

ATTACHMENT A

Sec. 7.8 Planned Unit Developments (PUDs)

§§7.8.1/Description

The Planned Unit Development (PUD) regulations of this section are intended to encourage innovative land planning and site design that achieve a high level of environmental protection, energy efficiency, aesthetics, high-quality development and other county goals by:

- A. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for development on individual lots;
- B. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities; and
- C. Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.

§§7.8.2/Intent

By allowing more flexibility than base zoning districts, a PUD is intended to result in:

- A. greater choice in the type of environment and living units available to the public;
- B. more open space through conservation development practices;
- C. open space resources that are connected to one another and to residential and nonresidential areas;
- D. a creative approach to the use of land and related physical development; and
- E. an efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs.