

- 1. Industrial uses not allowed in C-H zoning;
- C. Outdoor storage of materials or equipment;
- B. The PD and PD-R districts may be proposed in any location consistent with the future development map in order to provide flexibility in the application of development and site design standards. A PD and PD-R development shall meet the following requirements for size, location, and ownership:

**Table 4.06.02(B). Planned development Requirements.**

Development Feature	Standard		
Minimum Land Area	Three (3) contiguous acres.		
Location	Major arterial or collector. (Not Required for PD-R)		
Road access	Required. (Not Required for PD-R)		
Public water and sewer			
Minimum Common Open Space	15% of total project area. Twenty-five (25) percent of the open space area may be used for stormwater management facilities.		
Minimum Project Setbacks (on exterior boundary of project)	Thirty (30) feet from all property lines		
Residential and Mixed PD Land Use Standards	Residential	Minimum	Maximum
	Open Space	40%	85%
	Recreation, Civic or Public Use	10%	50%
		5%	25%
Non-Residential PD Land Use Standards	Office	0%	85%
	Commercial	0%	85%
	Open Space	15%	50%
	Civic or Public Use	0%	30%
Ownership	Single owner, or Multiple owners, provided that a joint application for rezoning and development plan approval is submitted.		

- C. Provisions for the permanent ownership, operation, and maintenance of common open space shall be provided by covenant, deed restriction, easement, or ownership by and for the benefit of a property owners association, land trust, or other legal authority.

**D. Residential Uses:**

- 1. Any type of residential dwelling unit is permissible, including single-family, multi-family, town house, apartments, duplex units, and manufactured housing;
- 2. Community centers, meeting facilities, and indoor or outdoor recreation facilities and spaces are permissible when limited to use by the residents of the PD or PD-R development through recorded covenants and restrictions.