

Chapter 5

PLANNED UNIT DEVELOPMENTS

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5.1 Purpose

The City's zoning regulations are based on the division of the City into districts in which the use of land and buildings, as well as the bulk and location of buildings and structures, in relation to the land are substantially uniform. There are, however, unique and innovative uses which because of their characteristics or because of underlying physical conditions of a site, cannot be properly classified in any particular district without consideration of such uses on neighboring land and the desirability of such uses at a particular location. Furthermore, while conventional zoning districts and the requirements of those districts are reasonable, there may be circumstances or projects where it is in the interest of the community to allow unique and/or creative development designs and techniques.

It is recognized that the City Council may approve a planned unit development (PUD) to facilitate the use of flexible techniques of land development and site design, by providing relief from zoning and platting requirements designed for conventional developments. These PUD regulations are not intended to allow excessive densities or the development of incompatible land uses, either within the development or in relation to the surrounding neighborhood. By choosing to petition for PUD approval, a person elects to submit a development proposal to the Plan Commission and City Council for discretionary review.

5.2 Planned Unit Development

A PUD is a tract or parcel of land, the use and development of which is approved and authorized by City Council ordinance, containing two or more principal buildings or which is more than two acres in size, and which is developed as a unit under single ownership or unified control. Any condominium project or any townhome or townhouse project, whether proposed in one or more buildings, or any residential subdivision, shall be a PUD. A PUD may contain a mixture of principal uses and dwelling types and is designed specifically for the conditions on the site and to achieve a unified overall development. A PUD may not be required to completely conform to all of the regulations of the zoning district in which it is located.

5.3 Reserved

5.4 Approval Process and Application

Requests for PUD approval shall comply with and be processed in accordance with the subdivision and platting regulations set forth in Chapter 6A, 6B, and 6C of this Ordinance.

5.5 Relationship of PUD to Zoning Map and this Ordinance

- A. The PUD designation is intended to be attached to existing zoning districts as a special use.
- B. The development of a PUD shall not occur until approved in accordance with this Ordinance.
- C. As part of the PUD approval process, variances and waivers of requirements otherwise set forth in this Ordinance may be granted without proceeding through a separate variation or waiver process.

5.6 PUDs and Zoning Changes. A special use permit and any zoning change approved for a PUD shall not become effective until the approved PUD is recorded with the McHenry County Recorder.

5.7 Permitted Uses

Because a PUD is a means of achieving greater development flexibility in a way that may not always be possible under conventional zoning restrictions, it may depart from strict conformity with the density, use, design, dimension, area, height, bulk, and other regulations set forth in this Ordinance, as long as said departures are depicted and included as part of the approved PUD documents. The uses permitted in a PUD shall be governed by the permitted uses in the underlying zoning district and the uses approved as part of the PUD.

5.8 PUD Design Standards

5.8.1 General Standards

The following standards shall apply to a PUD:

- A. The proposed development at the subject location shall be consistent with the planning policies and goals of the City.
- B. The proposed development at its location shall comply with the intent and standards of these regulations.
- C. The proposed development at the subject location shall not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may exist in the future: (1) adjacent property, (2) natural resources, (3) infrastructure, (4) public sites, or (5) other matters affecting the public health safety, or general welfare.
- D. The approved number of dwelling units or occupancy units shall not exceed the number of dwelling units permitted by the regulations of the underlying zoning district, except as provided for in this Ordinance.

- F. If any open space, common areas, or recreational facilities in the PUD are intended to be used solely for the residents of the project, adequate provisions shall be made so that such areas and facilities are properly improved, maintained, operated, and owned.

5.8.2 Design Standards

In addition to standards set forth in this Ordinance for specific uses and development proposals, the following design standards shall be used to evaluate proposed PUD projects. Compliance with all of the standards is not mandatory and no single standard is more important than another.

- Buildings have massing compatible with the scale and intensity of surrounding development
- Higher density or intensity development abutting lower density or intensity areas includes transitional buffering and substantially mitigate any negative impacts.
- Lot layout promotes cluster design, conservation design, and/or traditional neighborhood design elements.
- Pedestrian and/or bicycle access in the form of public sidewalks and/or private trails and pathways is addressed.
- Pedestrian and/or bicycle access is provided within the boundary of the PUD to schools, parks, and similar amenities.

- Off street parking is adequate to serve the needs of proposed land uses. The amount of required parking may be varied if proposed uses warrant such a variation.
- Multifamily developments include open space or recreational facilities.
- Sidewalks and related pedestrian facilities are incorporated within neighborhoods.
- Conservation organizations and similar entities, or an owners association when such entities are not available, maintain private landscaping amenities, on-site signage, open space, and recreational facilities and pathways.
- School sites and park sites abut or are located in proximity to each other.

- Public facilities comprised all or partly of buildings and structures include buffering and substantially mitigate negative impacts.
- A minimum of 35 percent of the overall site area is set aside as dedicated open space.
- Bicycle lanes and/or routes are addressed for appropriate collectors and arterial streets
- Pedestrian and/or bicycle trails, including picnic and rest areas, are provided as appropriate.
- Handicapped accessible facilities are provided.

- Recreation and open space facilities are linked to the open space network and amenities.
- Storm water management facilities, such as retention or detention ponds, are constructed using native landscaping to provide water quality benefits and infiltration, and complement natural amenities on the project site.
- Stormwater management facilities and open space areas shall follow the performance standards specified in Appendix JA.
- Site design features and amenities are designed to be protective of groundwater integrity and to minimize negative impacts on groundwater resources.
- Conservation design elements are incorporated into overall site design.

- No two residential structures with the same front facade are located on the same side of a street within three (3) building lots or sites of each other. Facade reversal may be considered dissimilar appearance.
- Garage fronts are de-emphasized and not the most prominent architectural feature of the house. The use of side load garages, rear load garages, detached garages, or L-shaped floor plans should occur on not less than one-fifth (1/5) of the building lots or sites.
- Front facades prominently feature entrances for persons rather than automobiles, such as a court yard or front porch, with the garage area not exceeding forty (40) percent of the front facade elevation.
- Corner lots are designed to accommodate side load garages.
- Driveways and walkways are constructed of cement, brick, asphalt, pervious brick or paver materials, or similar hard surface material.
- Distinctive architectural details such as covered front entries, front porches, and door and window details are provided for each residence.
- Entryways and landings visible from a street right-of-way or public access drive are provided on all residences and have an area of twenty-five (25) square feet.
- Entryways, porches and landings visible from public areas are covered by a roof that is an integral and compatible component of the roof and architectural treatment of the principal structure.
- Not less than fifteen (15) percent of the total area of any front facade (excluding garage doors) consists of windows and doors.
- Not less than ten (10) percent of the total area of any side or rear facade consists of windows and doors. The Community Development Director may reduce or waive this requirement if it is determined that the area comprised of windows and doors is the maximum reasonable/feasible area under the circumstances, or where a garage constitutes a side wall or rear wall.
- Skirting is of brick or masonry construction.
- Exterior chimneys are constructed of brick or stone, or contain an exterior material identical to the facade.
- Harmonious use of building materials is required through the enactment of deed restrictions or covenants.
- The number of dwelling units shall not exceed the number allowed by the underlying zoning designation, except in cluster developments.
- Commercial and industrial guidelines set forth (1) in the “*Design Review Guidelines for Properties in the City of Woodstock Downtown Business Historic Preservation District*” approved by the Woodstock City Council on June 4, 2002 and as amended from time to time, and (2) in the “*Project Review Commission Regulations and Standards*” approved by the Woodstock City Council on June 4, 2002 and as amended from time to time, shall be followed.

5.9 Open Space Requirements for Cluster Development

A. Within every residential cluster development approved as a PUD, open space area shall be permanently set aside and maintained exclusively for conservation and recreation purposes, and shall be protected by a permanent conservation easement. The amount of such open space shall consist of not less than 35 percent of the property, unless a lesser percentage is approved by the Plan Commission. The term “open space” includes natural land and water areas retained for active and passive recreation use or for resource protection in an essentially undeveloped state.

B. Wetlands, floodplain, and public park sites may be used to provide half of the required open space. Land within an existing or proposed street right-of-way, or comprising private yard space, shall not be counted toward minimum open space requirements. Land proposed as open space shall be suitable in size, shape, and location for conservation and recreational purposes.

C. Within a residential cluster development, no lot shall be approved, recorded, or sold within the development until a declaration of covenants and restrictions or other document, necessary to establish a permanent homeowners association responsible for the care and maintenance of open space, has been approved by the City and has been executed. In lieu of such a homeowners association, the City may approve the use of a conservation organization which shall be responsible for owning or otherwise having jurisdiction over the open space for purposes of care and maintenance.

D. Special Service Area. The City, at its discretion, may require the establishment of a “back up” special service area (SSA) in order to provide funds necessary to support the maintenance and upkeep of land set aside and dedicated as open space area or used for required utilities and development improvements. Such a requirement may be a condition of final plat approval and the creation of such an SSA shall occur prior to the sale of individual lots or building sites.

5.10 PUD Approval Prior to This Ordinance

Planned Developments approved prior to the date of these regulations and in accordance with procedures set forth in the Zoning Ordinance in effect prior to the adoption of this Ordinance, are hereby designated as PUD districts on the Official Zoning Map. Approved lot sizes and configuration, setbacks, easements, roads, utilities, and other features of such developments are made a part of the PUD district zoning classification as herein defined. Applications for development approval on land designated as a Planned Development on the Official Zoning Map in effect immediately prior to the adoption of these regulations, shall comply with these PUD regulations.