

4.03.00 - "PUD" Planned Unit Development District.

4.03.01 Purpose and Intent.

Planned Unit Developments Shall be allowed in all Land Use classifications. It is the purpose and intent of this Section to establish a Planned Unit Development (PUD) zoning district in effort to:

1. Exercise greater ingenuity and imagination in the planning and Development of Tracts of Land under unified control than generally is possible under these regulations;
2. Allow a diversification of uses, Structures, and Open Space in a manner compatible with both the surrounding, existing and approved Development of Land surrounding and abutting the PUD Site;
3. Provide a means for Land to be used more effectively, and for utilization of smaller networks of utilities and Roads;
4. Detail the natural amenities of Land encouraging scenic and functional Open Space within the PUD;
5. Provide for the reasonable protection of Designated Species of plants and animals;
6. Ensure that Development will occur according to limitation of use, design, Density, and phasing stipulated on an approved Development Plan; and
7. Provide reasonable assurance of approval of a PUD application before a Developer expends complete design monies, while providing the County with assurances that the PUD will be Developed according to approved specifications.

4.03.02 Permitted Uses. The following uses may be Permitted in a Planned Unit Development zoning district when they are designated on the approved Development Plan:

- A. Planned Residential Communities. Complimentary and compatible commercial and industrial uses may be included, if they are compatibly and harmoniously designed into the residential community within a PUD district.
- B. Planned Commercial Communities. Complimentary and compatible residential and industrial uses may be included, if properly designed into the total commercial center within a PUD district.
- C. Planned Industrial Parks. Complimentary and compatible residential and commercial uses may be included, if properly related to the total industrial park within a PUD.
- D. Any other private, public, or semi-public use complimentary to, and compatible with planned residential, commercial, or industrial Development (including sewer and water utility plants).

4.03.03 General Site Development Standards.

- A.

Purpose. Site Development standards are established for PUDs to ensure adequate levels of light, air, and Density, to maintain and promote functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, to provide orderly phasing of Development, promote the adequate protection of natural resources, and otherwise protect the health, safety, and general welfare of the public.

- B. Resource Protection Standards. Development within a PUD Shall comply with the standards and requirements of Chapter VI, Resource Protection Standards.
- C. Development Design and Improvement Standards. Development within a PUD Shall comply with the standards and requirements of Chapter IX, Development Design and Improvement Standards. In Addition, PUDs located within the urban and urban expansion Land Use classifications as established in the Lake County Comprehensive Plan, Shall provide sidewalks in accordance with the Transportation Systems standards (Section 9.04.00).
- D. Traffic Analysis. A preliminary traffic analysis Shall be provided to evaluate the impacts of the proposed Development on area Roadways.
- E. Signs. The erection of Signs or advertising materials Shall comply with Chapter XI, Signs.
- F. PUDs within the Wekiva River Protection Area. A PUD within the Wekiva River Protection Area, as defined in F.S. Ch. 369, Pt. III, Shall utilize the concept of Clustering of units, promote protection of Environmentally Sensitive areas, concentrate units on those portions of a Parcel of Land farthest away from publicly owned Conservation or preservation Lands and from the Surface Waters and Wetlands of the Wekiva River System and Wekiva River Protection Area.
- G. PUDs within the Green Swamp Area of Critical State Concern. A PUD within the Green Swamp Area, as defined in F.S. Ch. 380.0551, should utilize the concept of Clustering of units, promote protection of Environmentally Sensitive areas, and concentrate units on Uplands Tracts.

(Ord. No. 2020-48, § 1, 9-15-20)

4.03.04 Residential Development Standards.

- A. Density. The criteria for establishing the residential Gross Density Shall:
 - 1. Be based on the Conservation of natural features and environmental assets of the Site.
 - 2. Provide for the adequacy of Public Roads, utilities, public services, and facilities required to serve the Development.
 - 3. Be based on the point rating system established in Chapter VII for PUDs within the Wekiva River Protection Area.
 - 4. Not be Developed at a Density exceeding five and one-half (5.5) Dwelling Units per net acre in the Mount Plymouth-Sorrento Urban Compact Node.
 - 5.

Not exceed two (2) Dwelling Units per Base Site Area unless central water is provided wherefore the maximum allowable Density Shall not exceed three (3) Dwelling Units per Base Site Area in a designated rural village.

- B. Maximum Height. The maximum height of any residential Structure Shall be forty (40) feet.
- C. Open Space.

- 1. A minimum of twenty-five (25) percent of the Base Site Area of Land of the PUD Shall be used for Open Space. At least sixty (60) percent of the Open Space for public purpose Shall be common Open Space used for golf courses, passive recreation or parks. The provision of such Open Space may consist of:

- a. Designation of all such Open Space as a condition of the final PUD plan;
 - b. Conveying the Land to a Public Agency that will, upon acceptance, agree to maintain the common Open Space and any Buildings, Structures, or Improvements that have been placed on it.

- 2. No such Parcel of Land dedicated for Open Space Shall be less than one (1) contiguous acre, and all such areas Shall be physically part of the PUD.

- D. Impervious Surface and Floor Area Ratios. The maximum Permitted Impervious Surface ratio (ISR) and Floor area ratio (FAR) Shall be determined at the time of PUD plan approval. However, in no case Shall the ISR or FAR exceed the maximum Permitted for the RM district, as set forth in Table 3.02.06.

4.03.05 Commercial Development Standards.

- A. Open Space. A minimum of twenty (20) percent of the Base Site Area of Land of the PUD Shall be used for Open Space. At the request of the Developer and subject to the approval of the Board of County Commissioners, use of recreational facilities may unless fenced be offered to the general public. All open area Shall be physically part of the PUD.
- B. Impervious Surface Ratio and Floor Area Ratio. The maximum Impervious Surface and Floor area ratios Shall not exceed the maximum Permitted in the C-3 district as set forth in Table 3.02.06.
- C. Commercial Development within the Wekiva River Protection Area. See Chapter VII.

4.03.06 Industrial Development Standards.

- A. Open Space. A minimum of twenty (20) percent of the gross area of Land of the PUD Shall be used for Open Space. All such Open Space areas Shall be physically part of the PUD.
- B. Impervious Surface Ratios and Floor Area Ratios. The Impervious Surface ratio and Floor area ratio standards established in the HM industrial zoning district Shall be utilized as a guideline for the PUD district.

- C. Industrial Standards. Any industrial use which emits smoke, dust, vapors, fumes or odors, or which causes vibration of the ground, burning of waste products (or debris or causes waste products) to be placed upon the ground, Shall conduct such operations a minimum of two hundred (200) feet from the nearest Right-of-Way line of any Public Road, County Road, state or federal highway, or the adjacent boundary of any property which is owned by others and zoned non-industrial.
- D. Industrial Development in the Wekiva River Protection Area. Industrial Development Shall be prohibited within the Wekiva River Protection Area, as defined in F.S. Ch. 369, Pt. III.

(Ord. No. 1995-9, § 1, 5-3-95; Ord. No. 2017-52, § 10, 10-24-17)