

### **Planned Unit Development (PUD) Zoning District**

The purpose of the PUD District is to encourage flexibility in land planning that will result in improved design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities and to preserve the scenic features and open space. **SECTION 5.9**

#### **Permitted Uses 5.9.5**

- Any use permitted in all zoning districts adopted by the Town of Yemassee may be permitted, and any conditional uses allowed in these districts may be permitted and other uses as the Council may approve, provided the conditions for such uses are satisfied.
- There shall be no areas of a PUD that are unspecified to the type of land uses that will occupy those particular areas.

#### **Standards 5.9.6**

- Any property in a PUD District shall be required to adhere to all provisions of the Town of Yemassee Zoning Ordinance, Development Standards Ordinance, as well as the Historic Preservation Overlay District, the River Protection Overlay District, as applicable, and the Highway Corridor Overlay District as applicable. The regulations applicable to the uses in an approved PUD shall be those of the most restrictive zoning district where such uses are allowed, unless a waiver or deviation from such restrictions is secured as part of the approved Concept Plan.
- External setbacks shall be a minimum of twenty (20) feet for front, rear and side yards.

#### **Application and Concept Plan 5.9.7**

- A request for the PUD district shall be processed as an amendment to the Town of Yemassee Zoning Ordinance and Official Zoning Map
- To secure a PUD District designation, an application must be filed with a fee established by the Town.
- Development Plans: Development Plans are required to commence activity within any area or phase within the PUD District. Development Plans must be in conformance with the approved Master Plan. To secure a Development Plan approval, the Applicant must submit to the Town any administrative fee as may be established by the Town
  - A. A sufficient amount of black or blue line prints of the Development Plan to be distributed to all reviewing bodies;
  - Name and address of owner(s) of land being developed;
  - Name of the development, date, north point, and graphic scale;
  - Name and seal of registered land surveyor;
  - Name of county, location, tax map(s), and parcel(s) number;
  - Bearings and distances of all lot lines and street lines
  - Streets and alleys, rights-of-way, proposed street names, and lot numbers. (Street addresses will be assigned by the applicable County Office of Emergency Preparedness after Development Plan approval and copies are sent to appropriate agencies);