

ways may be located to serve other uses in the vicinity, in accordance with the provisions of Section 13-320.4.

(vi) No building permit for any convenience establishment shall be issued (nor may any building be used for a convenience establishment) prior to the issuance of building permits for not less than one hundred (100) dwelling units within the immediate service area of such proposed establishment.

Section 13-315.21B—Special Exceptions

All uses set forth in Section 13-308.1 shall be permitted as special exceptions in PUD—Planned Unit Developments, provided that application for such uses shall be made at the same time application is made for the entire development.

Section 13-351.21C—Minimum Area

Parcels developed as planned unit developments shall be not less than twenty (20) acres if situate in RA—Agricultural Residential, and R1, R2 and R5 Residential Districts, or not less than ten (10) acres if situate in an R15, R22 or R44 Multi-Family District. In determining said area, the area abutting streets and alleys (but not freeways) lying between the property line of the parcel and the center line of the street or alley may be considered as part of the parcel.

Section 13-351.21D—Minimum Lot Area and Density Requirements

(1) For the purposes of this Article:

(a) Floor Area Ratio (FAR) is the maximum square footage of total floor area permitted for each square foot of land area.

(b) Open Space Ratio (OSR) is the minimum square footage of open space required for each square foot of floor area.

(c) Living Space Ratio (LSR) is the minimum square footage of non-vehicular outdoor space required for each square foot of floor area.

(d) Recreation Space Ratio (RSR) is the minimum square footage of recreation space required for each square foot of floor area.

(2) Every structure having dwelling units shall have access to a public street. Access by virtue of a court, walkway or other area shall be dedicated to public use, or owned and maintained by a community or civic association, condominium or cooperative.

(3) No minimum lot size or setbacks shall be required in planned unit developments except for structures on lots abutting residential districts; said structures shall comply with the more restrictive of the following requirements:

(a) The setback requirements of the abutting zoning district, or

(b) The setback requirements of the zoning district in which the planned development is located.

(4) The density of lots in ~~planned unit developments~~ OR DEVELOPMENT SITES which abut residential zoning districts shall be not greater than the least dense abutting residential zoning district.

(5) Multi-family structures shall be spaced in accordance with the provisions of Section 13-309.4 (b)