

(b) Planned commercial complexes, in accordance with the provisions of Section 13-313 through 13-313.4, inclusive, as modified by the following provisions:

(1) Not more than twenty (20) square feet of non-residential commercial and not more than ten (10) square feet of non-residential office use per dwelling unit shall be permitted for developments of not less than one thousand, five hundred one (1,501) dwelling units and not more than five thousand (5,000) dwelling units. For developments with not less than five thousand (5,000) dwelling units not more than forty (40) square feet of non-residential commercial use, not more than 20 square feet of office use and not more than ten (10) square feet of industrial use (in accordance with provisions of Section 13-315.3 through 13-315.5, inclusive) per dwelling unit shall be permitted.

(2) Such complexes shall be planned as an integral part of the development and located near the geographic center of the development's population.

(3) Such complexes shall be located and designed so as to provide direct access to an arterial street without creating traffic hazards or congestion. Layout of parking areas, service areas, entrances, exits, yards, courts and landscaping; control of signs, lighting and noise shall protect the residential character within the PUD district and the desirable character of any adjoining residential districts.

(4) Where part of the general design and timing of operations within the Planned Unit Development, complex 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.

(5) Building permits for such a complex may be issued only after issuance of certificate of occupancy for not less than five hundred (500) dwelling units within the Planned Unit Development.

Section 13-342.2—Special Exceptions.

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

Section 13-342.3—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.

Section 13-342.4—Minimum Lot Area and Density Requirements.

(a) 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.