

Article 1: Planned Districts

(“Planned Districts” added 3-27-2007 by O-19585 N.S.; effective 4-26-2007.)

Division 3: Zones for Planned Districts

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§151.0301 Permitted Development Controls

In a planned district, no building or structure may be erected, constructed, altered, moved or enlarged on any premises nor may any premises be used unless the buildings, structures, and premises comply with the development controls in force in the planned district.

- (a) The following development controls may be made applicable to all planned districts:
 - (1) Architectural design
 - (2) Color and texture of improvements
 - (3) Construction materials
 - (4) Development density
 - (5) Grading and site development
 - (6) Height and bulk of buildings
 - (7) Landscaping
 - (8) Land use, including accessory uses
 - (9) Lot area and dimensions
 - (10) Lot coverage
 - (11) Off-street parking
 - (12) On-street parking
 - (13) Orientation of buildings
 - (14) Public areas

- (15) Signs, provided that public interest signs shall be permitted in all planned districts
 - (16) Street furniture
 - (17) Yards
 - (18) Site design
 - (19) Density bonuses and/or incentives
 - (20) Performance standards
 - (21) Timing and operational controls
 - (22) Any other regulations necessary to implement the adopted plan covering the area of which the planned district is a part
- (b) In addition to the development controls listed in Section 151.0103(a), the following planning element and development controls for developing or undeveloped geographic areas in which a program of phased growth is desirable may be made applicable:
- (1) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, and solid and liquid waste disposal facilities, together with regulations establishing height, bulk and set-back limits for such land uses and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain;
 - (2) The locations and extent of existing or proposed streets and roads, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities whether public or private;
 - (3) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste;

- (4) Standards for the conservation, development and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks and streams, and fish and wildlife resources. Such standards must include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use and stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas;
- (5) A capital improvements program indicating the sources and means of financing all required capital improvements within the planned district; and
- (6) Standards for solar systems:
 - (A) Shadow Plans. When, in the opinion of the City Manager, structures and major landscaping at maturity for a development project may have an impact on the solar access of adjacent property, the applicant shall submit a satisfactory shadow plan prior to the approval of a planned district development permit.
 - (B) Design Criteria. Wherever possible, maximum feasible energy conservation measures, including both active and passive solar systems, shall be utilized.

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