

3.11.6 - Planned unit development, mixed/other.

3.11.6.1 *Description of district.* The intent of the planned unit development, mixed/other is to encourage development of a variety of complementary and compatible land uses into a homogenous development. Mixed-uses will not be required, but the location of complimentary uses to the project will be used to evaluate the appropriateness of the application.

3.11.6.2 *Permitted uses.*

Commercial:

- (1) General retail services;
- (2) Offices (all types);
- (3) Clinics;
- (4) Banks;
- (5) Child care centers;
- (6) Business and personal services;
- (7) Professional services;
- (8) Restaurants;
- (9) Alcoholic beverage establishments;
- (10) Convenience store/mart (no gas service permitted).

Residential:

- (1) Townhomes;
- (2) Single-family;
- (3) Zero lot line;
- (4) Cluster homes;
- (5) Multiple-family dwellings;
- (6) Home occupations (see definition).

Other:

- (1) Hotel/motel when located in an activity center or adjacent to arterial roadway or limited access highway.
- (2) Other lodging facilities, i.e., time-share, country inn, bed and breakfast.
- (3) Adult congregate living facilities.
- (4) Public local schools, and private and parochial schools (pre-kindergarten through grade 12).
- (5) Public and private colleges and universities.
- (6) Vocational, trade, or business schools.
- (7) Other uses may be permitted if determined by the city to be consistent and compatible with the PUD application.

Uses prohibited:

- (1) Car washes;
- (2) Outdoor amusement;
- (3) Adult entertainment;

- (4) Flea markets.

Conditional uses:

- (1) Automobile service stations (self- and full-service) with a maximum of four gasoline dispensers (i.e., eight individual fueling positions).

3.11.6.3 *Location criteria.*

- (a) Planned unit development, mixed/other will only be permitted when the project has access to road frontage on minor or major arterial roadways.
- (b) PUD, mixed/other projects shall not be located in areas that would result in the duplication of commercial uses permitted in any activity center or with any mixed-use project.

3.11.6.4 *Intensity and density regulations.*

- (a) Refer to [division 30](#), development intensity standards, for density and intensity requirements.
- (b) The maximum individual project size shall not exceed 150,000 square feet of nonresidential development and shall not exceed 1,000 units for residential development.

3.11.6.5 *Setbacks.* Setbacks within the development shall be established by the developer as part of the master land use plan and shall be reviewed by city staff and approved by the city commission.

3.11.6.6 *Open space and recreation areas.*

- (a) Minimum open space shall be as required in article 3, [division 44](#), Open space requirements. Depending on the proposed land uses and the mix of uses, open space requirements may be waived from the standard if a mitigation plan is approved by the city commission upon recommendation from staff and planning board.
- (b) Minimum recreation areas for multifamily or townhouse or cluster home projects. See article 3, [division 44](#), Open space and recreation requirements.

3.11.6.7 *Perimeter buffer.* Refer to section [6.1.12](#), Landscaping.

3.11.6.8 *Parking.* Parking requirements shall be as established in article III, [division 41](#), Parking requirements.

3.11.6.9 *Utilities.* All utilities shall be constructed underground.

3.11.6.10 *Public transit.* Where public transit is available or is programmed to be available in the capital improvements element of the comprehensive growth management plan, a turn-out for a bus stop may be required as determined by the development review committee.

3.11.6.11 *Height.* Maximum height shall be 35 feet where abutting residential development. In an activity center maximum height shall be seven stories. An alternate height may be requested with the PUD master plan if sufficient mitigation is established to minimize any adverse effects to surrounding property owners.

(Ord. No. 1173-94, §§ 14, 15, 6-7-94; Ord. No. 1344-99, § 7, 12-5-2000; Ord. No. 1588-08, § 2, 5-20-08; Ord. No. 1652-12, § 2, 12-4-12)

All information provided is believed to be accurate but is not guaranteed or warranted and is subject to errors, omissions, changes, or withdrawal without notice.

Prospective buyers are advised to independently verify all information, through their own due diligence and professional advisors.

Property Owners and J. Wayne Miller Company and its affiliates assume no liability for any inaccuracies or decisions made based on this information.