

- M. The minimum setback provisions of Section 10.7 shall continue to apply to all parcels created under the provisions of this Section.
- N. Development under this option shall not be dependent upon the establishment of a public sewer or public water supply system.
- O. County Health Department standards relating to the suitability of groundwater for on-site water supply and the suitability of soils for on-site sewage disposal shall apply.
- P. Restrictions for shared water access specified under Section 6.25 shall apply to open space preservation developments.

## **12.4 PLANNED UNIT DEVELOPMENTS**

### **12.4.1 Purpose**

This section recognizes that it may be desirable to modify certain restrictions of this Ordinance in the context of an innovative, efficient, planned development. The rationale for this departure from normal policy is that this Ordinance is drafted primarily to regulate discrete, individually proposed uses. Whenever it can be demonstrated that the needs of the community will be better served by a private plan which combines multiple structures or uses on one or more contiguous parcels, it may be desirable to allow implementation of such a plan without formal amendment of this Ordinance.

Approval shall not be granted to a planned unit development where such use is already permitted and appropriately regulated by the provisions of this Ordinance, or where approval is sought primarily to avoid the imposition of standards and regulations of existing zoning classifications rather than to achieve the objectives of this section.

### **12.4.2 Eligibility**

- A. Planned unit developments may be permitted within any Zoning District, as a special use, in accordance with the provisions of Article 11 and subject to compliance with the objectives and standards of this Section.
- B. A planned unit development may be permitted when a landowner, or group of owners acting jointly, can plan and develop a tract of land as an entity and thereby qualify for regulation of that tract of land as one complex land use unit, rather than an aggregation of individual buildings located on separate, unrelated lots.
- C. The proposed planned unit development is on a self-contained parcel that is at least ten (10) acres in gross area and the area available for development (net acreage) shall not be less than one-half (1/2) the gross acreage.