

Article 3.1: Planned Area Development Overlay Zoning District

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3.101 Purposes

The purposes of the Planned Area Development Overlay Zoning District (PAD) are to:

- A. Modify base district regulations.
- B. Provide opportunities for unique or mixed-use development.
- C. Provide opportunities for development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.
- D. Provide opportunities for increased building height in the General Commercial, Regional Commercial, General Office, Business Park, Light Industrial and Public Facility/Institutional base zoning districts outside the boundaries of the Vertical Development Overlay zoning district set forth in the Official Zoning Map.
- E. Provide a mechanism for establishment of a Protected Development Right Plan as required by state law.
- F. Implement design and planning policies for development in the Gateway Character Area.
- G. Allow for modification of the zoning regulations for signs in the Gateway Character Area.

3.102 Use of a Planned Area Development Overlay Zoning District

- A. Planned Area Development Overlay Zoning District (PAD) may overlay any base district or contiguous districts. Base district regulations shall apply except to the extent modified by an overlay district. The Official Zoning Map shall identify the area covered by each PAD.
- B. A PAD may only be adopted for the following:

1. To modify base district regulations to implement policies in the General Plan.
 2. To permit unique or mixed-use development.
 3. To permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.
 4. To increase building height in the General Commercial, Regional Commercial, General Office, Business Park, Light Industrial and Public Facility/Institutional base zoning districts outside the Vertical Development Overlay zoning district.
 5. To create a Protected Development Right Plan pursuant to Article 5.9: Protected Development Right Plan.
 6. To modify the zoning regulations for signs in the Gateway Character Area.
 7. To permit a concurrent review of housing product and neighborhood design, including lotting pattern, for development in the Gateway Character Area.
 8. To modify the building height regulations for non-residential noise sensitive uses pursuant to Section 3.303B.1: Building Height.
- C. Use of the PAD.
1. A PAD shall not be used to modify sign regulations other than as permitted in Paragraph 3.102B.5 above.
 2. A PAD shall not be used to add, eliminate, or restrict uses permitted in the base district regulations.
 3. A PAD shall be applied only to contiguous property so as to create a unified and cohesive development.

3.103 Land Use and Development Regulations

Use and development of land within a PAD shall conform to the base zoning district regulations and other requirements of the Zoning Code, except as modified by the PAD zoning ordinance.

3.104 Approval

- A. **Development Plan.** A PAD shall include a development plan consisting of a site plan, preliminary landscape plan, building elevations, building height, design guidelines, residential lot layout, open space plan, or other plan applicable to the project. The use and development of the property in a PAD shall substantially conform to the development plan approved by the Town Council as an exhibit to the PAD zoning ordinance.
- B. **Conditions.** The Planning Commission may recommend, and the Town Council may impose, conditions of approval including, but not limited to, the following:
1. Timing or phasing of development;
 2. Off-site and on-site improvements;
 3. Development standards;
 4. Design guidelines;
 5. Conditions of use;
 6. Dedication of land for public purposes;
 7. Granting of utility easements;
 8. Granting of easements for public use of trails and open space areas;
 9. Requirements for establishment of a homeowners or property owners associations or other mechanism to assure continued maintenance of commonly owned land and facilities; and
 10. Reservation of land for future public acquisition.