SECTION 412 - (PUD) PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT REGULATIONS

412.02 **- PERMITTED USE -** Land and buildings in the PUD DISTRICT shall be used only for the following purposes:

412.21 - Residential Development - Residential use in the form of single family dwellings, two-family dwellings, and townhouse style units developed in a unified manner in accordance with the approved Development Plan.

412.22 - Home Occupation - Home occupation in association with a permitted dwelling and in accordance with the provisions of SECTION 511, ARTICLE V.

412.23 - Accessory Use - Accessory buildings; and uses in association with a permitted dwelling as specified in SECTION 512, ARTICLE V, including:

- Office facilities for the management function, including property sales, necessary to the development and operation of the area included in the Development Plan.

- Other facilities or amenities, including recreation facilities, provided for the use of the residents, provided they are an approved part of the Development Plan.

412.24 - Schools and Parks - Public and private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students.

Parks, playgrounds and play fields open to the public without fee.

412.25 - Religious Uses - Church or other place of worship provided it occupies a lot adequate for all structures, required setbacks, water supply and sewage disposal, and off-street parking. No minimum lot size is established, but at least three (3) acre or more per one hundred (100) seats shall be provided in the main assembly area.

412.26 - Commercial Uses - Commercial uses normally associated with and intended to serve residential developments, such as those permitted in the Suburban Office and Neighborhood Commercial Districts, provided they are compatible included as an approved part of the Development Plan. Proposed commercial uses should be fully integrated into the overall design and circulation concepts demonstrated in the Development Plan.

412.03 **- PROCEDURE -** The following procedure applies in placing land in the PUD DISTRICT.

412.31 - Submission of Application - The owner or owners of a tract of land four (4) acres or more in area may request that the Zoning District Map be amended to include such tract in the PUD DISTRICT in accordance with the provisions of ARTICLE VII.

There is no minimum tract size if the proposed development is in keeping with the density and development character of adjacent lands.

412.32 - Development Plan - Five (5) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The Plan shall include in text or map form:

1. The proposed location and size of residential portions of the site, including the type, density and total number of units for each portion as well as a total number for the entire site.

2. The proposed size, location, and use of non-residential portions of the site, including useable open areas, parks, playgrounds, school sites, and other areas and spaces with the suggested ownership of such areas and spaces.

3. The proposed provision of centralized water sanitary sewer, and surface drainage facilities, including engineering feasibility studies or other evidence ofreasonableness.

4. The anticipated traffic generation and proposed traffic circulation patterns, including public and private streets, parking areas, walks, and other access ways, indicating their relationship to topography, the existing street system, and showing other evidence of reasonableness as may be necessary.

5. The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features. Such schedule shall include the proposed use or reuse of existingfeatures such as topography, structures, streets, and easements.

6. The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services and other publicimprovements.

7. Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features on the site as well as illustration of how they are incorporated into the projectdesign.

8. Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

9. Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan. Evidence of control includes property rights, and the engineering feasibility data which may be necessary.

412.33 - Basis of Approval - The basis for approving a PUD DISTRICT application shall be:

l.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with all applicable development policies, community plans or portion(s) thereof;

3.) That the proposed development advances the general welfare of Blendon Township and the immediatevicinity;

4.) And that the benefits of allowinga flexible arrangement of structures and overall project design justify the deviation from standard residential development requirements included in this Zoning Resolution, with an emphasis on the preservation of natural features and the provision of dedicated, centralized, and unified open space.

412.34 - Effect of Approval - The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the PUD DISTRICT regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be fore a period of three (3) years to allow the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure, or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the a[approval of the initial Development Plan.

412.35 - Plat Required - In the PUD DISTRICT no use shall be established or changed and no structure should be constructed or altered until the required Subdivision Plat has been recorded in accordance with the **Subdivision Regulations for Franklin County, Ohio.** The Subdivision Plat shall be in accordance with the approved Development Plan and shall illustrate or include:

1.) Site arrangement, including building set-back lines or space to be built upon; water, sewer, and other public utility installations, including sanitary sewage, surface drainage, and waste disposal facilities; public and private street right-of-way, easements and walks; school sites, recreation areas, and other land to be dedicated to public use, including the purpose and intent of such dedication; the land to be commonly owned and maintained.

2.) The nature and extent of earthwork required for site preparation and development.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.

412.36 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Blendon Township Board of Trustees. Approval shall be based upon the purpose and necessity for such extension or modification and evidence of reasonable efforts to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PUD DISTRICT.

412.04 **- DEVELOPMENT STANDARDS -** In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PUD.

412.41 - Intensity of Use - The maximum net density is twelve (12) dwelling units per acre of area devoted to residential use as defined below, unless a reduction in allowable density is required for compliance with the health and sanitation requirements of the Franklin County District Board of Health.

412.42 - Calculation of Density

The calculation of residential density includes all land devoted to residential use and further includes the following:

1.) All easements for utilities except major facilities (e.g., high-power electric lines), which do not serve individual dwellings.

2.) Minor surface drainage channels.

3.) Recreation space and other areas provided as common open space, including land dedicated to public use.

Public or private street right-of-ways shall not be used in the calculation of residential density.

412.43 - Open Space - A minimum of thirty percent (30%) of the area included in the calculation of residential density shall be provided as dedicated, unified and centralized open space for public use. Public use may include, but is not limited to, educational and recreational facilities, natural areas, flood protection, community centers and other public improvements necessary to the health, safety and welfare of the people. Open space may not include minimum yard space required for individual units or required off-street parking. No more than fifty percent (50%) of the required open space may be in the form of floodplain and/or have slopes in excess of eight percent (8%).

412.44 - Arrangement of Areas - The location and arrangement of areas of various density within the PUD DISTRICT, in addition to achieving these DEVELOPMENT STANDARDS, shall be so arranged and distributed that development of higher density is appropriately balanced by open space and/or low density development.

Residential development, at a higher density than that permitted on land in adjacent Residential Zoning Districts, or other Permitted Uses may not be located nearer than one hundred (100) feet to such Zoning District boundary.

412.45 - Yards - The physical relationship of dwelling units and their minimum yard space shall be determined by a site plan submitted as a part of the Development Plan. The site plan shall illustrate the arrangement of structures and open space and include provisions for yard space and building setback. The plan is subject to approval as the Development Plan or in conjunction with the subsequent Subdivision Plan and must comply with any other requirements of these Development Standards.

412.46 - Other Yard Space - The arrangement of other uses and associated yard space is determined in accordance with the Development Standards of the Zoning District in which the use is a **Permitted Use,** except that arrangement may be determined as in 412.045above.

412.47 - Private Roads and Parking - Private roads as a common easement may be used to provide access to clustered lots and/or structures in accordance with the conditions and standards established in 303.040. Such easement shall not be counted as required open space.

Off-street parking shall be provided in accordance with SECTION 531, ARTICLE V, except that residential parking may be provided in group garages or parking lots within one hundred fifty (150) feet of the dwellings served. Curb indented parking bays or courts may be provided within the street right-of-way, but in addition to the required roadway. Such parking is permitted only along streets internal to the area and not a Major Thoroughfare.