

**ARTICLE 10.00
PD PLANNED DEVELOPMENT DISTRICT**

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10.01 INTENT. It is the intent of this district to provide flexibility from conventional zoning regulations with increased public review for PD Planned Development District projects in order to:

- (A). Encourage well planned, efficient development.
- (B). Allow a planned and coordinated mix of land uses which are compatible and are harmonious, but previously discouraged by conventional zoning procedures.
- (C). Encourage the redevelopment of contiguous large lot parcels into an integrated and orderly subdivision pattern, with particular attention to developing an efficient and coordinated network of internal streets.
- (D). Promote the clustering of residential structures and other uses without increasing overall density of the development area in order to preserve unique and natural features such as woodlands, wetlands, natural drainage systems and scenic areas.
- (E). Protect sensitive areas and areas with restrictive soil conditions within development areas through clustering of uses on land more suited for building.
- (F). Reserve adequate public right-of-way within development areas for the eventual extension of arterial and collector streets, including proper width and spacing of such streets.

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- (G). Improve communication and cooperation among the County, townships, land developers, and interested residents in the development of agricultural land and redevelopment of existing areas.

It is not the intent of the PD Planned Development District to accommodate or encourage the development of isolated small tracts where adjoining parcels are not considered within an overall development scheme.

10.02 PROCEDURE

- (A). Initial Development Plan.

When a petitioner wants to request a rezoning to the Planned Development District, he shall submit his request to the Office of Planning and Zoning, showing the information specified in 10.03 below, a minimum of 30 days prior to the Planning Commission meeting at which consideration is desired. After the planned development request has been reviewed, the Planning Commission shall make a recommendation to the County Commission on the requested rezoning. The County Commission shall then act to approve or deny said request.

This request for rezoning is subject to the requirements for amendment of the zoning regulations specified in Article 20.00. No permit shall be issued within the development until the Final Development Plan is approved and the plat is filed.

- (B). Final Development Plan.

Prior to construction on any lots in the planned development, the petitioner shall present a Final Development Plan showing the information specified in 10.04 below, to the Planning Commission, who shall have the sole authority to approve, deny, or amend said plan.

The Final Development Plan may be submitted in conjunction with the Initial Development Plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an Initial and Final Development Plan must be shown for the area submitted for concurrent approval, except that the developer may reference the requirements of one of the traditional zoning districts as the development standard for a particular subarea.

- (C). Amendments.

- (1). Major Amendments. Major amendments to the Initial and/or Final Development Plan shall be required to be approved as an amendment to the zoning regulations, requiring Planning Commission review, and County Commission approval.

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- (2). Minor Amendments. Minor amendments to the Initial and/or Final Development Plan shall be required to be approved by the Planning Commission at a hearing. Notice of such hearing shall be given by the posting of a sign on the property.

Minor amendments to the Initial Development Plan may also be made by the submission and approval of a Final Development Plan which is changed from the approved Initial Development Plan. Any such amendments shall be shown as a change from the Initial Development Plan on the Final Development Plan.

- (3). Minimal Amendments. Minimal amendments to the Final Development Plan shall be submitted to the Planning Director on a reproducible development plan showing the requested changes. The Planning Director may then approve such change in writing, if he/she deems it appropriate.

10.03 INITIAL DEVELOPMENT PLAN. Upon application for rezoning to the Planned Development District, the petitioner shall present an Initial Development Plan to the Planning Commission for review, and to County Commission for their approval showing the following information:

- (A). Project name and legal description.
- (B). A preliminary subdivision plan.
- (C). The proposed development scheme showing the following information:
- (1). The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.
- (2). The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.
- (3). The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.
- (4). The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.

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- (5). Proposed design features illustrating compatibility to the surrounding environment and neighborhood.
- (6). Anticipated subarea development sequence.

10.04 FINAL DEVELOPMENT PLAN. Prior to construction on any lots in the Planned Development Zoning District, the petitioner shall present a Final Development Plan to the Planning Commission for their approval. The Final Development Plan shall show the following information:

- (A). The subdivision name, the legal description, and the individual project name (if any).
- (B). Boundaries of the subarea or subareas submitted for approval superimposed on the map of the Initial Development Plan.
- (C). A subdivision plat of the subarea or subareas submitted for approval.
- (D). A scale drawing showing the following information will be required for everything except single-family detached dwelling subareas:
 - (1). Size and location of proposed structures including height and number of units.
 - (2). Calculated floor area for each structure and a generic listing of the uses within said structure.
 - (3). Off-street parking lot arrangement designating all parking spaces, off-street loading spaces, and any outdoor trash container spaces.
 - (4). Any sidewalks, bikeways or other paths.
 - (5). Landscaping plans showing the type and location of any walls or fences, the placement, size and species of any trees or shrubs, and berms in areas that will be sod or seeded.
 - (6). All existing and proposed utilities, drainageways, water courses, and location of above ground existing utilities on adjacent property.
 - (7). Proposed final ground contours.
 - (8). Existing and proposed uses adjacent to the area.
 - (9). Documentation of the ownership and maintenance responsibility of any common open spaces, structures, or facilities including private streets.
 - (10). Any subareas proposed for multiple residential development will be required to provide an open area for recreation. Said open spaces shall not be included in any required yard, but shall be located in the same subarea it is intended to serve.
 - (11). Proposed parking and loading spaces which shall be in conformance with Article 15.00, except where unique physical, environmental or design characteristics make such requirements undesirable.
 - (12). Unless otherwise specified on the Final Development Plan, all development standards shall be the same as those set forth in the traditional zoning districts, which shall be referenced for each subarea as a

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part of the Final Development Plan. For example: townhouses on Block X shall be developed in conformance with the requirements of the RD Residential District.

10.05 AMENDMENTS.

(A). The following changes in an Initial and/or Final Development Plan are considered major amendments:

- (1). Any change in the proposed land uses.
- (2). Any major change in the street pattern.
- (3). An increase in density above that provided for in (B)(5) below.

(B). Minor Amendments

The following changes in an Initial and/or Final Development Plan are considered minor amendments:

- (1). Any adjustment in the size or shape of the building envelope (increasing the height or reducing the building setback).
- (2). Major decrease in density.
- (3). Any decrease in the size of required open areas.
- (4). A minor change in the street pattern.
- (5). Any increase in density of a subarea:
 - Less than 25% for a subarea with less than eight units.
 - Less than 15% for a subarea with between nine and twenty units.
 - Less than 8% for a subarea with twenty-one units or more.
- (6). Any change in the number of parking spaces.

(C). Minimal Amendments

The following changes in an Initial and/or Final Development Plan are considered minimal amendments:

- (1). Any adjustment of a building within a previously established building envelope.
- (2). A minor reduction in density.

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10.06 PLANNED DEVELOPMENT DISTRICTS. Planned development districts shall be as enumerated below:

PD 1

WILLOW RUN PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Willow Run Planned Development District:

- (A). SUBAREAS D & E.
 - (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
Single family dwelling.
 - (2). ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
 - (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of the RR zoning district.
 - (4). SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of the RR zoning district.
 - (5). DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The same requirements shall apply as in the RR zoning district.
 - (6). OTHER REGULATIONS.
 - (a). Private roads shall provide access to the developments.
 - (b). Subarea development shall include a road circulation plan that addresses access to abutting property.
- (B). SUBAREA F.
 - (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
Golf course.
 - (2). ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
 - (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Article 15.00.

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- (4). **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 16.00.
- (5). **SETBACK AND HEIGHT REGULATIONS.** The setback and height requirements for all structures shall be as follows:

50 feet from all public rights-of-way and 7 feet from all other property lines. Maximum height shall be 35 feet.
- (6). **OTHER REGULATIONS.** Other regulations for Subarea F shall be:

None.

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PD 2

10.0602 WEST LYONS PLANNED DEVELOPMENT DISTRICT. *(Rezoned to the I-1 Light Industrial District by MC16-56-01 & MC16-57-01. in Section 17-T103N-R50W)*

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PD 3

DOUGHERTY'S PLANNED DEVELOPMENT DISTRICT. (*Ordinance MC16-1-90 in Section 28-T101N-51W rezoned to R-1 Residential by Ordinance MC-16-5099*)

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PD 4

10.0604. GREVOLOS' PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in Grevlos' Planned Development District. (*Ordinance MC16-4-91 in Section 4-T101N-R48W*)

(A). SUBAREA A.

- (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes.

Those uses permitted in the RR Rural Residential zoning district.

- (2). ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district. The requirements of Article 13.02 shall also apply.
- (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of the RR Rural Residential zoning district.
- (4). SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of the RR Rural Residential zoning district.
- (5). YARD AND HEIGHT REGULATIONS. The yard and height regulations shall be the same as the RR Rural Residential zoning district.
- (6). OTHER REGULATIONS. Other regulations for Subarea A shall be:
- (a). There shall be only one single-family dwelling in the subarea.

(B). SUBAREA B.

- (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes.

Those uses permitted in the A-1 Agricultural zoning district.

- (2). ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district. The requirements of Article 13.02 shall also apply.
- (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of the A-1 Agricultural zoning district.
- (4). SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of the A-1 Agricultural zoning district.

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- (5). **YARD AND HEIGHT REGULATIONS.** The yard and height regulations shall be the same as the A-1 Agricultural zoning district.

- (6). **OTHER REGULATIONS.** Other regulations for Subarea B shall be:
 - (a). There shall be only one single-family dwelling in the subarea.
 - (b). No structure shall be located within the floodplain as designated by the Flood Insurance Administration.

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PD 5

10.0605. HIGH PRAIRIE RANCH PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the High Prairie Ranch Planned Development District. (*Ordinance MC16-8-92 in Section 8-T102N-R49W*)

(A). SUBAREA A.

- (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes.

Permissive uses, permitted special uses and conditional uses of the RR District.

- (2). ACCESSORY USES. Accessory uses and buildings permitted are those detached accessory buildings and uses customarily incident to any permitted use in the district. No accessory building shall exceed 1200 square feet in area.
- (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of the RR zoning district.
- (4). SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of the RR zoning district.
- (5). DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The same requirements shall apply as in the RR zoning district.
- (6). OTHER REGULATIONS. Other regulations for Subarea A shall be:
- (a.) Subdivision roads shall be private.

(B). SUBAREA B.

- (1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Arena/Horse Stable/Parking/Storage.

- (2). ACCESSORY USES. Accessory uses and buildings permitted are those detached accessory buildings and uses customarily incident to any permitted use in the district.
- (3). PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of the RR zoning district.
- (4). SIGN REGULATIONS. No on-premise or off-premise signs are permitted in the subarea except those pertaining to use of Subarea B.

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(5). DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The same requirements shall apply as in the RR zoning district.

(C). SUBAREA C.

(1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Park and recreation facilities.

(2). SIGN REGULATIONS. Signs shall be in conformance with the RC Conservation/Recreation District.

(3). OTHER REGULATIONS. Other regulations for Subarea C shall be:
(a.) Natural features in the subarea shall be retained to the greatest extent possible.

(D). SUBAREA D.

(1). USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Permissive uses of the A-1 Agricultural District.

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PD 6

PLEASANT VALLEY PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Pleasant Valley Planned Development District. (*Ordinance MC16-9-92 in Section 29-T103N-R47W*)

- (1). **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes.

Permissive uses of the RR District.

- (2). **ACCESSORY USES.** Accessory uses and buildings permitted are those detached accessory buildings and uses customarily incident to any permitted use in the district. No accessory building shall exceed 1200 square feet in area.
- (3). **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the RR zoning district.
- (4). **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the RR zoning district.
- (5). **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same regulations shall apply as in the RR zoning district.
- (6). **OTHER REGULATIONS.** Lot 4 shall not have direct driveway access to the township road.

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PD 7

BUFFALO RIDGE PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Buffalo Ridge Planned Development District: (*Ordinance MC16-93-07 in Section 34-T104N-R47W*)

(1). **USES PERMITTED.** A building or premises shall be permitted for the following purposes:

Up to a 100 million gallon a year name plate ethanol production facility.

(2). **ACCESSORY USES.** Accessory uses and buildings permitted in this district are those accessory buildings and uses customarily incidental to any permitted use in the district.

(3). **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the I-2 General Industrial District.

(4). **SIGN REGULATIONS.** The size and location of all on-premise signs shall be shown on the final development plan and shall be regulated in conformance with the provisions on Article 16 On Premise Signs for I-2 Industrial Zoning. Off- Premise signs shall not be allowed.

(5). **YARD AND HEIGHT REGULATIONS.** The minimum setbacks shall apply to all structures, but not service roads, driveways, utilities (not including utility structures), or railroad tracks.

Required front yard----- 75'

Required side yard----- 50'

Required rear yard----- 75'

Maximum Height----- 70'

Maximum Height of Ancillary structures such as cooling towers, storage bins, vent and exhaust stacks and grain elevators----- 225'

(6). **OTHER REGULATIONS.** Other regulations for the entire Buffalo Ridge Planned Development shall be:

(a). That the ethanol facility continually meets or exceeds EPA standards for emissions. An annual air quality report shall be provided to the County Planning Department.

(b). A landscaped berm at least four (4) feet high shall be installed along the entire south and west property boundaries, with the exception of any entrance into the site. Deciduous and/or evergreen trees shall be planted at minimum spacing of 40 feet and shall be a minimum of 1 inch caliper. A complete landscape plan showing the trees, shrubs and grass shall be reviewed and approved by the Planning Director prior to installation and must be installed no less than 6 months after operation of the ethanol facility begins.

(c). All parking and driveway surfaces shall be hard surfaced.

(d). That all existing drainage ways be maintained and that erosion control measures be implemented on all disturbed areas so as not to allow any sedimentation of existing drainage ways or bodies of water.

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- (e). That reasonable steps shall be taken to reduce light emissions from the facility. All outdoor lights are to be of the shoe-box type that directs light downward. Any lighting required by the FAA shall not exceed the FAA minimum. Flashing white lights shall not be allowed for night time lighting.
- (f). That noise emissions be limited to 65 dbl at the property perimeter.
- (g). That all necessary wastewater processing permits be obtained from the County and State and continually held in good standing.
- (h). That prior to the commencement of any construction, a drainage plan be submitted for review and approval by the Planning Director showing how stormwater will be held and discharged at its current rate.
- (i). That a left turning lane be constructed on County Highway 114 to allow for truck traffic to safely enter the plant. The design and construction to be reviewed and approved by the County Highway Superintendent.
- (j) That truck deliveries be made between the hours of 7 a.m. to 6p.m. on Mondays through Saturdays.

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PD 8

LAKE SHORE LUXURY ESTATES PLANNED DEVELOPMENT DISTRICT. (Rezoned to A-1 Agricultural MC16-119-12 2/23/12)

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PD 9

HAIGHT FAMILY PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Haight Family Planned Development District: (*Ordinance #16-75-07 in the E1/2 Vacated Royal Oaks Road & Tract 1 Indian Hills N1/2 NW1/4 of Section 9-T101N-R48W.*)

- (1). **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
A maximum of two (2) single family dwellings.
- (2). **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use allowed in the A-1 Agricultural District.
- (3). **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the A-1 Agricultural District.
- (4). **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the A-1 Agricultural District.
- (5). **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** Density, area, yard and height shall be regulated in conformance with the provisions of the A-1 Agricultural District.

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PD 10

THOMAS PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Thomas Planned Development District: (*Ordinance #MC5-83 Lot 1 Tuntlands' Addition & Tract A Thomas Sub. (ex S208.71' N840.71" E208.71' W258.71')* in Section 14-T102N-R49W)

USES PERMITTED:

- 1) Single family dwelling, site built
- 2) Agriculture limited to pasture and the production of crops

ACCESSORY USES:

- 1). Accessory buildings limited to a total area of 2500 square feet and each building not to exceed 1250 square feet.
- 2) Livestock not to exceed 10 head
- 3) Horses not to exceed one horse per family member
- 4) Dog kennel limited to 30 adult dogs

PARKING REGULATIONS:

In conformance with the provisions of Article 16.00

SIGN REGULATIONS

In conformance with the provisions of the A1 Agricultural District

DENSITY, AREA, YARD AND HEIGHT REGULATIONS.

Same requirements as the A1 Agricultural District except the density shall not exceed one dwelling per tract.

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PD 11

10.0607 PERRY PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations of the Perry Planned Development District. (*Ordinance MC16-30-90 & MC16-120-12*)

A) SUBAREA A.

- 1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
Those uses permitted as permissive uses in the RC Recreational/Conservation zoning district, except for single-family dwelling.
- 2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection A(i) above.
- 3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of Article 15.00.
- 4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 16.00.
- 5) **YARD AND HEIGHT REGULATIONS.** The maximum height and minimum yard requirements shall be the same as the RC zoning district.

B) SUBAREA B.

- 1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
 - a) Agriculture.
 - b) Single-family dwelling.
 - c) Park.
 - d) Historic site.
 - e) Greenhouse and nursery provided there is no retail sale of products conducted on the premises.
- 2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection B(1) above.
- 3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of Article 15.00.
- 4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 16.00.
- 5) **AREA, YARD, AND HEIGHT REGULATIONS.** The maximum height and minimum lot requirements shall be as follows:

| | | | | |
|-----|------|-------|-------|-------|
| Lot | Reqd | Req'd | Req'd | Req'd |
|-----|------|-------|-------|-------|

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| Area (Sq Ft.) | Lot Width | Front Yard | Side Rear Yard | Maximum Yard Height |
|------------------|--------------|---------------|-------------------|------------------------|
|------------------|--------------|---------------|-------------------|------------------------|

Same as the RR zoning district.

- 6) OTHER REGULATIONS. Other regulations for Subarea B shall be:
- a) The residential density shall not exceed two dwelling units for the subarea. Location of the building sites shall be included in the final development plan and situated in such a manner to pose the least impact on access to the park in Subarea A.
 - b) No dwelling shall be located within the 100 year floodplain as shown on the county's flood insurance rate map.

C) SUBAREA C.

- 1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
 - a) Agriculture.
 - b) Park.
 - c) Greenhouse and nursery provided there is no retail sale of products conducted on the premises.
- 2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection C(1) above.
- 3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Article 15.00.
- 4) SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of Article 16.00.
- 5) YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements shall be the same as the A1 zoning district.

D) SUBAREAS D and E.

- 1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
 - a) Agriculture.
 - b) Single-family dwelling.
 - c) Park.
 - d) Greenhouse and nursery provided there is no retail sale of products conducted on the premises.
- 2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection D(1) above.

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3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Article 15.00.

4) SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of Article 16.00.

5) AREA, YARD, AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements shall be as follows:

| Lot Area (Sq Ft.) | Req'd Lot Width | Req'd Yard | Req'd Front Yard | Req'd Side Rear Yard | Req'd Maximum Height |
|-------------------|-----------------|------------|------------------|----------------------|----------------------|
|-------------------|-----------------|------------|------------------|----------------------|----------------------|

Same as the RR zoning district.

6) OTHER REGULATIONS. Other regulations for Subareas D and E shall be:

- a) The residential density shall not exceed one dwelling unit for Subarea D and two dwelling units for Subarea E.
- b) The driveway approach serving Subarea E shall not directly access 481st Ave.
- c) No dwelling shall be located within the 100 year floodplain as shown on the county's flood insurance rate map.

E) SUBAREA F.

1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- a) Convenience store with gas dispensing.
- b) Restaurant with drive-thru.
- c) Bank with drive-thru.
- d) Office.
- e) Personal services including barber shop, beauty salon, dry cleaning, coin-operated laundry, photographic and art studio, shoe repair.
- f) Custom services including woodworking, and hobby and craftmaking.
- g) Garden center, greenhouse and nursery.
- h) Group day care, day care center.
- i) Veterinarian clinic provided there is not outside kenneling of animals.
- j) Banquet/Reception Hall

2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection E(1) above.

3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Article 15.00.

4) SIGN REGULATIONS. Signs shall be regulated in conformance with the provisions of Article 16.00.

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5) **YARD AND HEIGHT REGULATIONS.** The maximum height and minimum lot requirements shall be the same as the C zoning district.

6) **OTHER REGULATIONS.** Other regulations for Subarea F shall be:

- a) All parking areas and driving lanes shall be hard surfaced.
- b) Outdoor product display is prohibited.
- c) Outdoor storage of parts, equipment, supplies or similar material is prohibited.
- d) Outdoor trash dumpster areas shall be screened.
- e) Off-premise signs are prohibited in all cases except for:

Multi-Tenant Signs in Commercial Centers:

- 1. One multi-tenant sign shall be allowed within a commercial center to act as a directory for the businesses located within the commercial center.
 - a. The sign area shall not exceed 200 square feet.
 - b. The maximum height shall be 30 feet.
 - c. No part of the sign face or structure shall be located in or overlap into the required side or rear yard setbacks or public right-of-way.
 - d. The light from any illuminated sign shall be so shielded, shaded or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.

f) Shoebox style lighting shall be used when illuminating structures, including canopies and parking areas. All lighting systems shall be designed to reduce glare and light trespass on to adjacent residential uses.

g) Access and landscaping plans shall be submitted as part of the Final Development Plan.

F) SUBAREA G.

1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:

- a) Single-family dwellings.
- b) Horse stable, private recreation facility.

2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any use permitted in subsection F(1) above.

3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of Article 15.00.

4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 16.00.

5) **AREA, YARD, AND HEIGHT REGULATIONS.** The maximum height and minimum lot requirements shall be as follows:

**PD PLANNED
DEVELOPMENT
DISTRICT**

| Lot Area (Sq Ft.) | Req'd Lot Width | Req'd Front Yard | Req'd Side Rear Yard | Req'd Maximum Height |
|-------------------------|-----------------------|------------------------|----------------------------|----------------------------|
|-------------------------|-----------------------|------------------------|----------------------------|----------------------------|

Same as the RR zoning district.

- 6) OTHER REGULATIONS. Other regulations for Subarea G shall be:
- a) Accessory buildings shall not be issued a building permit prior to approval as specified by the restrictive covenant of record.
 - b) The horse stable and private recreation facilities shall be for the use of subarea residents only.
 - c) A berming plan shall be submitted as part of the Final Development Plan for the south side of the three lots in the southeastern portion of the subarea.