

Building Height, Streets & PUD Ordinance Comparisons

	Existing	Staff	Task Force	Planning Commission
Building Height	Vertical distance from existing grade to average height of roof. No higher than 35 feet	Vertical distance from top back of curb to highest part of building. No higher than 35 feet	Vertical distance from existing grade to highest part of building. No higher than 28 feet. Increased by 1 foot for each additional 2 feet of side yard setback up to 35 feet	Vertical distance from top back of curb to highest part of building. No higher than 32 feet + improved language
Building Coverage	35%	n/a	Maximum of two lots combined with structures limited to 35% for the first lot and an additional 17.5% for the second lot.	Maximum of two lots combined with structures limited to 35% for the first lot and an additional 17.5% for the second lot.
Street Ownership	Public or Private as determined by Planning Commission	Public only	Public only	Public only
Street Width	50' (includes park strip & sidewalk)	49' (includes park strip & sidewalk)	49' (includes park strip & sidewalk)	49' (includes park strip & sidewalk)
Street Access	Two collector streets for 50 or more residential units	Two streets (any) for more than 30 single or two-family units and 100 multiple-family units.	n/a	Two streets (any) for more than 30 single or two-family units and 100 multiple-family units.
Cul-de-Sac Width	55' radius	50' radius	n/a	50' radius
PUD minimum size	1 acre	5 acres	2 acres. Bonus density for over 5 acres in size.	2 acres. Bonus density for over 5 acres in size.
Open space definition for PUD	Parks, courts, playgrounds, golf courses, and other similar open areas.	Any parcel or area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, outdoor recreation, or public health and safety. Lane permanently set aside for conservation or recreation purposes. It may include woodlands, play areas, walking and riding trails, wetlands and lands in the floodplain as well as land use for passive or active recreation.	Off street parking, clubhouse, pavilions, barbeques, playgrounds, tot lots, sidewalks, park strips, pathways.	Any parcel or area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, outdoor recreation, or public health and safety. Lane permanently set aside for conservation or recreation purposes. It may include woodlands, play areas, walking and riding trails, wetlands and lands in the floodplain as well as land use for passive or active recreation.
PUD Density bonus	None – must meet underlying zone	None – must meet underlying zone	Sliding density scale based on underlying zone and open space provided.	Sliding density scale based on underlying zone and open space provided.

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Infill Development	n/a	2 acres or less.	n/a	2 acres or less.
Sidewalks & park strips in PUD and infill development	Planning Commission may recommend	Planning Commission & City Engineer may recommend if internal pedestrian system.	n/a	Two streets (any) for more than 30 single or two-family units and 100 multiple-family units.
Setbacks	25' front and rear yard. 20' combined side yard (minimum 8'). Planning Commission may recommend differently for PUD.	25' front and rear yard. 20' combined side yard (minimum 8'). For infill development, front and rear yard setback may be reduced by 5 feet to 20 feet.	Front setback cannot be less than adjacent building or either side. 25' rear yard and 20' combined side yard (minimum 8').	25' front and rear yard. 20' combined side yard (minimum 8'). For infill development, front and rear yard setback may be reduced by 5 feet to 20 feet.
PUD Quality standards	As approved by Planning Commission.	As approved by Planning Commission.	<ul style="list-style-type: none"> • Garages facing street should not exceed 60% of the structure • Architectural design using quality construction materials, lighting, parking, landscaping • Require qualified designer or design team. • Color plans • Fencing made of concrete, cultured stone, brick, hardy board, ornamental iron. Minimum of vinyl may be used. • No flat roofs and pitched room at least 6/12 with 12 inch minimum overhang. Architectural grade shingles. • Exterior walls composed of 30% stone, brick or hardy board. Aluminum and vinyl siding not allowed. • Plans should identify signage, monuments, and entryways. 	As approved by Planning Commission.
Protection Strips	Allowed	Not Allowed	n/a	Allowed
Appeal Time	30 days	14 days		30 days