

7.8.6 Approval Procedures

PUDs shall be reviewed and approved in accordance with the procedures of Sec. 3.7. If the proposed PUD involves subdivision of land, the Preliminary Plat, Preliminary Engineering, Final Plat and Final Engineering shall be subject to the procedures, standards and requirements of Article 10 unless specifically modified or waived by the Conditional Use Permit.[Revised 03.11.08]

7.8.7 Allowed Uses [Revised 03.11.08]

7.8.7.1 Residential Zoning Districts

a. PUD Approval

Residential uses and only those nonresidential uses allowed in the GO and LC zoning districts (by right or by conditional use permit) shall be allowed in PUDs located in residential zoning districts. Nonresidential uses allowed in the GO and LC zoning districts by conditional use permit must be specifically approved within the PUD by the County Board.

b. Change of Use

Upon PUD approval, any change of use to a use allowed by right in the underlying zoning district or the GO and LC zoning districts, shall be allowed provided all applicable use and development standards are met. Any change of use to a use allowed by conditional use permit in the GO and LC zoning districts shall require a Conditional Use Permit.

7.8.7.2 Nonresidential Zoning Districts

a. PUD Approval

Any use or mix of uses may be allowed within a PUD in a nonresidential zoning district provided that those uses not allowed by right in the underlying zoning district shall be specifically approved within the PUD by the County Board.

b. Change of Use

Upon PUD approval, any change of use to a use allowed by right in the underlying zoning district shall be allowed provided all applicable use and development standards are met. Any change of use to a use not allowed by right in the underlying zoning district shall require a Conditional Use Permit

7.8.8 Standards [Revised 03.11.08]

Development within PUDs shall not be subject to the dimensional and bulk standards (i.e. lot size, lot width, setback, height standards, and building area) of the underlying zoning district. Dimensional and bulk standards shall be established at the time of PUD approval. Similarly, landscaping, lighting, parking, architectural and open space standards may also be established at the time of PUD approval.

7.8.9 Density and Intensity

7.8.9.1 Residential PUDs (Residential Uses Only) [Revised 03.11.08]

The maximum density (number of dwelling units) within a residential PUD in a Residential Zoning District may exceed the conventional development density allowed in the under-