zoning is not to be granted as a refuge from standard requirements.

Section 2. STATEMENT OF OBJECTIVES:

In order to insure the effective management of land and its environmental resources within the County while recognizing the economic constraints and limitations inherent in all types of development, the following objectives are hereby established:

- A. Promote and encourage innovation in residential and limited retail business and employment center development which is carefully planned so that growing demands of the population may be met by greater variety in type, design and layout of buildings and development while maintaining overall density and intensity of uses and development patterns consistent with the adopted comprehensive plan.
- B. Conserve open space by requiring equivalent open space or improvement of same or other requirements as provided in these regulations and more efficiently use open space and recreation areas.
- C. Provide greater opportunities for better housing, recreation and convenient retail business and employment center facilities.
- D. Allow developers to incorporate and reflect changes in technology of land development so that resulting economies may inure to the benefit of those who need shelter.

- E. Produce a pattern of development which preserves trees, outstanding natural topographic and geological features, and prevents soil erosion.
- F. Promote an efficient use of land resulting in smaller networks of utilities and streets and, thereby, lower development costs.
- G. Provide an environment of stable character in harmony with surrounding development and in a manner consistent with property values within established developed areas.
- H. Encourage a more desirable environment than would be possible through the strict application of other sections of these regulations.
- I. Ensure that the increased flexibility afforded by this Article is subject to the administrative standards and procedures outlined.
- J. Encourage and promote the disposition of proposals for land development under this Article without undue delay.

This Article is designed to provide for small and large scale development incorporating a single type or a variety of related uses which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites and mixture of the two may be allowed.

The Article is not intended to permit a greater overall density than that allowed for like development as set forth elsewhere in these regulations, but is to provide a greater flexibility in the design of buildings, yards, courts, recreation areas, circulation and other like features than would otherwise be possible through the strict application of these regulations.

Section 3. PLANNED ZONING DISTRICTS ESTABLISHED:

Planned zoning districts are hereby established as set forth in Articles 7, 9, 12, 13, 14, and 32 of these regulations under the purposes, provisions and procedures of this Article in the same manner as though fully set forth herein. The titles of the planned zoning districts shall be as enumerated in Article 7 of these regulations. The requirements and provisions for each planned district are hereby established and shall be as provided in:

Article 9,	Planned Rural District	(PRUR);
Article 12,	Planned Residential Low Density District	(PRLD);
	Planned Residential Neighborhood Two District	(PRN-2);
	Planned Residential Neighborhood One District	(PRN-1);
	Planned Residential Urban Single-Family District	(PRU-1A);
	Planned Residential Urban Single-Family District	(PRU-1B);
	Planned Residential Urban Two-Family District	(PRU-2);
	Planned Residential Urban Townhouse District	(PRU-3);
	Planned Residential Urban Apartment District	(PRU-4);
	Planned Residential Manufactured Home Park District	(PRMHP); and
	Planned Residential Manufactured Home Subdivision District	(PRMHS).
Article 13,	Planned Limited Retail Business District	(PRB-1A);
	Planned Rural Retail Business District	(PRB-1);
	Planned Residential Neighborhood Retail Business District	(PRB-2); and
	Planned Urban Neighborhood Retail Business District	(PRB-3).

1. The submitted and approved Preliminary Development Plan shall be a Preliminary Plat for the property and the submitted and approved Final Development Plan shall be a Final Plat for the property as provided in subdivision regulation Articles 25 through 31, inclusive, of these regulations, and
 2. A Preliminary Development Plan and a Final Development Plan shall be also submitted for approval as provided in Article 15, Development Plan Procedures, of these regulations, for all common areas, open space, or facilities for public or quasi-public use, including clubhouses, meeting rooms, identification signs, landmarks, gates, fountains, lakes, and similar such development features.
- D. Any architectural controls proposed to be made applicable to the development of lots in such planned districts shall be indicated on the development plan(s) submitted for approval and copies of the proposed architectural controls shall be submitted before Final Development Plan approval.

Section 6. MINIMUM INFRASTRUCTURE REQUIREMENTS:

Each planned district has Minimum Infrastructure Requirements which apply to the rezoning of land to those districts as well as development of land so zoned. The Minimum Infrastructure Requirements are specified in Article 31 of these regulations.

Section 7. SUPPLEMENTARY PERFORMANCE STANDARDS:

Each planned district has development standards and performance standards which apply to the development and use of land so zoned. The development standards for each planned zoning district are specified in the regulations for each planned zoning district. The performance standards are specified as follows:

- A. Exterior Storage: Except during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a solid screen fence at least 6 feet in height or equivalent.
- B. Refuse: Except during permitted construction on any tract, all waste material, debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes which shall be screened from view from adjacent parcels and any streets by dense landscaping, landforms, by housing the container in a refuse enclosure at least as tall as the container or by keeping the container within a building. Refuse enclosures are to be constructed and provided in such a way that they would be at least seventy-five (75) percent visually solid as viewed on any line perpendicular to the line of the exterior surfaces of the enclosure, and the enclosures provided and used for trash dumpster containers shall have a paved floor. The owner of any land parcel shall be responsible for keeping that land free of refuse. All exterior storage not included as a permitted accessory use, a permitted use, or included as part of a Conditional Use Permit, or otherwise permitted by provisions of these regulations shall be considered as refuse.
- C. Screening: Where any Planned Retail Business or Planned Employment Center use (structure, parking or storage) is adjacent to property zoned or developed for residential use, the business or employment center uses shall provide screening along the boundary adjacent to the residential property to screen residences within 300 feet of the property. Screening also shall be provided where a parking lot or business or employment center service, storage or loading area is across the street from a residential zone, but not on that side of any business or employment center use

which has the main entrance to the establishment or is considered to be the front of the establishment.

The screening required in this section shall be at least seventy-five (75) percent visually solid as viewed on any line perpendicular to the line of the screening, shall consist of dense landscaping, landforms which provide the required screening effect, or fence(s) or wall(s) with a height of at least six feet and which shall not extend within 15 feet of any street right-of-way line. The required screening shall be provided along property lines, or, in case of screening along a street, on private property at least 15 feet from the street right-of-way, with landscaping of all unpaved land surfaces between the screening and the street pavement. Plantings, extensive setbacks and/or landforms such as berms or terraces of a type approved by the County may also be required in addition to or in lieu of screening and fencing required by this section. See also Article 16, Section 3.

- D. Glare: Any lighting used to illuminate an off-street parking area, outside storage area, outside activity area, sign or other structure shall be arranged as to deflect light away from any adjoining residential zone and from the public streets. Direct or reflected glare from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare floodlight or spotlight illumination sources shall not be permitted in view of adjacent property or public right-of-way. Any illumination fixtures or combination of illumination fixtures that illuminate a public street shall not cast illumination exceeding one (1) footcandle (meter reading) as measured from the centerline of said street. Any illumination fixtures or combination of illumination fixtures that illuminate residential property shall not cast illumination exceeding 0.4 footcandles (meter reading) as measured from said property.
- E. Explosives: No activities involving the storage, utilization or manufacture of materials or products (such as TNT or dynamite) that could decompose by detonation shall be permitted except such as are specifically approved by the Board.
- F. Radiation and Electrical Emissions: No activities shall be permitted that emit dangerous radioactivity or electro-magnetic emissions beyond enclosed areas. There shall be no electrical disturbance (except those from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- G. Environmental Protection: The emission of noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, and dust, must meet applicable local, state and federal regulations.

All wastes shall be disposed of in conformity with local, state and federal regulations.

Minimum standards for noise, odor, and vibration shall be as follows:

- 1. Noise: In no case shall the noise level exceed 60 dB(A) in the Residential or Planned Residential Districts nor 70 dB(A) in Planned Retail Business or Planned Employment Center Districts more than five times per minute or for more than a 15 second period measured at any point along the property line.
- 2. Odors:
 - a. No person may cause, permit or allow the emission of objectionable or offensive odorous matter in such concentrations and frequencies or for such durations that such odor can be perceived at the point of complaint in a residential area when one (1) volume of odorous

