

SEC. 17.1.53 PHYSICAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS.

(a) **Minimum Area Requirements.** Areas designated as planned unit developments shall contain a minimum development area as follows:

<u>Principal Uses</u>	<u>Minimum Area of PUD</u>
Residential PUD	3 Acres
Commercial PUD	5 Acres
Industrial PUD	10 Acres
Mixed Compatible Use	10 Acres

(b) **Density Requirements (Lot Area, Width and Yard Requirements).** The district area, width and yard requirements of the basic use district may be modified; however, in no case shall the average density in a residential district exceed the number of dwelling units that would have been permitted if the planned unit development regulations had not been utilized.

(c) **Building Height and Area Requirements.**

(1) Buildings in a planned unit development shall not exceed the height permitted in the basic use district.

(2) Buildings in a planned unit development shall have a minimum area that is equal to or greater than that required in the basic use district.

(d) **Single Parcel, lot or Tract.** The planned unit development shall be considered as one (1) tract, lot or parcel, and the legal description must define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.