

CHAPTER 1253 PLANNED UNIT DEVELOPMENT

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1253.01 Purpose¹

For the purpose of conserving land through more efficient allocation of private lots, multi-family dwelling units, common grounds and other non-residential uses, promoting efficiency in providing public utility services and receiving the benefits of new techniques of community development and renewal, the process of planned unit development shall be established for the "S," "R," "C," "M," and "BP" Districts. The designation of a Planned Unit Development shall be at the discretion of the property owner and may be initiated pursuant to [Section 1247](#) (Planned Unit Development Review).

1253.02 Description²

Planned Unit Developments may be residential, commercial, or industrial developments or they may be combinations of uses, such as residential and commercial, commercial and industrial or a combination of uses in a business park.

A. Minimum Site Area

1. The minimum site area for a PUD development shall be:

<u>Type of Development</u>	<u>Minimum Site Area</u>
Residential development:	5 net acres
Commercial development:	5 net acres
Industrial development and business park:	25 net acres
Combination residential-commercial development:	25 net acres
Combination commercial-industrial development:	30 net acres

¹ Amended Ord. 27-2006; Effective August 1, 2006

² Amended Ord. 27-2006; Effective August 1, 2006

2. In combination developments, the amount of land devoted to commercial usage shall not exceed twelve and one-half (12.5) percent of the total land area of the development. All Planned Units must be arranged progressively in relation to the zoning of the area abutting.
 3. The Planning Commission may recommend and Village Council may approve reduction in the area of a Planned Unit Development for those sites which are isolated by natural or man made barriers or by existing development so that additional land is not available for inclusion in the new development.
- B. All planned developments shall be platted in accordance with applicable subdivision rules and regulations.

1253.03 “S” or “R” Districts, Planned Unit Development

In an "S" or "R" District, Planned Unit Developments may be permitted as follows:

- A. Impervious Surface Coverage. No more than forty (40) percent of gross parcel acreage shall be devoted to coverage by buildings, street pavement, motor vehicle driveway pavement, and parking area pavement.
- B. Open Space. No less than ten thousand (10,000) square feet or ten (10) percent of the net parcel acreage whichever is greater, none of which shall be a part of any yard, shall be allocated to consolidated common green space and/or recreation areas. Such open space land or recreational facilities shall be held in corporate ownership by the owners of the project area building sites, and the developer shall incorporate into the protective covenants and/or deed restrictions, a clause giving an interest in such land to each owner who buys property within the development.
- C. Perimeter Setback. A yard setback of twenty-five (25) feet shall be maintained on all perimeter parcels of the Planned Unit Development.
- D. Maximum Density. The maximum number of dwelling units permitted in the Planned Unit Development shall be calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as shown for the underlying zoned district. For purposes of this calculation, net residential acreage equals eighty (80) percent of the gross parcel acreage and gross parcel acreage is the total parcel area excluding public rights-of-way and flood plain.
- E. Minimum Dimensions. To provide maximum flexibility for the development of residential lots, the dimensional requirements under [Chapter 1250](#) (Establishment of Districts) may be reduced no less than the following dimensions:

Minimum Dimensional Requirements - Lots			Minimum Yard (in feet)	
Dwelling	Minimum Lot Width Per Family	Minimum Lot Area Per Family	Front	Rear
			Single or Two Family	45 feet (*)
Multi Family	24 feet (*)	2,400 sq. ft. (*)	30	0
* The Village Planning Commission may approve and recommend reductions below the minimum requirements of the Village of Whitehouse Subdivision Regulations.				

Minimum Dimensional Requirements - Yards/Buildings ³				
Dwelling	Minimum Yard Width (in feet)		Maximum Height of Buildings	
	Either Side (*)	Sum of Side Yards	Stories	Feet
Single or Two Family	0, 5, or 10	10	2	35
Multi Family	0, 5, or 10 (**)	10 (**)	2	35
Footnotes: * Only zero lot line units may have a zero minimum side yard. ** Applies to each end unit				

F. Minimum Requirements⁴

1. Maximum lot coverage of structures shall not exceed forty (40) percent of net acreage.
2. Minimum yard area, exclusive of structures, is six hundred (600) square feet.
3. End unit minimum building separation distance shall be ten (10) feet.
4. Required side yard setbacks shall contain no permanent structures.

G. Zero Lot Line Development

1. Proposed zero lot line developments shall submit deed restrictions of record for any vacant lot adjacent to the zero-foot setback which places the adjacent owner on notice that any development shall attach to the common wall of the first zero lot line development or provide a minimum side yard of ten (10) feet.⁵

³ Amended Ord. 27-2006; Effective August 1, 2006

⁴ Amended Ord. 27-2006; Effective August 1, 2006

⁵ Amended Ord. 27-2006; Effective August 1, 2006

2. Walls of structures adjacent to buildings built on the zero lot line must not contain any windows, doors, or openings of any kind unless ten (10) feet of separation is maintained.⁶
3. The provisions of the following shall govern as to the rights and obligations and occupants of lots respecting side yard easements. For purposes of definition, the “servient tenement” is defined as the property providing a side yard easement. The “dominant tenement” is defined as the property adjoining benefiting from the easement.
 - a) A five (5) foot maintenance easement shall exist along all zero lot lines exclusive of lots which share a common zero lot line wall.
 - b) Lots subject to this easement will be set forth as an appropriate reservation grant in the deed to the dominant tenement
 - c) The easement shall be maintained by the owners or occupants of the servient tenement as open space, landscaping or as a garden and shall be retained in a manner not to restrict its use by the owners or occupants of the dominant tenement
 - d) The owners or occupants of the dominant tenement shall have limited, nonexclusive right to use and occupy the side yard easement for purposes of maintenance, repair or replacement of the structure. Ingress and egress will be provided without limitation for these purposes. Owners and occupants of the dominant tenement shall be responsible for all damage to the servient tenement which may restrict the use and enjoyment of the side yard. This responsibility extends to maintenance of the exterior walls of the structure which shall be maintained and retained in a manner compatible with the servient tenement.
 - e) The owners and occupants of the servient tenement shall be limited to the use of the easement for purposes described in 3.d) of this section. The owner or occupant of the servient tenement shall be responsible for any damage to the structure of the dominant tenement which is caused by the negligence of the owner or occupant of the servient tenement or by persons entering on the servient tenement with consent of the owner or occupant.

1253.04 “C” District Planned Unit Development

In “C” Districts, a planned unit development may be permitted in accordance with the provisions of the Village Zoning Code and are subject to all limitations as set forth therein.

- A. Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares. In planning these groups of buildings or establishments, no yard space will be required between uses within the groups; however, the yard requirements must be observed

⁶ Amended Ord. 27-2006; Effective August 1, 2006

at the edge of the complete development. Planting buffers using vegetative screens, walls, or fences pursuant to [Section 1258.05.B.6](#). (Landscaping and Screening) in this resolution shall be required.⁷

- B. Off-street parking and loading requirements shall be observed as required; however, group parking is recommended so long as the number of spaces provided is equal to the required number of spaces required for each use to be developed.
- C. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the developer as well as from the stand-point of the adjoining and surrounding existing or potential developments.
- D. The ground area occupied by all the buildings shall not exceed in the aggregate twenty-four (24) percent of the total area of the lot or tract.

1253.05 “M” District Planned Unit Development

In "M" Districts, a Planned Unit Development may be permitted as follows:

- A. Industrial uses and parcels shall be developed in park-like surroundings utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks and/or outdoor storage of raw materials or products. A planned industrial area shall provide for the harmony of buildings and a compact grouping or groupings in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order that those thoroughfares which are constructed may be built to the highest possible standards.
- B. Certain types of commercial uses, such as a restaurant, central secretarial or stenographic pool, or other business service type uses, repair services, or clinics may form a small commercial center to serve the needs of the industries or their personnel, may be permitted in a planned industrial area.
- C. Off-street parking and loading areas shall conform to the provisions of this Ordinance and all screening requirements of [Section 1257.09.E](#). (Off-Street Parking Lot Landscaping and Screening) shall be observed.
- D. No building shall be less than seventy-five (75) feet distant from any boundary of the tract on which the office, research, or industrial development is located. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

⁷ Amended Ord. 27-2006; Effective August 1, 2006

1253.06 “BP” Business Park District Planned Unit Development

In a "BP" District, a planned unit development may be permitted as follows:

- A. All uses and parcels shall be developed in park-like surroundings utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks and/or outdoor storage of raw materials or products. A business park area shall provide for the harmony of buildings and a compact grouping or groupings in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout the planned business park in order that those thoroughfares which are constructed may be built to the highest possible standards.
- B. Certain types of commercial uses, such as a restaurant, central secretarial or stenographic pool, or other business service type uses, repair services, or clinics may form a small commercial center to serve the needs of the industries or their personnel, may be permitted in a planned business park.
- C. Off-street parking and loading areas shall conform to the provisions of this Ordinance and all screening requirements of [Section 1257.09.E](#). (Off-Street Parking Lot Landscaping and Screening) shall be observed.

No building shall be less than seventy-five (75) feet distant from any boundary of the tract on which the office, research, or industrial development is located. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and pro