

Recommended Code Amendment Language - Clean Copy

§152.002 PLANNED UNIT DEVELOPMENT. An area of land, zoned under § 153.056, in which a variety of housing types and/or related commercial and industrial facilities are clustered in an imaginative preplanned fashion to permit the development of the land in an orderly, coordinated and comprehensive manner by preserving the natural quality and beauty of the land and providing a more livable housing environment. To foster creative planning, more flexible standards for streets, drainage, setbacks, lot sizes, etc. are provided within these subdivision regulations that are designed to meet the kinds of design conditions that exist within PUDs and which are examined and reviewed with §§ 153.050 through 153.058. The Planned Unit Development is for the purpose of conserving land through more efficient allocation of private lots, multi-family dwelling units, common grounds and nonresidential uses, promoting greater efficiency in providing public and utility services, and securing the benefits of new techniques of community development and renewal. Within a residential Planned Unit Development district or zone, the Zoning Ordinance regulations need not be uniform, but may vary in order to promote the public health, safety and morals, and the other purposes, as specifically identified in the Neighborhood Design Guidelines and other related documents. Adopted regulations may require developers to obtain conditional or final certification of compliance with the zoning ordinance at specified stages of development. As used herein, **PLANNED UNIT DEVELOPMENT** means a development which is planned to integrate residential use with collateral uses, and in which lot size, set-back lines, yard areas and dwelling types may be varied and modified to achieve particular design objectives and make provision for open spaces, common areas, utilities, public improvements and collateral nonresidential uses.

152.086 Open Space Requirements. (A) *Land dedication.* The basic land dedication requirement shall be that 2% of the total gross site area, plus .03 acres per dwelling unit proposed, shall be set aside as open space except that in no case shall the open space requirement exceed 25% of total gross site area. Such area shall constitute ground suitable for public parks and playground facilities as reviewed and approved by the Planning and Zoning Commission. For residential PUDs, location and quality of open space is addressed in the Neighborhood Design Guidelines.

153.050(A) Purpose. The Planned Unit? District (PUD) regulations are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the type, character and allocation of land uses but also by the way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district regulations and procedures do not adequately regulate the design of buildings or enable the range of uses in a single zoning district that are appropriate in the City. The City has adopted Neighborhood Design Guidelines to ensure that these higher standards are met.

§153.052(B)(3)(d): Open space. Adequate open spaces shall be integrated throughout the development to meet the objectives of the Community Plan and shall comply with the open

space requirements set forth in Chapter 152, Subdivision Regulations. PUDs that include residential uses shall include open space that is located and designed as follows:

1. Open space shall be sufficiently aggregated to create large useable areas of planned open space.
2. Open space shall conserve significant natural features within the PUD to the extent practicable.
3. Open space shall provide a scenic natural environment along existing public streets characterized by large building setbacks that enable the preservation of natural features.
4. All open space shall be easily accessible to residents of the PUD.
5. Where possible, open space areas shall be connected with open space areas on abutting parcels, and wherever possible, by open space corridors
6. Stormwater features shall not count as open space, unless they achieve a superior, interactive design as outlined in the Neighborhood Design Guidelines.
7. Unbuildable easements and required setbacks may count toward open space when they are integrated into the overall Open Space Framework per the Neighborhood Design Guidelines.

§153.054(A): *Contents of concept plan application.* It is the intent of these regulations that the concept plan shall generally indicate overall design of the proposed project, including conformance with the Neighborhood Design Guidelines for residential projects. Information submitted should be comprehensive enough to enable the staff to understand the existing site and concept for the proposed development. The applicant shall submit a number of copies as determined by the Director of Planning. The information submitted should include the following:

§153.054(B): *Contents of preliminary development plan application.* The application shall include the maps, plans, and supplementary documentation itemized below and as indicated in the Neighborhood Design Guidelines for residential projects. The applicant shall submit a number of copies as determined by the Director of Planning. The information submitted should include the following:

§153.054(C): *Contents of final development plan application.* The application shall include the maps, plans, designs and supplementary documents itemized below, and as indicated in the Neighborhood Design Guidelines for residential projects. Copies of the maps, plans, designs and supplementary documents shall be submitted. Final development plans are intended to be detailed refinements for development and, as such, shall be accurate, detailed representations of the total aspects of the approved preliminary development plan. The applicant shall submit a number of copies as determined by the Director of Planning. The information submitted shall include the following:

§153.071(4)(e): Unless otherwise required in an approved Planned Unit Development, structures, parking, driveways, vehicular use areas, service areas, pedestrian areas, and other hard-surfaces or paved areas may cover more than 45% of the total lot area within a residential PUD District with design following the Neighborhood Design Guidelines.

§153.134(A)(1)(a-g): Requirements. It shall be required that all subdividers or developers plant trees along public streets of their developments in such a manner, type, quantity and location as approved by the Planning and Zoning Commission and as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of the development. Final tree locations may be adjusted by the City as unusual conditions may warrant.

(a) The tree to be planted shall be an approved street tree as listed in Appendix E (Approved Street Trees for Dublin, Ohio).

(b) The minimum spacing between this and other trees shall be 40 feet for large trees, 30 feet for medium trees and 20 feet for small trees. See definition below.

(c) The maximum spacing between trees shall be 45 feet for large trees, 35 feet for medium trees, and 25 feet for small trees. Spacing may be adjusted for columnar trees, as approved by City Forestry Division.

(d) Size and spacing of street trees shall be designed to emphasize neighborhood individuality, highlight the importance of intersections and pedestrian facilities, and compliment the size and massing of surrounding architecture as noted in the Neighborhood Design Guidelines.

(e) The minimum distance between the tree and the edge of the street shall be two and one-half feet for a large tree, two feet for a medium tree and one and one-half feet for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet for a large tree, two feet for a medium tree and one and one-half feet for a small tree.

(f) The tree location shall be at least 20 feet from street intersections and ten feet from fire hydrants or utility poles.

(g) A small tree shall be used when planting under or within ten lateral feet of overhead utility wires. A small or medium tree shall be used when planting within ten to 20 lateral feet of overhead utility wires.

§153.190(A): *Residential appearance.* The following findings warrant the need for exterior appearance requirements for residential development for standard zone districts. PUDs are required to use the Neighborhood Design Guidelines.

§153.190(B)(2): Residential appearance in Planned Unit Development Districts shall be evaluated according to the Neighborhood Design Guidelines.

§153.190(C)(3): Houses in districts described below are exempt or must comply with these requirements as follows:

(a) Houses located within a residential Planned Unit Development district approved after the effective date of this section shall be evaluated according to the Neighborhood Design Guidelines.