

11-11-5: MINIMUM DEVELOPMENT REQUIREMENTS:

All proposed PRUD developments shall comply with all minimum development requirements as provided in this section.

A. General Regulations:

1. A minimum of five (5) acres of land.
2. The minimum setback for all buildings (excluding fences) and parking in the periphery of the development shall be the front setback of the zone at those locations where the development abuts a street and a thirty foot (30') setback at those locations where development abuts other parcels of land. Notwithstanding the above provision, if the development has subdivided single-family lots, which abut other parcels of land, the specific zone regulations shall apply for rear yard setbacks and accessory uses of the subdivided lots. The required setback area shall be landscaped.
3. The minimum distance between main buildings in the development shall be fifteen feet (15') for single-story buildings, twenty feet (20') for two-story buildings, twenty five feet (25') for two and one-half ($2\frac{1}{2}$) story buildings. If the lower building is next to a taller building, then the larger separation distance will apply.
4. If fencing is proposed adjacent to a public or private street, the maximum fence height shall be forty two inches (42") for fences located in the required front yard and side yard setback facing a street as determined in the underlying zone. The width of the setbacks shall be according to the required setback of the zone in which the development is proposed. Fence heights located outside of these setbacks shall be limited to a maximum height of six feet (6'). The planning commission may vary the height or location if it determines the proposed fence design, materials and location will not create a safety hazard due to obstructed vision of approaching vehicles or pedestrians and will:
 - a. Not isolate the surrounding neighborhoods;
 - b. Be consistent with the theme of the development; and
 - c. Be compatible with the neighborhood.
5. If fencing isolates property between the fence and the public street, the development shall provide means to ensure continued maintenance of this area.
6. All utilities shall be placed underground, except power transmission lines capable of carrying forty six (46) kV or greater.

B. Compatibility:

1. The front of the units developed on the periphery of the project shall front onto the public streets. When units abut two (2) parallel streets, the fronts of the units shall face the public street bordering the PRUD. Units, which are on corners, may front either street. The planning commission may waive this provision due to unusual topographic features or unusual conditions; provided that such a waiver does not negatively impact the continuity of the existing streetscape.
2. The type of exterior building material and ratio of surface coverage for the proposed facade for other than single-family dwelling units shall be approved by the planning commission. The surrounding existing uses will be considered by the planning commission when approving the building materials to be used.

C. Design Theme:

1. Entrance designs to the development are required. The minimum entrance design to the development shall consist of a monument sign naming the development surrounded by a variety of ground cover, shrubs, and/or trees, which shall be approved by the planning commission.
2. Attached dwelling units shall have visual relief in facade and roofline, which adds variety and rhythm to the design and avoids monotonous straight lines.

D. Open Space And Landscaping:

1. In the multi-family R-2, R-3, and R-4 zones a minimum of fifty percent (50%) of the entire site shall be in open green space. Each phase of development shall provide its proportionate required open green space needed for that phase. In single-family zones the open space plan shall be reviewed and approved by the planning commission and city council.
2. Developments shall be designed to preserve and incorporate the natural features of the land into the development. Natural features include drainage swales, rock outcroppings, streams and concentrated native stands of large shrubs or trees.
3. Developed common activity area for single-family and attached dwelling units shall be provided as follows:
 - a. Developments with attached dwelling units shall provide developed common activity area at a ratio of one square foot of developed common activity area per one square foot of floor area of living space. Each phase of development shall provide its proportionate required open green space needed for that phase. At a minimum, developed common activity area shall include either a playground with play equipment or pathways with benches and tables through a natural planted landscaped area.

b. Subdivided, single-family lots shall provide developed common activity area at a ratio approved by the planning commission. At a minimum, developed common activity area shall include either a playground with play equipment or pathways with benches and tables through a natural or planted landscaped area.

4. Street trees shall be placed along all interior roads at a maximum spacing distance of forty feet (40') between each tree.

5. The development shall have a unified landscaping design of trees, shrubs, and theme lighting. Natural features, ponds, streams, fountains, waterfalls, sculptures and other design elements which create interest and visual unity and displays creativity in providing usable open space for the residents of the development are encouraged.

6. The following are guidelines for landscape design and standards. Individual projects may vary but all will be reviewed and approved by the planning commission:

a. Ten (10) 1-foot high shrubs (4 of which are a flowering shrub) for each residential building. The plant selections of shrubs and ground covers should be drought tolerant plants. Shrub areas shall be mulched to reduce watering demands.

b. Six (6) 2-inch caliper deciduous trees and one 4-foot tall evergreen tree for each residential building. The placement and types of deciduous trees shall take into consideration use of the trees for summer cooling and winter solar access. Evergreen trees should be used as windbreaks, screening and accent plants.

c. Turf area at least equal to the footprint square footage of the development.

d. The irrigation system must use secondary water and shall be designed to water plants of similar water needs and avoid wasteful watering.

e. No more than ten percent (10%) of the entire landscaping surface area can be in rocks or other nonliving ground cover. The ten percent (10%) limitation does not include areas where the ground cover is rocks or other material and is planted with plants spaced so they will completely cover the area in five (5) years.

f. The landscape design along streams, canals, or rivers should provide a trail access along the development.

7. All dumpsters shall be stored in screened enclosures, which are architecturally compatible in style and materials with the architecture of the development. Dumpsters shall be located so they are not in the required setback areas, not visible from the public street and do not restrict vehicular parking or circulation.

8. Storm water detention facilities are to be designed and used to detain all of the storm drainage generated by any development. All surface storm water detention facilities are to be designed and used

for multiple functions. The design of the facility shall blend in with the overall theme of the open space. Factors which will be used in determining compliance may include, but not be limited to, free form design, grading and landscaping to provide gradual transitions or artistic design elements. All drainage systems shall be approved by the city engineer and must be capable of preventing unapproved runoff onto other property and of preventing structural damage in the event of a 10-year storm. The system must also drain subsurface water capable of penetrating structures in the development.

E. Parking Regulations:

1. Parking lots are to be screened from view by means of a three foot (3') high berm along street frontages. The berm height shall be measured from the top of curb.
2. Parking lots shall provide landscaping at a ratio of one square foot of landscaping per thirteen (13) square feet of hard surface. The perimeter areas must also be landscaped.
3. Each landscaped island and area shall have, at a minimum, a two inch (2") caliper tree (measured 6 inches above the ground) located in such a manner as to shade twenty five percent (25%) of the parking area upon maturation of the trees.
4. The circulation system of the development is designed to provide a circulation hierarchy. The main circulation road does not have perpendicular parking which backs out into the travel lane, but branches off into development areas which have parking areas.
5. If a group recreational vehicle (RV) parking area is provided for the development, it shall be a minimum of one RV space per five (5), or fraction thereof, dwelling units. The RV parking area shall not be located in the periphery of the development and shall be completely screened.
6. Two (2) parking stalls for each unit in the development are required. All parking stalls and accessways shall be hard surfaced with cement concrete or asphaltic concrete. Required parking for the unit shall be located within a one hundred foot (100') radius measured from any entrance to the dwelling unit. However, no vehicular approach to a garage shall cross a property line closer than twenty six feet (26') from the garage door. There shall be at least twenty six feet (26') of approach between a garage door and the required landscape strip. Detached unit parking shall be located within a seventy five foot (75') radius measured from any entrance to the dwelling unit.
7. There shall be at least one visitor parking stall for every two (2) units or fraction thereof in multi-family unit areas of the PRUD.
8. All required parking stalls must be nontandem.
9. All parking aisles greater than one hundred fifty feet (150') in length shall have a turnaround area that meets the cul-de-sac standards contained in the North Ogden public works standards.

10. A minimum six foot (6') landscaped area, excluding sidewalk, is to be provided between the unit and any parking or access lanes.

F. Street Design: PRUDs shall be designed to meet the circulation requirements of the transportation element of the general plan, the design needs of the surrounding area, and the project. Projects which are located on or next to a collector or arterial street shall be designed and developed so the public street continues through the project in a logical, safe design. Projects which are located at the end of stubbed local public streets may be required to extend the street through the development based on the proposed circulation needs of the area as determined by the planning commission. The planning commission, upon recommendation of the city engineer, shall determine if the street should be extended as a through street or as a cul-de-sac during the concept or preliminary approval. Local streets which are internal to the development and do not provide access through the project may be designed as either public or private streets provided they meet the following criteria:

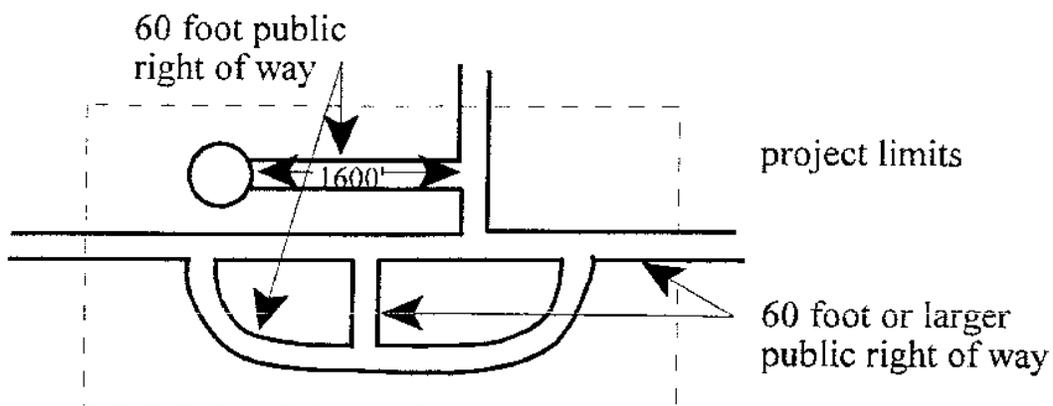
1. Public Street Requirements:

a. Right Of Way Width: Public streets shall meet the appropriate right of way widths as required in the subdivision ordinance or the general plan based on the function of the road for either a local, collector, or arterial road.

b. Neighborhood Local Streets: Projects may develop neighborhood local streets with a sixty foot (60') right of way (41 foot width from back of curb to back of curb) as part of a PRUD, provided the street meets one of the following criteria: (Ord. 2006-15, 12-5-2006)

(1) The road is a cul-de-sac which does not exceed one thousand six hundred feet (1,600') in length, or sixty (60) dwelling units, whichever is less;

(2) The roadway is internal to the development, intersects at each end with a roadway which has a right of way of sixty feet (60') or larger, does not provide for access through the development, and is less than seven hundred feet (700') in length or is intersected by a standard width right of way.



(Ord. 2002-07, 5-28-2002)

c. Unusual Cross Sections: In cases where unusual topography or other exceptional conditions exist which would make the installation of required public street cross sections impractical to develop, variations from the standards may be considered. The planning commission shall consider the reasons for the request, the impact to the existing land, the development, and the ability of the city to deliver services with the unusual cross section before any variation from the standard is approved.

d. Public Sidewalk: The sidewalks generally required to be installed in the public right of way may be varied in location, but at all times there shall be at least a four and one-half foot ($4\frac{1}{2}'$) wide landscape strip of land between the curb and sidewalk. The applicant may request that a public sidewalk be located independent of the public street right of way due to topography or other design considerations, provided the design has reasonable access from one end of the development to the other, allowing the public to pass through the neighborhood in a logical manner, and is within the common area of the development. A public easement for such a walkway shall be required. Because such sidewalk is established independent of the street right of way, the sidewalk shall be maintained by a homeowners' association.

2. Private Street Requirements:

a. Private streets must meet all public street standards.

b. All private roads shall be placed in a separate tract of land from the other common areas of the PRUD.

c. All private roadway tracts shall be the same width as the public rights of way.

d. Private streets will be approved only in PRUDs which:

(1) Establish a homeowners' or property owners' association; and

(2) Explicitly provide that the owners' association will assume responsibility for the maintenance of all private streets. (Ord. 2006-15, 12-5-2006)