

CHAPTER 5  
(PD) PLANNED UNIT DEVELOPMENT

SECTION 5.000 Purpose.

The purposes of the Planned Unit Development District are to provide a means of creating harmonious planned environments through the application of flexible and diversified land development standards; to encourage the application of new development techniques and technology which will result in superior living or development arrangements; to promote the efficient use of land to facilitate more economic provision of housing, circulation systems, utilities and their maintenance; to promote energy conservation and use of renewable energy resources; to preserve to the greatest extent possible significant landscape features and to utilize such features in a harmonious fashion; and to provide for more usable and suitably located open space and recreation facilities than would otherwise be provided under conventional land development procedures.

SECTION 5.050 Definitions.

The following definitions apply only to this Chapter.

1. Gross Acreage--the acreage of the entire PUD, less the acreage devoted to streets, public or semi-public buildings, kindergarten or day-care centers, and commercial uses.
2. Homeowners' Association--a nonprofit corporation, membership in which is mandatory for owners of PUD residences, and which is responsible for maintaining common open space and private streets.
3. Landscape Features--natural features of the PUD site, including waterways, wetlands, rock outcroppings, forest areas and significant wildlife habitat areas.
4. Net acreage--the acreage of the PUD devoted to residential use, including residential building sites, private open space, and driveways.
5. Open Space--land not covered by buildings or structures, except minor recreational structures. Open space does not include streets, driveways, parking lots, or loading areas. Landscaped roof areas devoted to recreational or leisure-time activities, freely accessible to residents, may be counted as open space at a value of 50% of actual roof area devoted to these uses.

- a. Common Open Space--open space reserved primarily for the leisure and recreational use of all PUD residents, and owned and maintained in common by them through a homeowners' association.
- b. Private Open Space--open space located immediately adjacent to an individual dwelling unit, owned and maintained by the owners of the dwelling unit, and reserved exclusively for the use of the residents of the dwelling unit.
- c. Public Open Space--open space designed primarily for use by residents of a PUD, dedicated in fee to a public agency, and maintained by the agency.

SECTION 5.100 Application of PD District

- 1. The Planned Unit Development District is an overlay zone which may be applied to the following districts: RR-5, RR-2, RR-1, RS, R-1, R-2, R-3.
- 2. In the case of a conflict between a provision of the underlying district and that of the Planned Unit Development District, the provision of the PD District shall apply.
- 3. The PD District may be applied through an Administrative Action subject to the provisions of §2.060(c) of this Ordinance. Such an Administrative Action shall be initiated as provided in §2.060 of this Ordinance; provided that, if initiated by the owner or contract purchaser of the subject property, or their authorized representatives, application for a zone change to apply the PD District must be in conjunction with application for PUD preliminary development plan approval.
- 4. If the PD District was applied as the result of an Administrative Action initiated by the owner or contract purchaser of the subject property, or by their authorized representatives, in conjunction with an application for PUD preliminary development plan approval, and subsequently the approved preliminary or final development plan becomes void as provided in §5.350(2) or 5.500(2) of this Chapter; the PD District will stand until further Administrative Action is taken.
- 5. All development in the PD District requires approval of a PUD preliminary development plan and final development plan as provided in this Chapter.

SECTION 5.150 Criteria for Zone Change to Apply PD District

The Approving Authority shall decide an application to apply the PD District, initiated pursuant to §2.060(c) of this Ordinance, and shall approve the zone change if it finds:

1. The criteria of §3.38.200 of Chapter 3 of this Ordinance have been met; and
2. Two or more of the following:
  - a. The subject property contains significant landscape features or open space whose preservation requires planned unit development rather than conventional lot-by-lot development.
  - b. Planned unit development of the subject property will promote increased energy conservation or use of renewable energy resources.
  - c. The subject property contains natural hazards, the avoidance of which requires planned development of the property.
  - d. Planned unit development of the subject property will produce more efficient use of the land and provision of services than conventional lot-by-lot development.

SECTION 5.200 PUD Preliminary Development Plan Approval

Approval of a PUD preliminary development plan is an Administrative Action subject to the provisions of §2.060(c) of this Ordinance.

1. An application for PUD preliminary development plan approval shall be initiated as provided in Chapter 2 of this Ordinance.
2. The PUD preliminary development plan shall consist of the following:
  - a. Written Documents
    - (1) A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning.
    - (2) The names and addresses of all owners of adjacent property.

- (3) A statement of planning objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and adjacent areas, discussion of how the proposed development will relate to the natural environment and significant landscape features of the site and adjacent areas, and the rationale behind the assumptions and choices made by the applicant.
- (4) A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.
- (5) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.
- (6) If common open space is to be deeded to a Homeowners' Association, a declaration of covenants and restrictions that will govern the Association.
- (7) Quantitative data for the following: total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate gross and net residential acreages; total amount of open space; amounts of private, common and public open space; total area and types of non-residential construction; economic feasibility studies or market analysis where necessary.

b. Site Plan and Supporting Maps. A site plan and any maps necessary to show the major details of the proposed PUD, containing the following minimum information:

- (1) The existing site conditions, including contours at 5-foot intervals, water courses, floodplains and other areas subject to natural hazards, significant landscape features, and forest cover.
- (2) Proposed lot lines and layout design.
- (3) The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, and non-

residential structures, including commercial facilities.

- (4) The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common or public open spaces or recreational areas, school sites, and similar public and semipublic uses.
  - (5) The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership--public or private--should be included where appropriate.
  - (6) The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system indicating proposed treatments of points of conflict.
  - (7) The existing and proposed systems for providing sewage disposal, water, electricity, gas, fire protection and telephone services.
  - (8) A general schematic landscape plan indicating the technique and materials to be used for private, common and public open spaces.
  - (9) A preliminary subdivision or partition plan if the land is to be divided.
  - (10) Enough information on land areas adjacent to the proposed PUD, including land uses, zoning classifications, densities, circulating systems, public facilities, and significant landscape features, to indicate the relationships between the proposed development and the adjacent areas.
  - (11) The proposed treatment of the perimeter of the PUD, including materials and techniques to be used, such as screens, fences, and walls.
3. The Approving Authority shall decide on the PUD preliminary development plan application as provided in Chapter 2 of this Ordinance; and shall approve the preliminary development plan if it finds:
- a. The proposed PUD is consistent with applicable Comprehensive Plan goals, policies and

map designations, and with the purpose set forth in §5.000 of this Chapter.

- b. The preliminary development plan meets the development standards of §5.250 to 5.258 of this Chapter.
- c. If the preliminary development plan provides for phased development, pursuant to §5.300 of this Chapter, that each phase meets the standard of §5.300(3) and that the applicant has the capability to obtain final development plan approval in the time limits imposed.
- d. Exceptions from the standards of the underlying zone district or from the quantitative requirements of Chapter 4 of this Ordinance are warranted by amenities and other design features of the PUD furthering the purpose of §5.000.
- e. Any conditions or modifications imposed by the Approving Authority on the preliminary development plan approval are necessary to meet the requirements of §5.250 to 5.258, to further the purposes of §5.000, or to comply with the Comprehensive Plan.

SECTION 5.250 Development Standards for Preliminary Development Plan.

A PUD preliminary development plan must meet the Development Standards stated in §5.251 through 5.258 of this Chapter.

SECTION 5.251 Minimum Site Size.

The PUD site must be of such a size that at least four (4) dwelling units would be permitted by the underlying district.

SECTION 5.252 Permitted Uses.

The following uses are permitted subject to the general standards of this Chapter.

1. Residential Uses.

- a. Single-family dwellings or duplexes, and accessory buildings used as garages, storerooms, woodsheds, hobby shops, laundries, playhouses, or similar and related uses; provided, that there shall not be more than two buildings allowed as accessory to

any single-family dwelling or duplex and unattached structures shall be located on the rear half of the lot.

- b. Multi-family dwellings, including townhouses, row houses, apartments and condominiums.

## 2. Commercial Uses.

Retail commercial uses shall be permitted if the Approving Authority determines that they are designed to serve primarily the residents of the PUD and their guests. The Approving Authority may require that the applicant submit a market analysis demonstrating that the amount of land proposed for commercial use is needed for, and realistically can be supported in, commercial use by the residents of the PUD and their guests.

## 3. Other Uses.

If designed to serve primarily the residents of a PUD and their guests, the following uses are permitted. If designed to serve residents of adjacent areas as well, the following uses may be permitted by the Approving Authority if it finds that such use is consistent with the purposes of §5.000 of this Chapter and with the underlying zone district.

- a. Public and semi-public buildings, including schools, churches, libraries, community centers, fire stations, pump stations and substations.
- b. Park, playground or golf course.
- c. Privately operated kindergardens or day nurseries.
- d. Home occupations.

## SECTION 5.253 Residential Density.

### 1. Basic Allowable Density.

Unless an increase in density is allowed by the Approving Authority as provided in Subsection (2) of this Section, the number of dwelling units shall not exceed the number that would be allowed on the gross acreage of the PUD if dwelling units of the same type were built at the minimum lot sizes specified by the underlying zone district. A preliminary development plan meets this standard if the Density Ratio, computed as provided in Subsection (3) of this Section, is less than or equal to 1.00.

### 2. Density Increases.

The Approving Authority may permit an increase of up to 25 percent in the allowable density if the proposed PUD is to be served by community water supply and sanitary sewer systems, and the Approving Authority finds that such increase in density

contributes to the purposes of §5.000, by providing one or more of the following:

- a. Distinctiveness and excellence in design (up to 5% increase).
- b. Additional common open space, over that required by §5.255 (up to 5% increase).
- c. Recreational amenities (up to 5% increase).
- d. Preservation of significant landscape features of the site, or avoidance of areas with natural hazard site limitations, beyond what is required by §5.256 (up to 5% increase).
- e. Improvement of air, water or noise level qualities of the area (up to 5% increase).
- f. Energy conservation or use of renewable energy resources (up to 5% increase).
- g. Location of housing convenient to transportation facilities, commercial services, employment opportunities, and public facilities and services (up to 5% increase).

A preliminary development plan meets such an increased density standard if the Density Ratio, computed as provided in Subsection (3) of this Section, is less than or equal to a number determined by increasing 1.00 by the percentage of the approved density increase.

### 3. Density Ratio Computation.

- a. For each residential structure, proposed on the preliminary PUD plan determine the minimum lot size specified for that structure by the underlying zone district. If a proposed residential structure is of a type not permitted in the underlying district, for the purpose of calculating Density Ratio it will be assumed that the minimum lot size of such a structure is that specified by the underlying district for a single-family dwelling multiplied by the number of dwelling units in the structure.
- b. Add the specified minimum lot sizes for all proposed residential structures as determined in (a) above.
- c. Divide this sum by the gross acreage of the proposed PUD.



SECTION 5.254 Building Spacing.

1. A preliminary development plan shall provide for reasonable light, ventilation, and visual and acoustic privacy for residences and other structures. Fences, insulation, walks, barriers and landscaping shall be used, as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, and reduction of noise. High-rise buildings shall be located within a PUD in such a way as to avoid adverse impact on neighboring low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.
2. If the Approving Authority determines that a preliminary development plan meets the standards of Subsection (1) of this Section, it may waive the lot area, lot width, lot coverage, setback and height requirements of the underlying zone district.
3. If the Approving Authority finds it necessary to meet the perimeter design standards of §5.258, it may require a special setback from all or a portion of the perimeter of the PUD.

SECTION 5.255 Open Space.

1. At least 60 percent of the gross acreage of the PUD must be open space. At least 25 percent of the total open space provided shall be private and at least 50 percent of the total open space provided shall be common or public. Not more than 1/2 of the common or public open space provided may be areas covered with water.
2. Locations, shapes, sizes and other characteristics of open spaces shall be consistent with their proposed uses and the purposes of the PUD. Unless the Approving Authority requires otherwise to meet the Environmental Design Standards of §5.256, common or public open space shall be distributed equitably throughout the PUD in relation to the dwelling units of the residents they are intended to serve.
3. Open spaces shall be suitably improved for intended use. Open spaces containing significant landscape features may be left unimproved or may be improved to assure protection of the features, subject to requirements imposed by the Approving Authority pursuant to §5.256.

4. The development schedule required by §5.200(2)(a)(4) shall provide for coordination of the improvement of open spaces with the construction of other proposed site improvements.
5. The Approving Authority shall require that the applicant assure the permanence of the common or public open space required by this Section in on of the following ways:
  - a. By conveying the open space to a public agency which will agree to maintain the open space and any buildings, structures, or improvements which have been placed on it.
  - b. By conveying the open space to a Homeowners' Association, subject to covenants running with the land which restrict the common open space to the uses specified in the final development plan, and which provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose.
6. If the common open space is to be deeded to a Homeowners' Association, the declaration of covenants and restrictions required by §5.200(2)(a)(6) shall include the following:
  - a. The Homeowners' Association must be set up before the homes are sold. Prior to such sale, the property owner assumes the responsibility of that share attributable to each unsold home defined in the Homeowners' Association.
  - b. Membership must be mandatory for each home buyer and any successive buyer.
  - c. The open space restrictions must be permanent, not just for a period of years.
  - d. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.
  - e. Residence owners must pay their pro rata share of the cost; the assessment levied by the association can become a lien on their property.
  - f. The association must be able to adjust the assessment to meet changed needs.
7. If the common open space is to be deeded to a Homeowners' Association, the Approving Authority shall require that one of the following enforcement methods be pro-

vided by th applicant:

- a. Conveyance to the County of the legal right to develop the common open space for uses not specified in the final development plan.
- b. Inclusion in the conveyance of the common open space, a condition that the fee title of the common open space shall vest in the County in the event of a substantial default in the conditions and restrictions governing the use and maintenance of the common open spaces.
- c. Inclusion in the conveyance of the common open space a condition that, in the event a common open space is permitted to deteriorate or is not used and maintained consistently with the final development plan, the County may, at its option, cause such maintenance to be done and assess the costs to members of the association.

SECTION 5.256 Environmental Design.

1. The preliminary development plan shall provide, to the greatest extent possible, for the preservation of significant landscape features, historic sites and landmarks and for the integration of the proposed development with the environmental characteristics of the site and adjacent areas. The Approving Authority may require that significant landscape features and historical sites be preserved as part of the common or public open space of the project.
2. Excessive site clearing of topsoil, trees and natural features before the commencement of construction operations shall be discouraged. The Approving Authority may require the applicant to submit a grading plan detailing proposed excavation, earth-moving procedures, and other changes to the landscape, in order to ensure preservation of the character of the area to be retained in open space.
3. Sites for residential and non-residential buildings shall be discouraged in areas of natural hazards, such as floodplains, areas subject to landslides, areas with average slopes greater than 25 percent and areas with unstable soil formations. The Approving Authority shall require that all floodplains be preserved as permanent common or public open space, and may require that other natural hazard areas be included in the common or public open space of the proposed development and be left unimproved or improved to assure minimization of the hazard.

4. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion, and shall be of a character to cause the slope to blend with the surrounding terrain and development. The applicant shall provide for maintenance of the planting until growth is established.
5. The preliminary development plan shall promote the conservation of energy and use of solar or other renewable energy resources through such factors as the location and extent of site improvements, the orientation and exposure of buildings and usable open spaces, the types of buildings, and the selection of building materials.

#### SECTION 5.257 Traffic Circulation.

The location and number of points of access to the site, the interior circulation pattern of streets and pedestrian ways, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and uses shall be designed to maximize safety and convenience and be compatible with neighboring road systems, buildings and uses.

#### SECTION 5.258 Perimeter Design.

1. The preliminary development plan shall minimize adverse impacts of proposed uses and structures in the PUD on existing and anticipated uses and structures in the adjacent area.
2. If topographical or other barriers do not provide reasonable privacy for existing uses adjacent to the development, the Approving Authority shall require one or more of the following:
  - a. A special setback or setbacks of residential and non-residential structures located on the perimeter.
  - b. Residential and non-residential structures located on the perimeter of the development be screened by fencing, landscaping or other natural or man-made materials.

#### SECTION 5.300 Development Phasing.

1. The applicant may provide in the preliminary development plan for development of the project in up to three (3) phases.

2. In acting to approve the preliminary development plan, the Approving Authority may require that development be completed in up to three specific phases, if it finds that public facilities would not otherwise be adequate to serve the entire development.
3. If the preliminary development plan provides for phased development, each phase shall provide for the same ratio of open space and/or recreational facilities to dwelling units as the overall project. Development of accessory commercial uses shall be limited to the final phase.
4. The following time limitations shall be observed in phased development proposals:
  - a. Phase 1--final development plan must be approved within twelve (12) months of the date of preliminary plan approval.
  - b. Phase 2--final development plan must be approved within twenty-four (24) months of the date of preliminary plan approval.
  - c. Phase 3--final development plan must be approved within thirty-six (36) months of the date of preliminary plan approval.

SECTION 5.350 Duration of PUD Preliminary Development Plan Approval.

1. Approval of the preliminary development plan shall be valid for twelve (12) months from the date of approval, provided that if an approved preliminary development plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the time limitations of §5.300(4) of this Chapter.
2. If any time limit for obtaining final development plan approval is exceeded, the approved preliminary development plan, or phase of the preliminary development plan and any subsequent phase, shall be void. Any subsequent proposal by the applicant for planned development of the subject property shall be deemed a new Administrative Action.

SECTION 5.400 Extensions of PUD Preliminary Development Plan Approval.

1. An applicant may request an extension of the validity

of the preliminary development plan approval or, if the preliminary development plan provides for phased development, an extension of the validity of preliminary development plan approval with respect to the phase the applicant is then developing.

2. Such request shall be considered an application for Administrative Action, and shall be submitted to the Director in writing, stating the reasons why an extension should be granted.
3. The Director may grant an extension of up to twelve (12) months in the validity of a preliminary development plan approval or, if the preliminary development plan provides for phased development, an extension of up to twelve (12) months in the validity of a preliminary development plan approval with respect to the phase then being developed, if he determines that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final development plan approval within the original time limitation.

#### SECTION 5.450 PUD Final Development Plan Approval.

Approval of a PUD final development plan by the Director shall be considered a ministerial act.

1. Within twelve (12) months of the date of approval of the preliminary development plan, unless otherwise specified pursuant to §5.300 and 5.400 of this Article, the applicant shall submit a final development plan, prepared by an Oregon registered engineer, and supporting documents to the Director.
2. The final development plan shall include:
  - a. The site plan and maps submitted pursuant to §5.200(2)(b) in their final, detailed form, and including reasonable assurance that an adequate, potable, year-round water supply is available for the development.
  - b. The documents submitted pursuant to §5.200(2)(a) amended to incorporate any conditions imposed on the preliminary development plan approval.
  - c. Final subdivision plat or partition map, if the land is to be divided.
  - d. Except as permitted by the Approving Authority pursuant to Subsection (3)(c) of this Section, documents conveying common open space to a Home-

owners' Association, including the restrictive covenants and conditions required by §5.255(5) to (7).

- e. Articles of Incorporation of the Homeowners' Association formed to maintain common open space and other common improvements.
3. The Director shall require the applicant to enter into an agreement with the County to complete all improvements required by the final development plan according to a schedule set forth in the agreement.
4. Agreement for Improvements.
- (a) Before approval of the final development plan, the applicant shall either install the improvements required by the preliminary plan approval and repair existing streets and other public facilities damaged in the development of the PUD, or shall execute and file with the Board an agreement between himself and the County specifying the period within which required improvements and repairs will be completed. The agreement may provide for the construction of the required improvements in phases. The agreement shall provide that if work is not completed within the period specified, the County may complete the work and recover the full cost and expense thereof from the applicant.
  - (b) An applicant may request an extension of time for completion of required improvements. Such request will be considered an application for Administrative Action. Such extension shall be approved only if changed conditions for which the applicant is not responsible have made it impossible for him to fulfill the agreement within the original time limit(s).
5. a. To assure full performance of the improvement agreement, an applicant shall file one of the following:
- (1) A surety bond executed by a surety company authorized to transact business in the state of Oregon on a form approved by the County Counsel; or
  - (2) Cash deposit with the County Treasurer; or
  - (3) Certification or letter of assurance by a bank or other reputable lending institution that money is being held to cover the cost of

improvements and incidental expenses, and that said money will be released only upon the direction of the Director of Public Works. The bank certification or letter of assurance shall be approved by the County Counsel; or

(4) Cash deposit with an escrow agent authorized to transact business in the State of Oregon subject to escrow instructions that require the escrow agent to release the money only upon the direction of the Director of Public Works. Escrow instructions shall be approved by the County Counsel.

b. Such assurance of full and faithful performance shall be for a sum determined by the Public Works Director to be sufficient to cover the cost of the improvements and repairs that may be required prior to approval of the final plan, including related engineering, and may include an additional percentage as determined by the Public Works Director to cover any inflationary costs which may be incurred during the construction period prior to the full and final completion of the project.

c. If the applicant fails to carry out provisions of the improvement agreement and the County has reimbursed costs or expenses resulting from such failure, the County shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds the cost and expense incurred, the remainder shall be released. If the amount of the bond or cash deposit is less than the cost and expense incurred, the applicant shall be liable to the County for the difference.

6. The Director shall act on the application for final development plan approval within thirty (30) days, and shall approve the final development plan if he finds:

a. The applicant has submitted all information and documents required pursuant to Subsections (2), (3) and (4) of this Section; and

b. The final development plan is in substantial compliance with the approved preliminary development plan and any conditions imposed by the Approving Authority. Substantial compliance means that any differences between the final and preliminary plans are "minor amendments," as defined in §5.550(1) of this Chapter.



6. The approved final development plan shall be recorded in the County Clerk's office within thirty (30) days of the date of approval.

SECTION 5.500 Expiration of Final Development Plan Approval.

1. If the Director determines that no substantial construction or development has occurred within 2 years of the date of approval of the final development plan for a PUD, or for a phase thereof, the Director shall initiate an Administrative Action to consider invalidating the final development plan approval.
2. The Approving Authority shall invalidate such final development plan approval unless it determines that the applicant was not responsible for the failure to complete substantial construction, and that the applicant will be able to complete the development within 2 years.
3. If final development approval is invalidated, any subsequent proposal by the applicant for planned development of the subject property shall be deemed a new application for preliminary development plan approval.

SECTION 5.550 Amendments to Approved Preliminary and Final Development Plans.

1. Definitions:

a. "Minor amendment" means a change which:

- (1) Does not increase residential densities;
- (2) Does not enlarge the boundaries of the approved plan;
- (3) Does not change any use;
- (4) Does not change the general location or amount of land devoted to a specific land use, including open space;
- (5) Does not eliminate the preservation of a significant landscape feature; and
- (6) Includes only minor shifting of the location of buildings, proposed public or private streets, pedestrian ways, utility easements, or common or public open spaces.

- b. "Major amendment" is any change which does not meet the definition of a "minor amendment".
- 2. A minor amendment to an approved preliminary or final development plan may be approved ministerially by the Director.
- 3. A major amendment to an approved preliminary or final development plan shall be considered an Administrative Action subject to the provisions of Chapter 2 of this Ordinance.