

development. Such developments shall be characterized by the following:

(1) Provisions concerning number of dwelling units permitted in a given area of land shall be applied in the aggregate rather than separately to the individual lots or building sites.

(2) Provisions concerning public improvements (such as sewer laterals, streets and sidewalks) shall be applied to the development in its entirety.

(3) Provisions concerning open space shall be applied to the residential area of the development, such area shall comprise all acreage of the development not devoted to commercial, office or industrial development.

(d) If land is divided, the right to use and enjoy the open areas and community facilities in such developments shall be coupled with the severalty interests; severalty interests may be of lots and/or condominiums.

Section 13-342.1—Uses Permitted.

The following uses shall be permitted in PUD—Planned Unit Developments:

(a) All uses set forth in Section 13-308, provided that commercial nonresidential uses of said Section:

(1) Shall be an integral part of the general plan for development.

(2) Shall be for a service area of not less than five hundred (500) dwelling units nor more than one thousand, five hundred (1,500) dwelling units and not having more than ten (10) square feet of non-residential use for each dwelling unit permitted.

(3) Shall be located, designed and operated so as to efficiently serve the frequent trade and service needs only of the residents within the planned development and located near the geographic center of the population to be served, and shall present no visible evidence of their character from first story residential windows in other residential districts.

(4) Shall not adversely affect residential uses within or adjoining the development, nor shall it create traffic congestion or hazards to vehicular or pedestrian traffic and shall be located on a collector or arterial street.

(5) Where part of the general design and timing of operations within the development, non-residential parking, service areas and access ways may be located to serve other uses in the vicinity, in accordance with the provisions of Section 13-320.4.

(6) No building permit for any non-residential use shall be issued (nor may any building be used for such use) prior to the issuance of certificate of occupancy for not less than one hundred fifty (150) dwelling units within the immediate service area of such proposed use.