

ARTICLE L. PLANNED COMMUNITY FORM BASED ZONE

- 13-5L-1: PURPOSE AND INTENT:**
- 13-5L-2: GUIDING PRINCIPLES:**
- 13-5L-3: LAND USE AND PLACE TYPE DESIGNATIONS:**
- 13-5L-4: PERMITTED, CONDITIONAL AND PROHIBITED ALLOWED USES:**
- 13-5L-5: MINIMUM ZONE AREA:**
- 13-5L-6: APPROVAL PROCESS:**
- 13-5L-7: PCFB MASTER DEVELOPMENT PLAN:**
- 13-5L-8: COMMUNITY CONCEPT PLAN:**
- 13-5L-9: PRELIMINARY AND FINAL SUBDIVISION PLATS:**
- 13-5L-10: PRELIMINARY AND FINAL SITE PLANS:**
- 13-5L-11: OPEN SPACE AND AMENITIES:**
- 13-5L-12: SPECIFIC REQUIREMENTS THAT MUST BE ADDRESSED IN THE
MASTER DESIGN GUIDELINES:**

13-5L-1: PURPOSE AND INTENT

The Planned Community Form Based (PCFB) zone is established to promote:

- A. High quality, innovative and creative development that is context sensitive, includes a mixture of uses, varied building heights and setbacks, varied densities and lot sizes, and a sufficient diversity of housing types to meet the housing needs of city residents.
- B. Distinct, compact neighborhoods that are designed to present a wide selection of housing choices and include neighborhood retail centers and neighborhood centers i.e., schools, parks etc.
- C. Retail, employment and recreational uses that meet or exceed the needs of the residents.
- D. A pedestrian environment which encourages pedestrian activity, bicycle and other sustainable transportation usage and public transit.
- E. A desirable living and working environment with unique identity and character.
- F. Varied architecture that is interesting and entirely oriented toward the street. Streetscapes will feature four-sided architecture and will promote pedestrian use to encourage social interaction, street activity and neighborhood security. Residential areas will be easily accessible to neighborhood centers by foot or vehicle.
- G. Onsite resident-serving amenities shall include private recreation/fitness opportunities with the appropriate amenities, as detailed in this article.
- H. Active, walkable village centers, which mix employment, higher-density housing, a variety of retail and civic uses. The amenity cores and village centers will be connected to parkways and

open space systems. There will be a strong focus on the public realm as expressed in active, walkable streets, and buildings oriented toward public spaces.

- I. Preservation of distinct geography and open space that will benefit the community and contain a variety of park types, natural areas, playing fields, village squares, linear parkways, and biking trails for both recreation and transportation. The park system and trails will be designed to link neighborhoods to other West Jordan communities and to the regional open space and trail system.
- J. A balanced transportation system, emphasizing multiple, safe modes of travel including pedestrian, bicycle and future transit systems while accommodating the needs of the automobile within an interconnected street system.
- K. Sustainable ecological systems will be integrated into all aspects of the community's development, from street and building design to open space location. The PCFB zone shall minimize water usage in common areas and emphasize sustainable landscape and development principles through the use of native water wise or naturalized plantings; the creation and preservation of wildlife habitat and movement corridors; storm water capture, treatment and infiltration in constructed wetlands; and the provision of shade to reduce heat islands. The open space system will protect and enhance notable landscape features. (Ord. 20-__, __-__-2020)

13-5L-2: GUIDING PRINCIPLES

- A. The PCFB zone is intended to include a mix of neighborhoods, neighborhood centers, village centers, town centers, business parkways and open space. Convenient pedestrian access among residential, commercial, office, retail and recreational areas shall be provided. Individual structures within neighborhoods, neighborhood centers, village centers, town centers, and business parkways may contain a mixture of land uses.
- B. The form based approach to community design employed within the PCFB zone shall focus on the quality, character and function of the development. The establishment of principles that are recorded with the land that govern community form, relationships between place types, real estate product types, transportation and engineering systems (function), and the mixed-use character of plans. The integrated approach to large scale planning proactively pursues quality development through evolving market cycles and allows learning, adaptation, and improvement through the course of the development.
- C. How building forms relate to the street, the location of parking, continuity of pedestrian systems, placement of parks and trails, and the character and detail of the architecture and landscape architecture combine to form a community that balances the competing demands of land uses that often force undesirable community outcomes. Large scale community planning requires early commitment and investment and this zone is designed to accommodate incremental adaptation of the details of the plan as long as they conform to the entitlement plans and figures and agreed upon principles. Performance against agreed commitments (master development plan and master development agreement) is evaluated with every subdivision plat, community concept plan and site plan.
- D. It is the intent of the city that the site and building plans for form based developments be prepared by a designer or team of designers having professional competence in form based development, urban planning, site planning, and architectural and landscape architectural design. However, it is not the city's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this article. (Ord. 20-__, __-__-2020)

13-5L-3 LAND USE AND PLACE TYPE DESIGNATIONS

A. Developments zoned to the PCFB zone shall consist of at least four of the land use and place type designations described in this section and shall be geographically described in the community concept plan. The actual mix of land use and place type designations does not have to be equal in area but the mix must accomplish the intent of this article. The land use and place type designations described below for the PCFB zone may only be established in conformance with provisions of this article.

1. Neighborhood: This category is designed for mixed-use development that emphasizes residential (single- and multi-family) use, but also includes office, commercial, public/semipublic and recreation/open space uses. The gross residential density of a neighborhood is up to six (6) ~~five (5)~~ units per acre.

2. Neighborhood Center: this category is designed as a transition area that blends single family detached and town home densities with neighborhood schools, churches and other civic uses and small-scale retail. This category may accommodate a gross residential density up to fifteen (15) units per acre.

3. Village Center: This category is designed for mixed use development that includes residential (single- and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate a gross residential density of up to twenty-five (25) units per acre.

4. Town Center: This category is designed for mixed use development that emphasizes office, commercial and recreational uses, but may include residential (single- and multi-family), public/semipublic uses, and open space uses. This category may accommodate a gross residential density of up to fifty (50) units per acre.

5. Business Parkway: This category is designed to accommodate (but not require) a mixture of all uses: residential (single- and multi-family), office, commercial, recreational and public/semipublic uses. The principal land use in this category should be office and commercial.

6. Open Space: Landscaped or natural areas or farmland which is established to provide and preserve outdoor recreational, agricultural or other similar uses. (Ord. 20-__, __-__-2020)

13-5L-4 PERMITTED AND CONDITIONAL ~~ALLOWED~~ USES

A. Uses allowed in the PCFB zone ~~are allowed by place type.~~ are listed in the table below. Those uses identified as "permitted" (P) ~~Uses~~ are allowed by right ~~if they are listed in the use table.~~ ~~Uses allowed in a specific place type will be identified as "allowed" (A), if blank the use is not allowed in that place type.~~ ~~Allowed uses shall~~ comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in ~~chapter 7, article E~~ of this title and ~~title 15~~ of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in ~~chapter 7, article E~~ of this title, except that the public hearing shall be conducted by the zoning administrator, and shall comply with ~~title 15~~ of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed.

PERMITTED AND CONDITIONAL ~~USES~~ IN PLANNED COMMUNITY FORM BASE (PCFB) ZONE.

Legend:-		
<u>P</u>	<u>=</u>	<u>Permitted use</u>

-	<u>C</u>	=	<u>Conditional use</u>
-	<u>AC</u>	=	<u>Administrative conditional use</u>

<u>Legend:</u>		
-	<u>N</u>	<u>Neighborhood</u>
-	<u>NC</u>	<u>Neighborhood Center</u>
-	<u>VC</u>	<u>Village Center</u>
	<u>TC</u>	<u>Town Center</u>
	<u>BP</u>	<u>Business Parkway</u>
	<u>OS</u>	<u>Open Space</u>

<u>Use</u>	<u>PCFB</u>	<u>N</u>	<u>NC</u>	<u>VC</u>	<u>TC</u>	<u>BP</u>	<u>OS</u>
<u>Active and independent adult community</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Adult daycare, general</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Adult daycare, limited</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Ancillary use</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Assisted living facility</u>	<u>P</u>			<u>A</u>	<u>A</u>	<u>A</u>	
<u>Athletic field</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>
<u>Auditorium or stadium</u>	<u>AC</u>			<u>A</u>	<u>A</u>		
<u>Bank or financial institution</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Brew pub</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>		
<u>Building moved from another site (see section 13-8-12 of this title)</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Caretakers, Nurses, Nannies, Maids,</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Church/place of worship</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Club</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Continuing care retirement facility/community</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Convalescent care facility</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Cultural service</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Commercial Daycare, general</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Commercial Daycare, limited</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, multiple-family</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, single-family</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	

<u>Use</u>	<u>PCFB</u>	<u>N</u>	<u>NC</u>	<u>VC</u>	<u>TC</u>	<u>BP</u>	<u>OS</u>
<u>Dwelling, single-family, attached</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, two-family</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, accessory dwelling unit²</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, townhome</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, loft apartment</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, above ground floor retail</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, above ground floor commercial</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, above ground floor office</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Dwelling, condominium</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Government service</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Group home, large</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Group home, small</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Home Occupation, subject to regulations in 13-11 of the title.</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Hotel or motel</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>		
<u>Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Large scale public utilities</u>	<u>C</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Liquor Store</u>					<u>A</u>		
<u>Mass transit railway system</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Massage therapy</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Media service</u>	<u>P</u>			<u>A</u>	<u>A</u>	<u>A</u>	
<u>Medical service</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Mental health care facility for elderly persons</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Model home</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Neighborhood commercial</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Nursing home</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Garden center and nursery</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Office</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Parks and Open Space and related facilities</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

<u>Use</u>	<u>PCFB</u>	<u>N</u>	<u>NC</u>	<u>VC</u>	<u>TC</u>	<u>BP</u>	<u>OS</u>
<u>Personal care service</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Personal instruction service</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Preschool</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Public park, playgrounds and athletic areas</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Reception center</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>		
<u>Recreation and entertainment, indoor</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Recreation and entertainment, outdoor</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>
<u>Repair service, limited</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Residential substance abuse treatment home, large</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Residential substance abuse treatment home, small</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Restaurant, fast food (general)</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Restaurant, fast food (limited)</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Restaurant, general</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Retail, general</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>School, vocational</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Schools, K - 12</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Secondhand store</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>		
<u>Swimming Pool</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Tavern</u>	<u>P</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Temporary office</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Temporary Use</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Television antenna and Satellite dish</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Utility, major</u>	<u>G</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Vehicle and equipment repair, limited</u>	<u>G¹</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Veterinarian services</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	

Note:

1. Only if immediately adjacent to an arterial street and if not included in a residential development.
2. Requirements for "Accessory Dwelling Units" (ADUs).

1. All ADUs shall be restricted by plat note to specific, designated lots that are adequate in area, shape and compatibility and shall be approved by the planning commission with the preliminary plat approval.
2. ADU approval shall run with the land.

3. ADUs are only allowed on lots approved for single family residential. ADUs are not allowed with any dwelling approved as multi-family, mobile homes or any form of attached housing units.
4. All ADUs approved under this section require that the owner of the property live on the property either in the primary dwelling or the accessory dwelling, except for legitimate temporary absences.
5. In no case is more than one ADU allowed on any single family lot.
6. In all cases ADUs shall remain subordinate and incidental to the primary dwelling. An ADU is an accessory use and must be owned by the property owner of the lot. A property owner shall not establish on their lot a separated ADU owned by someone other than the property owner.
7. A minimum of one off street parking space, in addition to those already required, shall be provided for ADUs. Additional spaces shall be provided, as needed, to ensure that all additional occupant vehicles can be accommodated on site, reserving on street parking for visitors.
8. For all approved ADUs, a notarized letter shall be required from the property owner stating that the property owner will comply with all regulations for ADUs and that the property owner will occupy the property. The letter shall also state that the owner assumes responsibility to comply with further restrictions that may be imposed by a homeowners' association and/or codes, covenants, and restrictions (CC&Rs). Upon approval of the ADUs, the original letter shall be stamped, documenting approval, and kept on file with the planning division. A copy may be provided to the homeowner.
8. ADU construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.).
- 10: 9. Periodic inspections and notifications may be required to determine compliance, as deemed appropriate by the zoning administrator.

A. Uses allowed in the PCFB zone are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the zoning administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed.

PERMITTED AND CONDITIONAL USES IN PLANNED COMMUNITY FORM BASE (PCFB) ZONE:

<u>Legend:</u>			
-	<u>P</u>	=	<u>Permitted use</u>
-	<u>C</u>	=	<u>Conditional use</u>
-	<u>AC</u>	=	<u>Administrative conditional use</u>

<u>Use</u>	<u>PCFB</u>
<u>Active and independent adult community</u>	<u>P</u>
<u>Adult daycare, general</u>	<u>P</u>

<u>Use</u>	<u>PCFB</u>
<u>Adult daycare, limited</u>	<u>P</u>
<u>Ancillary use</u>	<u>P</u>
<u>Assisted living facility</u>	<u>P</u>
<u>Athletic field</u>	<u>P</u>
<u>Auditorium or stadium</u>	<u>AC</u>
<u>Bank or financial institution</u>	<u>P</u>
<u>Brew pub</u>	<u>P</u>
<u>Building moved from another site (see section 13-8-12 of this title)</u>	<u>P</u>
<u>Caretakers, Nurses, Nannies, Maids,</u>	<u>P</u>
<u>Church/place of worship</u>	<u>P</u>
<u>Club</u>	<u>P</u>
<u>Continuing care retirement facility/community</u>	<u>P</u>
<u>Convalescent care facility</u>	<u>P</u>
<u>Cultural service</u>	<u>P</u>
<u>Commercial Daycare, general</u>	<u>P</u>
<u>Commercial Daycare, limited</u>	<u>P</u>
<u>Dwelling, multiple family</u>	<u>P</u>
<u>Dwelling, single family</u>	<u>P</u>
<u>Dwelling, single family, attached</u>	<u>P</u>
<u>Dwelling, two family</u>	<u>P</u>
<u>Dwelling, accessory dwelling unit²</u>	<u>P</u>
<u>Dwelling, townhome</u>	<u>P</u>
<u>Dwelling, loft apartment</u>	<u>P</u>
<u>Dwelling, above ground floor retail</u>	<u>P</u>
<u>Dwelling, above ground floor commercial</u>	<u>P</u>
<u>Dwelling, above ground floor office</u>	<u>P</u>
<u>Dwelling, condominium</u>	<u>P</u>
<u>Government service</u>	<u>P</u>
<u>Group home, large</u>	<u>P</u>
<u>Group home, small</u>	<u>P</u>
<u>Home Occupation, subject to regulations in 13-11 of the title;</u>	<u>P</u>

<u>Use</u>	<u>PCFB</u>
<u>Hotel or motel</u>	<u>P</u>
<u>Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance</u>	<u>P</u>
<u>Large-scale public utilities</u>	<u>C</u>
<u>Mass transit railway system</u>	<u>P</u>
<u>Massage therapy</u>	<u>P</u>
<u>Media service</u>	<u>P</u>
<u>Medical service</u>	<u>P</u>
<u>Mental health care facility for elderly persons</u>	<u>P</u>
<u>Model home</u>	<u>P</u>
<u>Neighborhood commercial</u>	<u>P</u>
<u>Nursing home</u>	<u>P</u>
<u>Garden center and nursery</u>	<u>P</u>
<u>Office</u>	<u>P</u>
<u>Parks and Open Space and related facilities</u>	<u>P</u>
<u>Personal care service</u>	<u>P</u>
<u>Personal instruction service</u>	<u>P</u>
<u>Preschool</u>	<u>P</u>
<u>Public park, playgrounds and athletic areas</u>	<u>P</u>
<u>Reception center</u>	<u>P</u>
<u>Recreation and entertainment, indoor</u>	<u>P</u>
<u>Recreation and entertainment, outdoor</u>	<u>P</u>
<u>Repair service, limited</u>	<u>P</u>
<u>Residential substance abuse treatment home, large</u>	<u>P</u>
<u>Residential substance abuse treatment home, small</u>	<u>P</u>
<u>Restaurant, fast food (general)</u>	<u>P</u>
<u>Restaurant, fast food (limited)</u>	<u>P</u>
<u>Restaurant, general</u>	<u>P</u>
<u>Retail, general</u>	<u>P</u>
<u>School, vocational</u>	<u>P</u>
<u>Schools, K-12</u>	<u>P</u>

<u>Use</u>	<u>PCFB</u>
<u>Secondhand store</u>	<u>P</u>
<u>Swimming Pool</u>	<u>P</u>
<u>Tavern</u>	<u>P</u>
<u>Temporary office</u>	<u>P</u>
<u>Temporary Use</u>	<u>P</u>
<u>Television antenna and Satellite dish</u>	<u>P</u>
<u>Utility, major</u>	<u>C</u>
<u>Vehicle and equipment repair, limited</u>	<u>C¹</u>
<u>Veterinarian services</u>	<u>P</u>

Note:

1. Only if immediately adjacent to an arterial street and if not included in a residential development.

2. Requirements for "Accessory Dwelling Units" (ADUs).

1. All ADUs shall be restricted by plat note to specific, designated lots that are adequate in area, shape and compatibility and shall be approved by the planning commission with the preliminary plat approval.

2. ADU approval shall run with the land.

3. ADUs are only allowed on lots approved for single family residential. ADUs are not allowed with any dwelling approved as multi-family, mobile homes or any form of attached housing units.

4. All ADUs approved under this section require that the owner of the property live on the property either in the primary dwelling or the accessory dwelling, except for legitimate temporary absences.

5. In no case is more than one ADU allowed on any single family lot.

6. In all cases ADUs shall remain subordinate and incidental to the primary dwelling. An ADU is an accessory use and must be owned by the property owner of the lot. A property owner shall not establish on their lot a separated ADU owned by someone other than the property owner.

7. A minimum of one off street parking space, in addition to those already required, shall be provided for ADUs. Additional spaces shall be provided, as needed, to ensure that all additional occupant vehicles can be accommodated on site, reserving on street parking for visitors.

8. For all approved ADUs, a notarized letter shall be required from the property owner stating that the property owner will comply with all regulations for ADUs and that the property owner will occupy the property. The letter shall also state that the owner assumes responsibility to comply with further restrictions that may be imposed by a homeowners' association and/or codes, covenants, and restrictions (CC&Rs). Upon approval of the ADUs, the original letter shall be stamped, documenting approval, and kept on file with the planning division. A copy may be provided to the homeowner.

9. ADU construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.).

10. Periodic inspections and notifications may be required to determine compliance, as deemed appropriate by the zoning administrator.

- B. No commercial vehicle or commercial earthmoving or material handling equipment shall be parked or stored on any lot or parcel in the PCFB zone, except in conjunction with temporary development, household repair or construction activities. Commercial vehicles owned by residents must be parked in enclosed garages and may not be parked overnight on the street or in driveways.
- C. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within completely enclosed, lawfully constructed buildings or within opaque fence enclosures at least six feet (6') behind the front setback line and the street side line of the main building on the lot or parcel in a PCFB zone, except that said vehicles may be stored temporarily in front or side yards for no longer than seventy-two (72) hours. Travel trailers, campers and motor homes may not be occupied as living quarters in the PCFB zone, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than fourteen (14) days per calendar year. More restrictive covenants, conditions and restrictions (CC&Rs) may be adopted by a home owner's association for outdoor storage of articles described here. The more restrictive adopted CC&Rs prevail. (Ord. 20-__, __-__-2020)

13-5L-5 MINIMUM ZONE AREA

- A. The minimum area for a PCFB zone shall be four hundred (400) acres, except that the city council may approve a rezone request to the PCFB zone classification for a parcel smaller than four hundred (400) acres if the property is adjacent to an existing PCFB zone and will be governed by the same master development agreement (as amended to include the additional property) and developed by the same master developer as the existing PCFB zone.
- B. Each developer requesting the creation of a PCFB zone and approval of a master development plan (MDP) and master development agreement (MDA), may propose, in the master development plan and master development agreement the inclusion of: a) land use and place type categories in addition to those set forth in 13-5L-3; b) specific uses within each land use category in addition to the permitted **allowed** uses set forth in 13-5L-4. The inclusion of any proposed additional land use category or any additional permitted **allowed** use must be approved by the city council as part of or an amendment to the master development plan. Design standards for additional uses shall be included with each amendment. (Ord. 20-__, __-__-2020)

13-5L-6 APPROVAL PROCESS

- A. Development within the PCFB zone will require a series of plans to be prepared and submitted for approval. The purpose of this process is to clearly establish the development plans for property within PCFB zones while recognizing the large-scale nature of the development and the need for integrated planning. It is required that each subsequent plan will provide additional detail and refinement of the development plans. The required steps to approval are numbered in order and must be submitted and approved in this order.

1. The first step is the preparation and approval of a PCFB zone master development plan and master development agreement. These documents guide the development, establish design guidelines, establish the major infrastructure systems, establish unifying systems for the development such as open space, trails and amenities, transportation corridors, and provide locations of the more specific land uses (neighborhoods, neighborhood, village centers, and town centers, business parkways, and open space) and upon approval, vests the entitlement to build up to the number of dwelling units and up to the square footage of nonresidential uses proposed in the master development plan. The intent of the master development plan is to illustrate the area(s) within a specific geographic boundary which are intended to be a part of a single, cohesive large development. In general, the master development plan is intended to act as a project's guiding document for all future development where more detailed planning will follow with submittal and approval of the community concept

plan, preliminary and final subdivision plats and preliminary and final site plans. Upon approval, the master development plan and master development agreement shall be the guiding documents for all subsequent development within the defined master plan area.

2. The approval of a community concept plan will provide more detailed information regarding a specific portion of the proposed development shown on the MDP or can be submitted illustrating the entire development shown on the MDP. When approved the community concept plan illustrates and establishes portions of the property into logical development units. The community concept plan will illustrate the actual locations of neighborhoods, neighborhood centers, village centers and town centers. The community concept plan shows the general function of major streets, trails, proposed uses, drainage corridors and amenity locations for the development (or in a particular portion thereof). The master development plan and the master design guidelines provide detail to the community concept plan(s).

3. The preliminary subdivision plat and or preliminary site plan may incorporate refined design guidelines (based on the master design guidelines), designs of the major infrastructure systems, the unifying systems for the development such as open space and transportation corridors, and provide locations of the more specific land uses included (neighborhoods, neighborhood centers, village centers, town centers, business parkways and open spaces) for each area. It is not required that all land use and place types be included in smaller platted areas, but these areas must reflect the MDP. The preliminary subdivision and site plan provide sufficient detail for the creation of lots, dedication of roads, layout of specific land uses and the engineering of requisite infrastructure in preparation for the final subdivision plat and final site plan.

4. The final subdivision and final site plan are the most detailed designs and will be used to guide construction.

5. Preliminary plats and preliminary site plans may all be submitted concurrently, but can only be submitted after approval of the master development plan, master development agreement and community concept plan. Final subdivision plats, and final site plans may be submitted concurrently, usually after approval of all preliminary plats and plans, but may be submitted concurrently with preliminary plats and preliminary site plans when in conformance with an approved community concept plan and permitted pursuant to a master development agreement.

6. For projects which require multiple types of application approvals, a procedural review and decision on the various application approvals may be made by the appropriate approval bodies concurrently to the extent permitted by the applicable master development agreement and applicable code provisions, including, but not limited to, this title. This concurrent application permit process is at the option of the applicant, and should be used only in situations when the developer does not perceive a risk of conflicting decisions by the different approval bodies on the different application approvals of the concurrent application.

7. The zoning administrator may deny concurrent processing as follows: An application that involves multiple review procedures may be processed concurrently beginning with the highest numbered review process type required for the proposed project, unless the applicant requests that each application be processed individually. Based on the content and complexity of the application the zoning administrator may grant or deny any request to process multiple applications concurrently.

8. At any time after the approval of a PCFB master development plan, community concept plan, preliminary subdivision plat or final subdivision plat, the developer and the city may enter into an amended or additional development agreement reflecting all conditions of approval of the applicable plan and such other matters as the city and the developer may agree. Matters agreed upon in the development agreement shall supersede any conflicting previous agreement and ordinances of the city for purposes of the particular PCFB master development plan which is the subject of the development agreement. The city may agree,

under the terms of such development agreement, that the developer will be entitled to develop the applicable PCFB zone in accordance with the approved or amended PCFB master development plan, preliminary subdivision plat or site plan or final subdivision plat or site plan. Any entitlement granted to the developer under the terms of a development agreement shall be subject to only amendments, changes or additions to this article that are required to protect health, safety or welfare of the citizens of the city.

9. The city council in its sole discretion, may deny a zone change to the PCFB zone or may impose conditions on the approval if they believe that the applicant:

a. Does not or cannot obtain the financial capital to carry out the proposed project as required in the article;

b. That the development is not being planned as one integrated land use and is an aggregation of individual and unrelated buildings, uses or developments;

c. The development as planned and shown in the MDP will not accomplish the purpose and intent of this article;

d. The applicant has failed to provide a phasing plan for the development showing that each phase can operate independently without relying on a subsequent phase; or

e. The type and amount of open space and amenities described in the MDP will not meet the provisions of this article.

B. Process summary:

<u>Approval Step</u>	<u>Scale (Area Covered By Application)</u>	<u>What Is Described In Plan</u>	<u>Approval Level</u>
<u>Master Development Plan and Master Development Agreement</u>	<u>Total land area to be rezoned PCFB</u>	<u>Land area to be rezoned, establish design guidelines, establish the major infrastructure systems, establish unifying systems for the development such as open space, trails and amenities, transportation corridors, and provide locations of the more specific land uses (neighborhoods, neighborhood, village centers, and town centers, business parkways, and open space) and upon approval, vests the entitlement to build up to the number of dwelling units and up to the square footage of nonresidential uses proposed in the Master Development Plan. The intent of the Master Development Plan is to illustrate the area(s) within a specific geographic boundary which are intended to be a part of a single, cohesive large development. The Master Development Plan shall include an initial Community Concept Plan and guidelines matrix for at least the first phase of development.</u>	<u>Planning Commission and City Council</u>
<u>Community Concept Plan</u>	<u>Multiple phases of the development. May, but is not required to, include entire PCFB Zone</u>	<u>More detailed information, consistent with the Master Development Plan and Master Development Agreement regarding the proposed development, illustrates and established portions of the property into logical development units. The Community Concept Plan will illustrate the actual locations of</u>	<u>Zoning Administrator</u>

		<u>Neighborhoods, Neighborhood Centers, Village Centers and Town Centers, as well as Business Parkways and Open Spaces. May also show major development parcel locations, open space system, and major infrastructure associated with roadways.</u>	
<u>Preliminary subdivision plat and preliminary site plan</u>	<u>Single phase of development</u>	<u>All requirements of preliminary plat and preliminary site plan</u>	<u>Planning Commission</u>
<u>Final plat and final site plan approval</u>	<u>Phase or parts thereof</u>	<u>All requirements of final plat and final site plan</u>	<u>Zoning Administrator or designee</u>

- C. Development within a PCFB zone will also be governed by design guidelines. Two (2) levels of design guidelines are to be prepared that will establish the design standards for public and private improvements. At the time that the master development plan is approved, guidelines that govern the design of major public infrastructure improvements (including sidewalks, street lighting, paving and street furniture, and general building placement, massing and design criteria) will be established and approved. A second set of guidelines will be created by the master developer at the time of the preliminary subdivision plat application and will be described as a form base pattern book and design guidelines. These guidelines will establish the criteria by which the master developer or, if applicable, the HOA, will evaluate the architecture, building materials used, permit submittals, and will reflect the intent of the master development plan and community concept plan. Unless the master developer provides a form base pattern book and design guidelines, approved by the zoning administrator, any builder within the PCFB zone shall follow the design guidelines contained in the initial matrix included in the master development plan. The master developer or the city may impose additional design guidelines (e.g., to support architectural theming), compliance with which will also be considered a precondition to city development approvals.
- D. In acting on requests for approval of a master development plan, master development agreement, community concept plan, sub-area plans, site plan/preliminary subdivision plat, or final subdivision plat or site plan (including the site plan or condominium map components, if applicable), neither city staff, the planning commission nor the city council shall be bound by limitations on density or intensity of use, use restrictions and limitations, design standards or similar limitations on development or construction contained in other portions of the city code including the single family/multi-family ratios of ordinance 13-8-23: Annual Cap On Multi-Family Development Applications. Decisions with respect to such matters including, without limitation, approved densities and intensity of use, design standards will be made according to what is established in the master development plan and master development agreement approved by the city council after receiving recommendation from the planning commission. In addition, in the event of any conflict between the provisions of this chapter and other portions of this title, the provisions of this chapter shall prevail.
- E. Neither the city staff, the planning commission nor the city council shall have the discretion to disapprove a sub-area plan, community concept plan or preliminary or final subdivision plat or site plan on the basis of types of uses proposed, mixture of uses, location of uses, densities or intensities of use so long as the proposed uses, densities and intensities of use are permitted under this chapter and in the master development plan or master development agreement. (Ord. 20-__, __-__-2020)

13-5L-7 PCFB MASTER DEVELOPMENT PLAN

- A. Concurrent Application for PCFB Zone Change and MDP: An application for a zone change to the PCFB zone shall include a master development plan (MDP) and shall be submitted, according to the steps of this section below and shall be submitted concurrently with and as

part of the application for a zone change.

1. Preapplication Process: The applicant/developer shall have an initial preapplication conference with city staff. The applicant/developer at that time shall present to the city a conceptual master development plan. After the preapplication conference, the city shall prepare a report, which will reference any issues, inconsistencies with policies or codes within the proposal; and also explain and suggest ways in which to resolve such concerns or problems with the proposed project.

2. Master Development Plan Process: A master development plan shall be submitted by the applicant property owner indicating, in detail, the identity of the master developer, the overall objective and intent of the proposed development, applicable design guidelines, all major infrastructure systems, any other unifying systems for the development such as open space, trails and amenities, transportation corridors, and provide general locations suitable for more specific land uses (neighborhoods, neighborhood centers, village centers, and town centers, business parkways, and open spaces).

3. The city council shall approve, deny or require modification of the proposed master development plan after receiving recommendation from staff and the planning commission. During the approval of the master development plan, the city council will determine the maximum residential density for the project based on the future land use map, the zoning ordinance, and the amount and type of amenities/improvements being proposed by the applicant.

4. The city council shall adopt by ordinance the overall maximum density and vest the entitlement to build up to the number of dwelling units and up to the square footage of nonresidential uses proposed in the master development plan.

5. The conditions of the approval, including residential density, shall be valid for only the approved master development plan. Any substantial deviations, modifications or amendments to the approved master development plan which may increase the overall maximum density for a project shall require additional review by the planning commission and approval from the city council.

B. Minor Variations from Approved Plans and Development Standards:

1. The zoning administrator may allow minor variations of an approved master development plan. The zoning administrator shall give the applicant, the planning commission and city council a copy of the official determination.

2. The applicant/developer shall submit a written request for a minor variation to the zoning administrator. The request shall specify the exact nature of the minor variation or modification request, also explaining how the minor variation will not affect the overall intent and purpose of the approved development plan.

3. The zoning administrator may reject any minor variation request that fails to include required information. The zoning administrator is authorized to grant a minor variation upon a determination that the minor variation:

a. Is consistent with the intent of this article and the master development plan;

b. Does not increase the overall allowable maximum density as granted in the master development plan (through a significant modification to an approved and pledged improvement and/or amenity installation);

c. Does not affect an approved preliminary or final site plan; and

d. Does not affect an approved preliminary or final subdivision or condominium plat.

4. Significant variations or modifications (as determined by the zoning administrator) shall

require that the applicant/developer apply for an amendment to the master development plan; wherein, an application, filing fee and resubmittal of all necessary information shall be required.

5. If, after a master development plan is approved for an area, a subdivision, site plan, and/or other land use application(s) for a given phase(s) of said area is/are submitted with a variation(s) from the master development plan, the variation(s) may be deemed, as determined by the zoning administrator, as a minor variation(s) if all of the following applicable provisions exist:

a. The same uses (residential, commercial, open space, etc.) generally exist; and

b. Footprints, setbacks, standards, regulations, etc., and other requirements of this chapter, the master development plan and community concept plan are generally met; and

c. The heights of the buildings are not inconsistent with the approved development plan; and

d. The density of the housing units, if any, is not inconsistent with the approved master development plan; and

e. The amount of office space, commercial space, or other similar required space, if any, is not inconsistent with the approved development plan; and

f. The amount or number of improvements and amenities, if any, is inconsistent with the approved development plan; and

g. All other similar measurable criteria are consistent with or "better", as determined by the zoning administrator, in the application(s) compared to the approved development plan.

6. If: a) after a development plan is approved for an area, a subdivision, site plan, and/or other land use application(s) for a given phase(s) of said area is/are submitted with a variation(s) from the development plan; and b) all the variation(s) is/are deemed by the zoning administrator to be minor variation(s); and c) said minor variation(s) include a reduction in the number of residential units; then the number of reduced units shall not be transferred to the other phase(s) of said area, unless the master development plan, master development agreement or other city council action expressly and specifically allows otherwise.

C. A master development agreement (MDA) in a form acceptable to the city shall also be required and presented to the city council as part of the application for review and approval.

D. Master Development Plan Expiration: Unless provided otherwise in a master development agreement, a master development plan shall remain valid for a period of five (5) years upon receiving approval by the city council. Upon expiration the allowable maximum density, derived from the approval of the master development plan, shall become void by resolution from the city council. On multi-phased developments, substantial completion of the phases shall ensure the validity of the final development plan; wherein, a phased development may continue and be considered "active" so long as the last approved phase in the development is not left dormant for more than a three (3) year period. Except as otherwise provided in a master development agreement, one (1) 6-month extension may be granted by the zoning administrator for either the master development plan if the applicant provides adequate justification for such an extension.

E. The maximum overall residential gross density for a project in the PCFB zone shall not exceed 5 dwelling units per acre. Individual neighborhoods, neighborhood centers, village centers, town centers and business parkways may have higher densities individually as described in this chapter. Overall density shall be established by the city council after receiving recommendation from the planning commission, with approval of the master development plan and master development agreement. Because of the design based and use inclusive nature of the PCFB zone, gross residential densities shall be determined by the total number of

dwelling units divided by the total project area, without subtracting areas devoted to open space, slope areas, roadways, parks or similar public use and infrastructure areas (DU/Area).
(Ord. 20-__, __-__-2020)

13-5L-8 COMMUNITY CONCEPT PLAN

- A. The initial community concept plan for the first phase of development (incorporating the initial level of design guidelines) is approved by the city council, with subsequent concept plans and variations thereto approvable by the zoning administrator so long as they are not inconsistent with the master development plan and master development agreement.
- B. Community concept design guidelines shall be submitted for city review with each community concept plan. Upon approval, the design guidelines shall be covenants, conditions and restrictions running with the land. The design guidelines submitted with the community concept plan may be presented in the form of a matrix and shall address (at a minimum) the following:
1. Minimum lot dimensions and areas;
 2. Minimum yard requirements and restrictions;
 3. Building placement restrictions;
 4. Landscaping and open space;
 5. Parking, driveways and access;
 6. Building materials;
 7. Fencing;
 8. Lighting;
 9. Streets and alleys;
 10. Outdoor furniture and artwork;
 11. Walkways and trails; and
 12. Signage.
- C. The zoning administrator shall have discretion to disapprove a community concept plan only on the basis of: 1) the failure of the proposed community concept plan to include all of the elements required by this section; 2) the failure of the proposed community concept plan to substantially comply with the approved master development plan and master development agreement; 3) the failure of the proposed local and collector streets to adequately serve the community covered by the proposed community concept plan; 4) the inclusion of uses not permitted or conditionally permitted **allowed** under this chapter or master development agreement; 5) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the PCFB zone; or the failure of the community concept plan to meet the intent of this article. (Ord. 20-__, __-__-2020)

13-5L-9 PRELIMINARY AND FINAL SUBDIVISION PLATS

Except as provided otherwise in this title and in an applicable master development agreement, preliminary and final subdivision plats shall be submitted and approved according to title 14 and relevant portions of title 15 of 2009 City Code. (Ord. 20-__, __-__-2020)

13-5L-10 PRELIMINARY AND FINAL SITE PLANS

Except as provided otherwise in this title and in an applicable master development agreement, preliminary and final site plans shall be submitted according to 13-7B-4 of the city code. (Ord. 20-__,

13-5L-11 OPEN SPACE AND AMENITIES

- A. Open space for purposes of this title is landscaped or natural areas or farmland and any facilities related thereto which are established to provide and preserve recreational, agricultural, aesthetic, educational, religious or other uses in the PCFB zone as approved by the city. Design guidelines contained in the master development plan, community concept plan, preliminary and final subdivision plats and preliminary and final site plans shall govern the use and character of the open space. Each PCFB zone shall contain a minimum of twenty-five percent (25%) of gross acreage in open space which shall be generally identified in the PCFB master development plan and community concept plan. Recreation/open space will be recorded as a lot or lots in subdivisions or as common areas in condominium plats and shall be located according to environmental conditions and infrastructure needs. All open spaces shall be maintained with perpetual open space or conservation easements, the boundaries of which easements may be modified, from time to time, by the master developer in connection with adjacent development. Privately owned open space shall be preserved and properly maintained by the owners through taxing districts, owners' associations with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city council. Open space may not include private lot or individually owned yard areas. All privately owned open spaces which are community common area or which are accessible to the public either free of charge or through payment of a fee may be included in the required open space of the PCFB zone. Open space may include public utility installations and stormwater drainage and/or retention swales.
- B. Amenities based on the overall unit count shall be provided as defined in subsections B1 through B7 of this section and as described in the community concept plan. More than one amenity may be provided from a single category, and there is no requirement to provide amenities from any given category.

<u>Residential Unit Count</u>	<u>-</u>
<u>0 - 199</u>	<u>No amenities required</u>
<u>200 - 500</u>	<u>2 total amenities</u>
<u>501 - 800</u>	<u>4 total amenities</u>
<u>801 - 1,100</u>	<u>6 total amenities</u>
<u>1,101 - 1,400</u>	<u>8 total amenities</u>
<u>1401 and 1700</u>	<u>10 total amenities</u>
<u>Above 1701</u>	<u>2 additional amenities for each additional 300 units</u>

Amenities provided may consist of any combination of the following, the sufficiency of which in any given situation shall be determined by the zoning administrator:

1. Active Recreational Facilities: These facilities may include sports courts, tennis courts, pedestrian bridges, community parks, swimming pools, sports fields, playgrounds, bike paths, skate parks, pavilions, community gardens, cemeteries, plazas, public squares, dog parks, and other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

2. Common Buildings or Facilities: Developments which contain buildings or facilities that are constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

3. Civic Sites: Developments which set aside and/or donate property for civic uses including police or fire stations, municipal buildings, schools, public recreation facilities and other public buildings or facilities, or other items deemed similar in nature and intensity as approved by staff.

4. Street Beautification: Along all collector streets (as determined by the city) in the development including ten foot (10') wide park strips with minimum two inch (2") caliper trees planted twenty-five feet (25') on center along with six foot (6') sidewalks. Trees species shall be approved by the Urban Forester and may be clustered where needed or other items deemed similar in nature and intensity as proposed by the developer and approved by the city council after receiving a recommendation from the planning commission or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

5. Pedestrian and Bicycle Enhancements Along All Collector Streets: Pedestrian and bicycle amenities not typically required as part of the street improvements may include, but are not limited to, raised planters, bulb-outs or curb extensions, pedestrian plazas with seating areas and tables, additional bike lanes/facilities not already required, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

6. Water Features: Water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

7. Theme Lighting or Other Theme Design: A theme may be incorporated into the development such as decorative street lights/lamp posts, lighting and signage along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements or other design themes unique to the development, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.
(Ord. 20-__, __-__-2020)

13-5L-12 SPECIFIC REQUIREMENTS THAT MUST BE ADDRESSED IN THE MASTER DESIGN GUIDELINES

A. Yard requirements shall be determined and governed by the design guidelines adopted with the master development plan and community concept plan as required in this chapter. The following minimum requirements shall apply in the PCFB zone, but may be modified by the terms of a master development agreement or for individual plats in order to create individual community character upon approval of the zoning administrator.

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways or streets where no property lines or private ownership yard areas exist.

B. Fencing, screening and clear vision requirements shall be determined and governed by the design guidelines adopted with the master development plan and community concept plan as required in this chapter. The following requirements shall apply in the PCFB zone, but may be modified by a master development agreement or for individual plats in order to create individual neighborhood character upon approval of the zoning administrator.

1. All mechanical equipment, antennas, loading and utility areas and trash receptacles shall be completely screened from view with architectural features or walls consistent with materials used in the associated buildings.

2. Fences and landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground, shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.

C. As designated in the master development plan and accompanying design guidelines or in individual final plats, architectural requirements shall be determined and governed by

developer-administered form base design guidelines. Unless the master developer provides different design guidelines in connection with a final plat, any builder within the PCFB zone shall follow the design guidelines contained in the initial matrix included in the master development plan. The following architectural standards and requirements shall apply in the PCFB zone, but may be modified by the master developer for individual plats in order to create individual neighborhood character.

1. Architectural design of all buildings and building materials shall be established in a developer administered pattern book and design guidelines which reflects the intent of the design guidelines applicable to each individual plat. A copy of the most recent pattern book and/or design guidelines shall be provided to the zoning administrator.

2. All building materials shall be high quality, and durable. All buildings and structures in PCFB zones shall be maintained in good condition.

3. Any exterior remodeling of buildings, except minor modifications to single-family dwellings and accessory buildings that do not require a building permit, must be approved by any applicable HOA and be submitted to the city.

4. Developer administered pattern book and design guidelines shall address exterior relief of buildings, design of all sides of buildings and architectural compatibility of buildings.

D. Landscaping requirements shall be determined and governed by the master design guidelines matrix required in this chapter. The following landscaping requirements shall apply in the PCFB zone but may be modified by the developer for individual plats in order to create individual neighborhood character.

1. The design guidelines shall address the landscaping and proper maintenance of required front, side and rear yards of lots and private ownership areas in the PCFB zone.

2. All areas of lots and parcels in the PCFB zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped and properly maintained in accordance with the design guidelines.

3. All park strips and public right of way areas in the PCFB zone shall be landscaped and properly irrigated and maintained by the owners in the PCFB zone unless otherwise approved by the city council. All privately owned park strip areas (including HOA common areas) shall be installed by the developer and properly maintained by the owners in the PCFB zone (either individually or through an HOA). A plan for funding of ongoing maintenance of privately owned street landscaping by the property owners or through an HOA shall be presented for approval.

E. Lighting requirements shall be determined and governed by the master design guidelines required in this chapter and shall be described in an applicable development agreement.

F. The minimum area, yard, width, frontage and other dimensional requirements of the PCFB zone shall be governed by the design guidelines adopted with the community concept plan, individual subdivision plats, or by the pattern book and design guidelines. Standard street and infrastructure improvements may be altered and constructed according to standards established in modified design guidelines applicable to each final plat.

G. All improvements, including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the city or accepted for ownership or maintenance by the city shall be perpetually maintained by the owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city council. (Ord. 20- __, __-__-2020)