

CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD)

Section 12.1200.1201 PURPOSE

Section 12.1200.1201 PERMITTED USES

Section 12.1200.1203 PROCEDURE

Section 12.1200.1204 DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

12.1200.1201. PURPOSE. The purpose of the Planned Unit Development (PUD) is to encourage better planning of cohesive communities, to allow for more flexible and balanced development of mixed uses and densities, with more attention to placement of open spaces and commercial or industrial amenities among and around the clustered residential units. The purpose of the Planned Unit Development (PUD) is to create more attractive, desirable, and convenient neighborhoods.

12.1200.1202. PERMITTED USES.

A. A PUD is allowed in residential and commercial and industrial zones, upon the showing of a more thorough Master Plan of a larger area and in harmony with this Ordinance.

B. A PUD may include, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing types and densities including detached, single-family housing and multi-family housing units, such as apartments, townhomes, condominiums, and other multi-unit dwelling.

C. A PUD is an overlay on an existing residential or commercial zone, approved by the City Council, supplementing and imposing the provisions of this Section upon the underlying zone. In the event the provisions of this Ordinance conflict with the provisions of the underlying zone, the provisions of this Ordinance shall govern.

12.1200.1203. PROCEDURE. The following is the procedure for PUD approval:

Master Plan Approval

Step 1. Deliver a detailed conceptually designed, Proposed Master Community Plan to City Staff, addressing general development requirements, including zoning, subdivision, streets, parks, drainage, and other such elements.

Step 2. Present the Master Community Plan to the Planning Commission for review and Approval.

Step 3. Present the Master Community Plan to the City Council for Review and Approval. Upon City Council approval, the Developer shall have vested rights in the proposed Master Community Plan to proceed and present portions or phases as Preliminary Plats and then Final Plats. The Master Plan, or any portion thereof, may be amended by City Council, in connection with any Preliminary or Final Plat, upon a simple showing that the Amendments meet or exceed all requirements of this Ordinance.

Preliminary Plat Approval

Step 1. Review of General Development Standards. A Developer wishing to develop a PUD within Enoch City shall secure and review such information pertaining to the City's ordinances regarding streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.

Step 2. File Planning Commission Application and Fees. The filing fee as required by the adopted fee schedule shall be submitted with the Planning Commission Subdivision Application.

Step 3. File Preliminary Plat. The Developer shall prepare a Preliminary Plat of the PUD and present the same to the City Staff. The Preliminary Plat shall be drawn to a scale not smaller than 60 feet to the inch. The Developer shall submit seven (7) hard copies on 11"x7" paper and one by email in .pdf format. Each sheet of the Plat shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plat shall also contain the following information:

1. The Master Plan, previously approved by City Council in connection with a Development Agreement, Annexation, or solely as a Master Community Plan
2. The proposed name of the development;
3. Where the submitted plan covers only a part of the development's tract, or Master Community Plan, or is part of a larger vacant area, a plan showing the location of the development as it forms part of a larger tract and a sketch of the prospective street system of the remaining area shall be submitted;
4. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
5. The names and addresses of the owner(s), the Developer, and the Developer's engineer or surveyor;
6. The boundary lines of the tract to be developed;
7. The lot dimensions and square footage of each lot;
8. Existing Improvements, including curbs, gutters, sidewalks, streets, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants, parks, playgrounds, and other open spaces and facilities within the tract or within 200 feet of the proposed PUD and the location, width, and dimensions of all such existing improvements;
9. Proposed Public Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts and fire hydrants, parks, playgrounds, and other open spaces and facilities, all as applicable, and the location, width, and dimensions of all such improvements proposed to be dedicated to the City;
10. Proposed Private Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, and easements, water courses, ditches, parks, playgrounds, and other open spaces, facilities, and other important features, and existing structures within the development, all as applicable, and the location, width, and dimensions of all such proposed, private improvements;
11. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
12. A tabulation of each proposed use by acreage and its percentage of the total acreage;
13. Location of all dwellings, buildings, and other structures within the development, the common areas, and other areas of private ownership;

Step 4: File Project Analysis. a PUD Project Analysis shall include the following:

1. Any request for proposed zone change, if necessary; The PUD itself, does not require a zone change.
2. An Overall Project Analysis describing the concepts the Developer proposes to implement with the project development, including but not limited to:
 - a. Project description indicating the general configuration for the project (i.e., single family, townhouses, apartments, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.
 - b. Conceptual, rough project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.
 - c. Transportation and access management plan if such is otherwise required in the Enoch City Ordinances.

Step 5. Public Notification and Meeting. Any application for a PUD must comply with notice requirements prior to the Planning Commission Meeting for the Preliminary Plan. The posting of sign(s) by the City shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading, “PROPOSED PLANNED UNIT DEVELOPMENT” with the PUD notice stapled below prior to the Planning Commission Meeting.

Step 6. Preliminary Plat Approval. The Developer shall present the proposed PUD Preliminary Plat for review to the Planning Commission and then the City Council Land Use Authority, which shall each approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved. The Preliminary Plat shall be reviewed and approved according to Enoch City Ordinances in force at the time of submission.

Final Plat Approval

Step 1. File Engineering Drawings and Final Plat. Upon approval of the Preliminary Plat, the Developer shall then prepare Engineering Drawings and a Final Plat of the proposed PUD and shall submit the same to the City staff.

1. Engineering Drawings shall include the following data:
 - a. A contour map drawn at two-foot intervals;
 - b. Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;
 - c. A plan by which the developer will handle storm water drainage within the development according to the City’s requirements for a 100-year storm;
 - d. If common area is to be improved, Developer shall note as much generally;
2. The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:
 - a. The name of the development;
 - b. A north arrow, the scale of the drawing and the date of preparation of the plat;
 - c. All lot sizes, which shall be indicated by square feet;
 - d. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument-these lines shall be heavier than street and lot lines);
 - e. The names, widths, lengths, bearings and curve data of said streets, public utilities, private easements, and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);
 - f. A licensed land surveyor’s “Certificate of Survey”;
 - g. The description of the boundaries of the development together with a certification by the Developer’s engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;
 - h. The owner's Certificate of Public and Private Dedications;
 - i. The signature of every person who owns property within the development, or specific phase of the development, and a notary public's acknowledgment of all signatures;

- j. A signature line of the ~~Planning Commission Chair~~ Land Use Authority, if separate from the City Engineer;
 - k. A signature line for the Mayor;
 - l. ~~A s~~Signature lines for the City Engineer and City Attorney;
 - m. A signature line for all applicable utility companies that have easements on the plat, and for the postal service;
 - n. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
 - o. Designation of common areas and private ownership areas;
 - p. Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and
 - q. Footprint drawings of all buildings commercial and multi-family properties.
3. The following documents shall additionally be submitted with the Final Plat:
- a. A current title report showing ownership of the subject property; and
 - b. Copies of any required agreement, if any, relative to the proposed PUD.

Step 2. Completion Assurance and Inspection Fees. The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125% of the Engineer’s estimated costs of the improvements. The completion assurance shall be in the form of cash, an irrevocable letter of credit or an escrow bond.

Completion assurance shall be executed by financial institutions acceptable to the City and must be in the form approved by the City. The Completion Assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved, and accepted the Completion Assurance may be reduced as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%

Upon completion, inspection, approval, and acceptance of all the required improvements, the completion assurance, less ten percent (10%), shall be released to the subdivider/developer. Ten percent (10%) of the Engineer’s costs of improvement shall be held from the completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

Inspection Fee. The Developer shall also deposit an Inspection Fee of one percent (1%) of the total estimated improvement costs, which amounts shall be refunded by the City if not expended.

Step 3. City Engineer/Land Use Authority Approval. All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer/Land Use Authority to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

Step 4. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the Developer for review regarding ownership of the property and zoning requirements.

Step 5. ~~Planning Commission and City Council Review.~~ After approval of the City Engineer and the City Attorney, the Planning Commission and City Council shall review the Final Plat and confirm that all requirements previously noted for the Preliminary Plat have been incorporated into the Final Plat.

Step 6. Recordation of Final Plat. Upon approval of the Final Plat by the **City Council Land Use Authority**, the Developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder.

12.1200.1204. STANDARDS FOR DETACHED, SINGLE FAMILY PUD HOUSING.

- A. **General Intent.** The general intent of these Standards for Detached, Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.
- B. **Site Planning.** These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the single-family development.
- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Single-Family Housing Development:
 - 1. Any use permitted in Residential Zones with Single-Family dwelling units.
 - 2. Churches, municipal buildings, Public and Private Schools.
 - 3. Planned Unit Developments approved per this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.
- F. **Maximum Densities.** The maximum density of the Detached, Single-Family Residential PUD shall only be limited, established, and governed by the **minimum lot size underlying zone density**, and other applicable standards.
- G. **Minimum Lot Size.** ~~The minimum lot size shall be at least 4,000 square feet. Detached, Single-Family Housing shall not be restricted by minimum size nor width.~~
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route.
- I. **Front Setbacks.**
 - 1. **Residential on Public Street** - No structures shall be set back less than **twenty (20) ten (10) feet** from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.

2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

J. Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. Building Heights. All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').

L. Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. Public Utilities. All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.

N. Private Amenities. All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.

O. Fences. The Detached Single Family Housing PUD shall have no fencing requirements.

P. Landscaping. Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** Single Family residential shall have no parking requirements. **Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.**

R. Private and Public Street Widths.

1. All private streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway-type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.

- A. **General Intent.** The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City
- B. **Site Planning.** These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.
- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Multi-Family Development:
1. Any use permitted in the Residential Zones with single dwelling units.
 2. Apartments, townhomes, condominiums, and other multi-unit dwellings.
 3. Student Housing.
 4. Private and Public Schools.
 5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
 5. Planned Unit Developments approved per this ordinance.
 6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures
- F. **Maximum Densities.** The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.

- G. **Minimum Lot Size and Width Requirements.** The Multi-Family lot shall not be restricted by minimum size nor width.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route.
- I. **Front Setbacks.**
1. **Residential on Public Street** - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
 2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
 3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.
- J. **Side & Rear Setbacks.** All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.
- K. **Building Heights.** All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.
- L. **Open Space.** There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:
1. Private or common area.
 2. Area dedicated for public use.
 3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
 4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.
- M. **Public Utilities.** All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code, utilities, and utility easements shall be located as designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.
- N. **Private Amenities.** All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.
- O. **Fences.** A minimum five-foot (5') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front

of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.

P. **Landscaping.** Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. One (1) additional off-street parking space shall be provided for every three (3) residential units. Private driveway parking must be nine feet (9') by twenty-two feet (22') to count as one parking space.

R. **Private and Public Street Widths.**

1. All streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles which are not located within a building shall be enclosed within a sight-obscuring fence or fence compatible with the design of the development.