

## ARTICLE SIX: PLANNED UNIT DEVELOPMENTS

### Section 6.1 General

6.1.1 **Purpose:** These regulations for Planned Unit Developments for residential uses offer an alternative method for developing land. This alternative allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, Planned Unit Developments are required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions such as increased densities, mixed land uses and reduced setbacks. The Planned Unit Development designation acts as an overlay zone. With this approach, the overall intensity of a development is consistent with the underlying zoning district and Land Use Plan.

The Planned Unit Development regulations should have the following outcomes:

- A. Allow flexibility that is not available through standards and restrictions contained elsewhere in this Ordinance.
- B. Promote more efficient use of land.
- C. Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- D. Provide additional amenities that would not otherwise be required under conventional zoning.
- E. Promote building styles and architectural styles that complement one another.
- F. Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses.
- G. Promote the most efficient arrangement of circulation systems, land use, and buildings.
- H. Promote environmentally sensitive developments.
- I. Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.

6.1.2 **Definitions:**

- A. **Cluster development** shall mean a form of Planned Unit Development that permits a reduction in lot area, provided that the overall floor area ratio and open space requirements comply with the requirements in this Article, and overall density levels are maintained. The clustering of dwelling units in one area on smaller lots allows the preservation of environmentally sensitive features and areas that can be dedicated to common open space.
- B. **Gross area** shall mean the entire area within the development boundaries.
- C. **Major planned development** shall mean a development which meets any of the following conditions:
  - 1. Comprises more than sixty thousand square feet of land area, or;
  - 2. Proposes more than twenty thousand square feet of gross floor area, or;
  - 3. Proposes more than twenty dwelling units.
- D. **Minor planned development** shall mean a Planned Unit Development which does not come within the definition of Major Planned Development.
- E. **Net area** shall mean the area within the development boundaries not including areas for public or private streets, driveways, or utility easements.
- F. **Open space, common** shall mean usable open space as defined in Article Four, that is devoted to recreation, park, or natural amenities for the collective enjoyment of all occupants of the development.
- G. **Planned Development** shall mean an area planned and developed in a unified manner in accordance with a project plan which meets the specifications of this Article. The development shall be located on a single parcel or contiguous parcels which have been assembled in order to create a larger tract. The development shall be constructed and maintained by either a single owner or group of owners working together.
- H. **Planned development certificate** shall mean a written summary of a planned development's project description, drawings, deviations from usual development requirements, and other information as further described in this Article and maintained as a permanent record within the Plan Commission case file.
- I. **Public art** shall mean a fountain, sculpture, painting, mural or similar object which is sited within a Planned Development as a focal point and is intended for the enjoyment of the general public.

- J. **Site plan** shall mean a scaled drawing indicating the generalized physical conditions and proposed improvements of a Planned Development.
  - K. **Zero lot line development** shall mean a development of single family detached structures where the location of each building on a lot is situated in such a manner that one or more of the buildings is located without any setback from the lot line.
- 6.1.3 **Zoning:** Planned Unit Developments for residential uses are permitted in zoning district R-4 by right, and may be permitted as a provisional use in the AG-1, RS, and R-3 zoning districts. Refer to Table 3-1 of this Ordinance.

## **Section 6.2. Approval Process**

### **6.2.1 Pre-application conference:**

- A. Prior to the preparation of a formal application for a Major Planned Development, the applicant shall meet with the Plan Commission to discuss the proposed development. The Plat Officer shall inform the applicant of the Village's plans and policies which may affect the development, the specific requirements for Planned Developments, and the procedures involved in submitting an application for a Planned Development.
- B. The Plat Officer may request the applicant to conduct a public information meeting about the project and provide notice to neighborhood groups.
- C. A pre-application conference is not required for a Minor Planned Development, but may be scheduled at the applicant's or Plat Officer's request. Submission requirements for a pre-application conference are contained in Table 6-1 of this Article.

6.2.2 **Preliminary plan application requirements:** Preliminary plan review by the Plan Commission and review and approval by the Village Board is required for Minor and Major Planned Developments. Application requirements for a preliminary plan are contained in Table 6-1. Ten copies of all documentation should be submitted with the exception of the application form and fee.

6.2.3 **Planned development documents:** In addition to the application requirements in Table 6-1 of this Article, the application shall include the following information:

- A. Common address and legal description of subject property.
- B. A general description of the project and how the proposal relates to the purpose statements at the beginning of this Article.

- C. Present and proposed zoning, (if applicable).
- D. A list of conditions for future development, site plan review criteria, design features, required improvements, and other standards specific to the proposal that should be incorporated in the final plan.
- E. A list of any waivers or items required of the Village which are part of the proposal.
- F. Any elements of the Planned Development which are based on any flexible requirements which are permitted in this Article.
- G. The most recent site plan, landscape development plan, and project data that have been submitted for approval, and any other exhibits, architectural drawings, or plans that document the development proposal being reviewed by Plan Commission.
- H. If the applicant intends to sell or lease all or a portion of the Planned Development after the project is approved, the application shall contain a statement indicating this intent. If applicable, the conditions of sale and maintenance of such developed properties shall be described and shall include a general description of any deed restriction, covenants, or other similar agreements.
- I. A description of the guarantee or covenants of ownership to be used for maintenance of any common open space.
- J. A development schedule indicating the proposed time frame for construction and improvements.

**6.2.4 Preliminary plan approval:**

- A. Upon receipt of the application and supporting documents, the Plan Commission shall conduct a public hearing. Such hearings may be continued for purposes of revising the submitted application, or other documentation.
- B. The Plan Commission shall review the proposed Planned Development. The Commission shall make a determination on whether the following criteria have been met:
  - 1. The proposal advances the purpose statements of this Article.
  - 2. The proposal meets the minimum development requirements of this Article.
  - 3. The proposal adequately and appropriately incorporates the design guidelines in Section 6.4 that are appropriate to the type of development being proposed.

4. The proposed zoning is consistent with the Land Use Plan and is in the best interest of the public.
  - C. Within thirty days after completion of the hearing, the Plan Commission shall forward its recommendation to the Village Board.
  - D. The Village Board shall approve or deny the preliminary plan, based on the review criteria listed for Plan Commission review. Approval of the preliminary plan by the Village Board shall expire after twelve months, unless the final plan application is filed within twelve months of Board approval.
- 6.2.5 Final plan application requirements: Final plan approval is required for all Planned Developments. Within twelve months following the approval of a preliminary plan by the Village Board, the applicant shall file for final plan approval. Requirements for final plan applications are contained in Table 6-2 of this Article. Ten copies of all documentation should be submitted with the exception of the application form, fee, and preliminary plan.
- 6.2.6 Final plan approval:
- A. Upon submittal of the final plan application, the Plat Officer shall review the application to determine if the final plan meets the requirements of the preliminary plan.
  - B. If any requirements is absent or has been modified in the final plan application, or if new waivers are requested, the final plan application shall be referred to the Plan Commission. If the final plan conforms to the preliminary plan and no new waivers are requested, the final plan shall be referred directly to Village Board.
  - C. The Plan Commission shall review the submitted documents and ascertain whether or not the final plans substantially conform with the purpose and intent of the approval preliminary plan and other provisions of this Article. Upon review of the final plan, the Plan Commission shall forward the final plan and supporting documents to the Village Board along with its recommendation.
  - D. The final plan shall be presented to the Village Board to accept or reject within thirty days following Plan Commission action. If the plan is approved by the Village Board and the Village Attorney, upon direction of the application, shall deliver for recording all dedications, covenants, and such other documents as may be required by this Article to the Recorder's Office or other escrow agent for recording, but only after all documents and bonds required of this Article have been tendered to the Village in satisfactory form.

### **Section 6.3 Post Approval Process**

- 6.3.1 Performance schedule:** The applicant shall conform to the development schedule as approved. If an initial application for a building permit for the Planned Development has not been approved within twelve months from the approval of the final development plan, the approval of the final development plan shall lapse and be void and shall no longer be in effect.
- 6.3.2 Site plan review - issuance of building permits:** The Zoning Administrator shall approve a building permit within a Planned Development once the following requirements have been met:
- A.** For Minor Planned Developments, a site and landscape development plan shall accompany the building permit application. The site and landscape plan shall be prepared in accordance with specifications for a final development plan in Table 6-2 of this Article and shall be in conformance with the approved preliminary plan.
  - B.** For Major Planned Developments, the final development plan and landscape plan approved by Village Board satisfies the site plan requirements for the building permit approval process.
  - C.** Evidence that all plans, covenants, bonds, or certificates have been properly recorded and executed shall accompany the permit application.
  - D.** The Zoning Administrator shall review the building permit application and determine if it meets the requirements of the final development plan, the conditions in the Planned Development, and all other applicable zoning regulations. The Zoning Administrator shall approve the building permit if it meets all requirements, or withhold approval of the building permit and notify the applicant of the reasons why the building permit was denied.
  - E.** A Planned Development shall be developed according to the approved final development plan. Amendments or modifications to the Planned Development Certificate and final plan are permitted in accordance with this Article.
- 6.3.3 Planned development amendments - minor:** The Zoning Administrator shall review the application for site plan review and building permits to determine if there are any major or minor amendments. The Zoning Administrator may approve minor amendments to the Planned Development during the permit review stage. In no case shall an amendment be approved as a *minor* amendment that permits changes beyond the minimum or maximum requirements set forth in this Ordinance.

Minor amendments include the following:

- A. Changes that are expressly provided for in the Planned Development.
- B. Minor changes in the location, siting, and height of the buildings and structures that are not a major amendment as defined below. Such changes may only be authorized if engineering or other physical limitations of the site or building, not reasonably foreseeable at the time the final plan were approved, warrant such a change.
- C. Construction of accessory structures less than six hundred square feet in area.

6.3.4 Planned development amendment - major: Major amendments may only be made under the procedures that are applicable to the initial approval of a Planned Development. Unless accounted for in the approved Planned Development, the following are major amendments:

- A. A change in the use or mix of uses in the development based on the percentage of floor or land area designated for a particular use.
- B. An increase in overall lot coverage of the structures by more than ten percent.
- C. An increase in overall ground coverage of structures or density by more than ten percent.
- D. An increase in more than ten feet in height of any building.
- E. A reduction in overall amount of usable open space or a reduction of any area designated as common open space.
- F. A reduction in off-street loading and parking spaces by more than five percent.
- G. The change in location of any structure by more than ten feet in any direction.
- H. A reduction in required street, access drive, or parking lot dimension widths.
- I. An overall reduction in the area designated for landscaping treatment in any one phase by more than ten percent.
- J. A change in street layout or circulation pattern.

6.3.5 **Required documents and bonds:** The construction and maintenance of all public facilities and improvements which are a part of the Planned Development shall be bonded for in accordance with the Subdivision Regulations, and approved prior to the recording of the Certificate. Such bonding shall also be required for private drives that provide ingress or egress for more than one structure.

#### **Section 6.4 Planned Development Standards**

6.4.1 **Minimum development standards:** The provisions of all other Articles of this Ordinance shall be met unless specifically excepted by this Article.

- A. **Yard.** Yards along the periphery of a Planned Development shall be provided as required by the regulations of the district in which said development is located.
- B. **Parking.** The number of parking spaces required for residential uses in a Planned Development shall be calculated in accordance with the provisions for collective parking in Article Seven.
- C. **Signs.** Signs and other sign structures in a Planned Development must comply with the regulations for the district in which such Planned Development is located.
- D. **Street construction.** Street construction, regardless of ownership, shall be made in conformance with the Subdivision Regulations. Minimum pavement widths for private drives servicing more than one structure when authorized, shall be thirteen feet for the first lane of traffic in each direction and eleven feet for each additional lane. Street construction plans and details shall be submitted to the Village Engineer for review and approval prior to final plan approval.
- E. **Multiple structures.** There may be more than one main building on a lot in a Planned Development. Buildings to be used for multiple dwellings, institutional, or other purposes and shall comply with the spacing requirements of the Ordinance.
- F. **Public improvements.** All public improvements shall meet the requirements of the Subdivision Regulations. A waiver of the requirements for public improvements may be granted as part of the Planned Development approval when criteria in the Subdivision Regulations for granting a waiver have been met.

6.4.2 Floor area ratio (FAR) requirements: Planned Developments with a land area equal to or greater than sixty thousand square feet shall not exceed the floor area ratio in this Article. Planned Developments with less than sixty thousand square feet in land area shall comply with the FAR for the underlying zoning district.

**MAXIMUM FLOOR AREA RATIO  
FOR PLANNED DEVELOPMENTS**

<u>DISTRICT</u>	<u>MAXIMUM FAR</u>
AG-1	0.30
RS	0.42
R-3	1.08
R-4	1.68

6.4.3 Zero lot line - cluster developments: The fee simple transfer of ownership of a lot in an approved Planned Development with a zero lot line or a single-family detached cluster development is permitted provided the development meets the recording and permit requirements in this Article and the requirements of the Subdivision Regulations. Such developments shall comply to the following regulations:

- A. The minimum area of a lot shall not be less than three thousand two hundred square feet for a zero lot line dwelling and four thousand square feet for a cluster development. The minimum width shall not be less than forty feet.
- B. There shall be no minimum side yard on one side (zero side yard setback) and a minimum ten foot side yard on the opposite side for zero lot line dwellings. The minimum front yard shall be no less than twenty feet and the minimum rear yard shall be no less than ten feet for both a zero lot line and cluster subdivisions.
- C. A four foot building wall maintenance/drainage easement shall be provided on a lot adjacent to the zero lot line property line, dedicated the entire length of the lot. With the exception of walls or fences, such perpetual maintenance easement shall be clear of structures and above ground utility appurtenances. This easement shall be shown on the final development plat and shall be incorporated into each deed transferring title to the property either as a covenant in the Owner's Certificate or in each deed transferring property in the Planned Development.
- D. Roof overhangs may penetrate the easement of the adjacent lot a maximum of twenty four inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the easement area or transported to an approved outlet.

**6.4.4 Common open space requirements for major planned developments:**

- A. For Major Planned Developments, in addition to required usable open space necessary to meet the open space ratio as established by the underlying zoning district for residential Planned Developments, a minimum of ten percent of the gross site area shall be common open space in accordance with the design guidelines in Table 6-3 of this Article.**
- B. Major Planned Developments must contain a parcel designated as common open space which shall be not less than six thousand square feet in area or less than thirty feet in its smallest dimension.**
- C. Public parks and water surfaces such as ponds or lakes may count towards the required common open space if such water surfaces or park areas are adjacent and accessible to land that is designated as common open space in the development. In no case shall a public park or water surface comprise or be counted towards more than fifty percent of the required open space.**
- D. All common open space shall be either:**
  - 1. Conveyed to a not-for-profit corporation or entity established for the purpose of maintaining said common open space for the benefit and use of the owners and residents of the Planned Development, or adjoining property owners, or any one or more of them by providing perpetual maintenance of all recreational open space in the project. All lands so conveyed shall be subject to the right of the owners within the Planned Development to enforce maintenance and improvement of the recreational open space; or**
  - 2. Guaranteed by a restrictive covenant describing the open space and its maintenance and improvement running with the land for the benefit of residents of the Planned Development, or adjoining property owners.**

**6.4.5 Design guidelines for planned developments: Table 6-3 of this Article contains Design Guidelines for Planned Developments. Since Planned Developments can be built at higher density and may contain uses not allowed on adjacent properties, design quality above the minimum otherwise allowed in zoning districts is necessary. It is intended that the Planned Development Design Guidelines provide a general outline of criteria needed to be addressed as part of the review of individual developments. It is recognized that not all of the Design Guidelines may apply to each Planned Development, but the intent of each Section must be met as described in the Purpose Section of each guideline.**

Within Table 6-3, use of the word “shall” indicates a design guideline which must be met for all Planned Developments. Use of the word “should” indicates a design guideline which must be met unless the applicant demonstrates that the particular criteria is not applicable or impractical as applied to the particular Planned Development. Use of the word “may” indicates a design guideline which is desirable, but not required and may be requested in exchange for flexibility granted through the Planned Development.

**END OF ARTICLE SIX TEXT.**

**TABLE 6-1: APPLICATION CHECKLIST FOR PLANNED DEVELOPMENTS**

	Pre-Application	Preliminary Plan	Final Plan	Permit Review
1. Application Form		X	X	
2. Fee		X	X	
3. Sketch Plan	X			
4. Project Data		X	X*	X
5. Site Plan of Existing Conditions		X		
6. Preliminary Site Plan		X		
7. Elevation or perspective drawings of all building improvements, including signs, sufficient to show the developers intent.		X	X*	
8. Development Schedule indicating approximate start and completion dates of each phase if more than one phase.		X	X*	
9. Planned Development Certificate		X	X*	
10. Final Development Plan			X	X*
11. Certificates, seals, and signatures required for the dedication of land and recording of documents in accordance with this Ordinance.			X	X
12. Plans or specifications for final engineering approval of drainage, street, and other facilities.			X	
13. Landscape Development Plan			X	X*

\* Only required if there are revisions to the plans approved with the original submittal.

**END OF TABLE 6-1.**

**TABLE 6-2:  
SPECIFICATIONS FOR REQUIRED PLANS AND DRAWINGS IN TABLE 6-1**

<b>Document</b>	<b>Specifications</b>
1. Application Form	1.1 Common address and legal description 1.2 Existing and proposed zoning 1.3 Names and addresses of all owners 1.4 Names and addresses of all design professionals or other consultants working on the project 1.5 Other information as required
3. Sketch Plan	3.1 Property lines 3.2 Major site features such as prominent vegetation, topography, water features, flood prone areas, existing buildings, and other relevant information 3.3 General layout of streets 3.4 General indication of land use 3.5 Approximate number and type of units
4. Project Data	4.1 Number of buildings and total number of dwelling units 4.2 Land area and lot coverage (percentage) 4.3 Approximate gross and net residential densities 4.4 Amount of usable and common open space 4.5 Parking calculations 4.6 Buildings heights 4.7 For Major Planned Developments, project data in the preliminary application stage may represent approximate numbers. These figures must be updated for the final plan application 4.8 Other calculations as may be required
5. Site Plan of Existing Conditions	5.1 Existing streets, easements, utilities and public improvements 5.2 Significant physical features on and around the site 5.3 Contour lines (two foot intervals) 5.4 Water courses and existing drainage facilities 5.5 Wooded areas and isolated trees of six inches or more in diameter 5.6 Existing buildings with an indication of those to be removed 5.7 Surrounding land use, zoning, and public facilities

- 6. Preliminary Site Plan
  - 6.1 General location of buildings, structures, and other improvements
  - 6.2 Common open space and use of open space
  - 6.3 Off-street parking facilities and number of spaces to be provided
  - 6.4 Location of streets and sidewalks and an indication of which areas will be privately maintained or dedicated to the Village
  - 6.5 Illuminated areas
  - 6.6 All utilities including storm drainage, sanitary sewers, and water service
  - 6.7 General areas of landscaping and type of landscape treatment
  - 6.8 Screening or buffering treatment along the perimeters
  
- 10. Final Development Plan
  - 10.1 Legal description and property survey by a Registered Land Surveyor of the entire area within the Planned Development
  - 10.2 Survey data sufficient to reproduce any line or reestablish any monument
  - 10.3 All highways, streets, alleys, blocks, lots, parcels, public grounds, easements, and rights-of-way
  - 10.4 The length of boundary lines of all streets, alleys, blocks, lots, required setbacks, and yards, public grounds, easements, and rights-of-way and information sufficient to derive the length of these lines by simple calculation
  - 10.5 The width of all rights-of-ways, easements, and location of utilities
  - 10.6 The location dimensions and configuration of all proposed structures and the internal uses to which each building shall be used, in sufficient detail to determine off-street parking calculations
  - 10.7 All curb cuts, driving lanes, parking, and loading areas, public transportation points, and illuminated facilities
  - 10.8 The location and area of all usable and recreational open space
  - 10.9 Recreational facilities to be included in the recreational open space areas

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|--------------------------------|---|
| 13. Landscape Development Plan | 13.1 Screening and buffering treatments along the perimeter of the development  |
|                                | 13.2 Existing plantings and vegetation that will remain, and methods that will be used to protect the existing growth |
|                                | 13.3 Indicate the number, type, and size of trees, shrubs, and ground cover to be planted and their placement         |
|                                | 13.4 Indicate other landscaping elements such as walls, fences, decorative paving treatments, or street furniture     |
|                                | 13.5 Indicate other natural features such as ponds, streams, and similar features                                     |

All plans must include a date, north arrow, and name of development. All plans, except the sketch plan, should be drawn to scale or with accurate measurements and dimensions sufficient in detail to ascertain the location and size of various elements of the drawing.

**END OF TABLE 6-2.**

## **TABLE 6-3: PLANNED DEVELOPMENT DESIGN GUIDELINES**

### **1.0 SITE PLAN GUIDELINES**

**Purpose:** Well designed site plans create a sense of internal cohesiveness and compatibility with the surrounding property. The site plan shall be designed to take into account all internal and external physical features to create an arrangement of and relationship between all structures on the site, which minimizes impacts from or on surrounding land uses and which promotes a sense of cohesiveness for the development.

- 1.1 Dumpsters, central air units, utility boxes, and other similar features should be located in inconspicuous locations and screening should be provided so that they are not visible from public right-of-way or adjacent property.
- 1.2 Individual buildings should be integrated into the overall site plan through joint parking, pedestrian connections, plantings, shared access, and location of freestanding buildings so as not to block visibility of the larger commercial center.
- 1.3 Adverse off-site impacts should be minimized through building orientation and provisions for appropriate transition areas such as a landscaped buffer, park, berm, or combination of treatments.
- 1.4 Buildings should be sited and grouped in a coherent layout based on a site analysis that considers topography, views, privacy, drainage, function of buildings, and other design guidelines contained herein.

### **2.0 TRAFFIC AND CIRCULATION**

**Purpose:** The layout of the circulation system is basic to the design of a Planned Development. The traffic and circulation system shall provide for efficient, safe, aesthetic movement of pedestrians and vehicles, through and adjacent to the development.

- 2.1 There shall be adequate access for emergency vehicles, garbage collection, and delivery vehicles.
- 2.2 The development shall be designed with the minimum number of access points to public streets necessary to serve the traffic generated by the proposed use.

- 2.3 Safe and convenient multi-use sidewalks or paths should be provided from residences to recreation areas, bus stops, parking areas, and community buildings within the Planned Development.
- 2.4 Design of the internal street system should be coordinated with the existing and future street system and conform to the Transportation Element of the Comprehensive Plan. Continuation of collector streets shall be provided for through the site in accordance with the Comprehensive Plan.
- 2.5 Parking facilities for bicycles should be provided at convenient locations.

### **3.0 ARCHITECTURAL QUALITY**

**Purpose:** Planned Developments shall include architectural design which results in a cohesive design compatible with existing buildings on or around the site.

- 3.1 Multiple buildings in a Planned Development should relate to one another through common architectural styles, scale, building materials, and signage.
- 3.2 Architectural design should create visual interest through textures, complementary colors, and attractive facades.
- 3.3 Buildings and signage should be sensitive to the style, period, and scale of neighboring properties.
- 3.4 Street furniture such as light posts, trash receptacles, and benches shall be functional and compatible with the architectural design.
- 3.5 Where large structures are required, mass should be broken up through setbacks, building offsets, varied story heights, and other design techniques.
- 3.6 Use of art features such as fountains, special landscaping, sculpture, and murals that lend identity to a development should be utilized.
- 3.7 Walls and fences should be compatible with site architecture and should be unobtrusive to neighbors.
- 3.8 All buildings shall utilize finished building materials on all sides.

#### **4.0 ENVIRONMENTAL GUIDELINES**

**Purpose:** Planned Developments shall be constructed with regard for the environment to avoid adverse impacts on existing natural features, drainage, erosion, water quality, and energy conservation.

- 4.1 Drainage features should be integrated into the development and treated as an asset by providing aesthetically pleasant open space and multi-use facilities.
- 4.2 Floodplains, drainage features, and natural areas should be preserved and enhanced as natural environments.
- 4.3 Adequate setbacks and access to stormwater facilities and drainage ways should be provided in order to encourage dual use as recreation, habitat, and storage area for excessive rainfalls and to provide for future maintenance.
- 4.4 Preservation and addition of vegetation should be provided along stream and drainage ways to prevent erosion, provide natural habitats, and improve water quality.
- 4.5 Significant trees of good health should be protected from damage during construction and from future land uses in the development whenever possible.
- 4.6 Building layout should consider sun angles, prevailing winds, shade, and other factors to save energy costs.

#### **5.0 OPEN SPACE GUIDELINES**

**Purpose:** Planned Developments shall provide for both the preservation of natural areas and the creation of areas for active or passive recreation.

- 5.1 Where space permits, a development should incorporate a variety of open space including areas for active recreation, passive recreation, and undeveloped natural areas.
- 5.2 Undeveloped open space should preserve healthy vegetation and remove dead or diseased trees.
- 5.3 Play areas for children should be close to building entrances and should be located so children do not have to cross high traffic area.
- 5.4 Active recreation facilities provided on site should reflect the age of the residents, consider existing nearby public facilities, and provide adequate area and dimensions for the use consistent with national standards.

- 5.5 Passive recreation areas should be graded and seeded or have other ground cover. Such areas should include trails, picnic areas, and take advantage of vegetation, shade and views, and be removed from nuisance areas.
- 5.6 Open space areas should be spread out to serve the entire development and should be connected through trails or common yards.
- 5.7 Water detention areas may comprise a portion of the open area, but should not represent the majority of open space and should be usable by the residents.

## **6.0 PRIVACY/SECURITY GUIDELINES**

**Purpose:** As an incentive, Planned Developments may be built at a higher density than conventional developments. Allowing higher density while maintaining privacy for residents is a goal. Planned Developments shall consider security as a design feature.

- 6.1 Residential units should be oriented and spaced to promote privacy.
- 6.2 Entrances to buildings and parking areas shall be well lighted.
- 6.3 Public spaces should be designed to be visible from dwelling units and promote a sense of ownership for surveillance and security purposes.
- 6.4 Remote entrances to public spaces not directly visible from neighboring units and the establishment of secluded areas should be avoided.
- 6.5 Dwelling units should be oriented or screened to avoid glare from headlights.

## **7.0 LANDSCAPING AND SCREENING GUIDELINES**

**Purpose:** Landscaping of the Planned Developments shall be designed to provide for adequate landscaping and effective screening for off-street parking areas and for areas where non-residential use or high density residential use may be detrimental to lower density areas. Landscape materials shall be integrated into the overall scheme of the site and should compliment the other physical features of the area.

- 7.1 Landscaped buffers required along the perimeters between incompatible uses shall be integrated into the overall landscaping for the development.
- 7.2 Selection of plant materials shall be in conformance with the Village's Tree Ordinance.

- 7.3 The selection and location of landscape materials in utility corridors shall be such that at their mature height, trees shall not interfere with overhead utilities and streetlights.
- 7.4 Clusters of trees and bushes or flowerbeds should also be used throughout the site to provide visual relief.
- 7.5 Street trees along public streets and private access drives should be provided at a ratio of at least one tree per sixty feet of frontage.
- 7.6 Other treatments such as planters, flower beds, and decorative rock or stone should be considered to provide relief in larger impervious areas.
- 7.7 Landscaping should be provided at site entrances, public areas, and adjacent to buildings to provide visual interests and screen mechanical equipment.
- 7.8 Plant material shall be maintained in such a manner as to preserve their functional aesthetic integrity.
- 7.9 Whenever possible, existing mature trees on the site should be incorporated into the overall landscape design and preserved as part of the development.

**END OF TABLE 6-3.**

**END OF ARTICLE SIX.**