

ARTICLE VI

PROVISIONS GOVERNING PLANNED UNIT DEVELOPMENT DISTRICTS

(Deleted in entirety and replaced with new ART VI by Ordinance No. 412,
December 1, 2020)

SECTION

6.010 Purpose of Planned Unit Development Districts

6.020 General Provisions

6.030 Administrative Procedure

6.040 Classifications of Planned Unit Developments

6.010 Purpose of Planned Unit Development Districts

These regulations are designed to promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof. Note that these zoning districts are free-standing and have their own densities and setback requirements; these PUD requirements are not an overlay zoning district.

6.020 General Provisions

(1) Master Plan Required

No application for a Planned Unit Development (PUD) District shall be considered unless a master plan meeting the requirements outlined in this section is submitted therewith. Such application shall indicate that the services of one (1) or more design professionals were utilized in the preparation of the plan.

(2) Ownership and Division of Land

No tract of land may be considered for or approved as a planned unit development unless such tract is under single ownership. The holder(s) of a written option to purchase, any governmental agency, or a redeveloper under contract shall be considered landowners for purposes of this section. Unless otherwise provided as a condition of approval of a PUD, the landowner of an adopted PUD may divide and transfer parts of such development. The transferee shall complete each such unit and use and maintain it in strict conformance with the adopted final master plan. Prior to the transfer of any section, a subdivision plat shall be filed with the Planning Commission.

(3) Relationship to Subdivision Regulations

The uniqueness of each proposal for a planned unit development may require that specifications for the width and surfacing of streets, public ways,

public utility rights-of-ways, curbs, and other standards may be subject to modification from the specifications established in the White Bluff Subdivision Regulations adopted by the Planning Commission. Modifications may be incorporated only with the approval of the Planning Commission as a part of its review of the master plan for a PUD and granted as a variance in the preliminary approval of the subdivision, which must be concurrent with the final approval, by the Planning Commission of the master plan. The foregoing notwithstanding, all PUDs shall be accompanied with adequate sureties for all proposed infrastructure and be subject to the time requirements to complete said infrastructure, as required by the White Bluff Subdivision Regulations.

(4) Combination of Separate Types of Planned Unit Developments

The Planning Commission and the Town Council may consider separate types of Planned Unit Developments, such as residential and commercial within a consolidated Master Plan as a single administrative procedure provided that the total tract is in single ownership by a landowner and the land area is sufficient to comply with the separate type requirements combined.

(5) Development Period, Staging Schedule

The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accordance with the approved master plan.

Within two (2) years after the date of approval, actual construction shall have commenced in such development. In the event that construction has not been started, the Planning Commission shall conduct a hearing on the project and review the feasibility of the PUD and may act to cancel or extend approval of the master plan depending upon the circumstances of each case. In the event of cancelation, the vesting laws of the State of Tennessee applicable to the PUD shall remain unaffected.

The Planning Commission may permit the development to be constructed in stages so that completion is achieved in a logical manner. Each stage shall be planned and related to existing surroundings and available facilities and services, so that failure to proceed to the subsequent stages will not have an adverse impact on the planned unit development or its surroundings, at any stage of the development.

(6) Common Open Space and Facilities

Any common space or public or private facilities shall be subject to the following provisions:

- (a) The location, shape, site, and character of the common open space shall be reviewed in detail, and it must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development considering its size, density, expected population, topography, and the number and type of dwellings or structures to be provided.

- (b) Common open space must be suitable for its intended uses but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements, which are permitted in the common open space, must be appropriate to the uses, which are authorized for the common open space and must conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.
- (c) The Planning Commission shall require that the landowner provide for and establish an organization for the ownership and maintenance of any common open space and facilities and such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to an appropriate public agency and said dedication be approved by the Planning Commission. However, the conditions of any transfer shall conform to the adopted final master plan.
- (d) In the event that the organization established to own and maintain common open space, or any successor organization, shall at any time after the establishment of the planned unit development fail to maintain the common open space in reasonable order and condition in accordance with the adopted master plan, the codes director may serve written notice upon such organization and/or the owners or residents of the planned unit development and hold a public hearing. After thirty (30) days when deficiencies of maintenance are not corrected, the codes director shall call upon any public or private agency to maintain the common open space for a period of one (1) year. When the codes director determines that the organization is not prepared for the maintenance for the common open space such agency shall continue maintenance for yearly periods.
- (e) The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned unit development that have a right of enjoyment of the common open space, and shall become a lien on said properties.
- (f) When the common open space is deeded to a Homeowners' Association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for preliminary approval. The provisions shall include, but not be limited to the following:
 - (i) The Homeowners' Association must be set up prior to no more than fifty-one (51) percent of the lots and/or homes being sold.
 - (ii) Membership must be mandatory for each homebuyer and any successive buyer.
 - (iii) The open space restrictions must be permanent, not just for a period of years.

- (iv) The association must be responsible for liability insurance, local taxes, and the maintenance of recreational, open space and other facilities.
- (v) Homeowners must pay their pro rata share of the cost, and the assessment levied by the association can become a lien on the property.
- (vi) The association must be able to adjust the assessment to meet changing needs.
- (g) A recreation plan shall be developed and presented with the Preliminary Master Development Plan for any proposed residential planned unit development. This plan shall indicate the general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve, as well as provide the number and detailed specifications of each type of recreational equipment and facility proposed. The size of each type of recreational facility, or type of recreational equipment shall be directly related to the age and number of the anticipated user population. These facilities may be devoted to either: (1) Shared limited use facilities designed so as to assure privacy and control of access by and for the exclusive use of a specific residential clientele within the development or (2) Shared general use recreation facilities which are available to all residents of the proposed development. All recreational equipment provided should be durable commercial grade equipment.

A minimum of five (5) percent of the gross area of every residential PUD shall be devoted to improved and developed recreational open space and may count towards the minimum percentage of common open space prescribed in each PUD class.

(7) Dedication of Public Facilities

For any PUD, the Planning Commission and Town Council may require that suitable areas for streets, utilities, public rights-of-way, schools, parks, and public areas be set aside and/or dedicated to the Town of White Bluff. Streets, whether public or privately maintained, shall be designed and constructed to street standards provided in the White Bluff Subdivision Regulations.

6.030 Administrative Procedure

The provisions of this section govern the procedure for review and approval for all planned unit developments as provided herein. Any landowner or developer, as defined, may apply for a PUD Zoning in any area subject to these provisions, and the Town Council may, within its legislative power, impose PUD Zoning upon any land area, and after such action, the landowner shall follow the remaining procedures before any zoning permits can be issued and the land developed.

(1) Steps of Approval Process

- (a) The applicant may request a pre-application conference with planning staff to evaluate the proposal and to determine and clarify any issues that may arise.
- (b) The applicant shall submit a preliminary master plan and rezoning request to the Planning Commission for their consideration along with the required fees.
- (c) The Planning Commission may recommend approval or disapproval of a developer's request. If approved, the Planning Commission shall recommend the necessary PUD zoning to the Town Council.
- (d) After approval of the preliminary master plan and amendment of the zoning map, preparation of the final master plan may begin.
- (e) The applicant shall submit a final master plan to the Planning Commission for their consideration. If any part of the PUD is to be subdivided, a preliminary subdivision plat shall also be submitted. Both documents may be considered simultaneously. Approval of the final master plan shall form the basis for all permits, variances, and standards for the PUD.
- (f) Prior to the sale or transfer of any property, the applicant shall submit and have approved a final subdivision plat.

(2) Application for Approval of the Preliminary Master Plan and Zoning Request

Application for approval of the preliminary master plan shall be made by the landowner of the affected property or his authorized agent, to the Planning Commission in accordance with such written general rules regarding general procedure, form of application, and required information as the Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall consist of the following:

- (a) The preliminary master plan for the proposed planned unit development shall be a general concept plan, drawn to scale by a professional competent of such design, which may include such items as the Planning Commission by general rule may require, but is not limited to the following items:
 - (i) The location and size of the area involved.
 - (ii) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas.
 - (iii) Location and approximate dimensions of structures including approximate height and bulk, and the utilization of structures including activities and the number of living units.
 - (iv) Estimated population and density and extent of activities to be allocated to parts of the project.

- (v) Any proposed reservations for public uses including schools, parks and other open spaces.
 - (vi) Availability commitments from the appropriate water and sewer provider.
 - (vii) Major landscaping features, including topography.
 - (viii) The general means of the disposition of sanitary wastes and storm water, and
 - (vix) North arrow, graphic scale, and location map showing relationship to existing street system and adjoining properties.
 - (x) Specify the various uses of structures within the PUD, for example the percentage of structures that are residential and the percentage of structures that are non-residential.
 - (xi) Elevations as necessary.
 - (xii) Details and locations of signs.
 - (xiii) The general layout of proposed streets and the location of parking lot improvements.
 - (xiv) Location and use of all common open space area.
 - (xv) Additional information as determined by the Planning Commission to indicate fully the ultimate operation and appearance of the PUD.
- (b) A tabulation of the land area to be devoted to various uses and activities and overall densities.
 - (c) The nature of the landowner's interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property.
 - (d) The substance of covenants, grants of easements, deed restrictions, or other restrictions to be imposed upon the use of the land, buildings and structures to include total square footage, building materials, architectural drawings, and proposed easements for public utilities.
 - (e) A development schedule, setting forth when the landowner intends to commence construction and an estimated completion period.
 - (f) When it is proposed that the final master development plan will be submitted in stages, a schedule of submission thereof is necessary.

(3) Application for Approval of the Final Master Plan

The action of the Town Council on the zoning request and the preliminary master plan shall authorize and form the basis for the Planning Commission approval of a final master plan.

(4) Application for Final Approval

After zoning a Planned Unit Development District, the landowner may make application to the Planning Commission for approval of a final master development plan, provided that the proposed master development plan and other elements associated with the planned unit development are in substantial compliance with the substance of the preliminary approval of the Town Council. The application shall include all aspects of the preliminary application, the proposed final master development plan, other required drawings, specifications, covenants, easements, and conditions and forms of bonds as were set forth by the Planning Commission's preliminary approval. Copies of all legal documents required for dedication or reservation of group or common open space and/or for the creation of a non-profit association shall also be submitted. When appropriate, this application shall contain the stage development schedule.

(5) Final Approval of Stages

The application for final approval and the final approval by the Planning Commission may be limited to each stage as appropriate in a large planned unit development.

(6) Final Master Development Plan

The final master plan of a planned unit development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master plan.

(7) Amendments to the PUD

The terms, conditions, and the final master plan of a PUD may be changed from time to time by official action of the Planning Commission. Any such amendments must remain in compliance with the appropriate zoning regulations and comply with the following.

The landowner, the residents and/or owners of or in the PUD may apply to the Planning Commission for an amendment to the master plan. The Planning Commission may approve such amendment so long as the original intent is not abrogated and the change does not in any way damage any part of the PUD or any adjoining properties. Minor changes in the location, sitting, and height of buildings may be authorized by the Planning Commission if required by engineering or other circumstances of the location not foreseen at the time of final approval. Major changes including an increase in the number of dwelling units, changes in the type of structures (such as single family to multi-family) major rearrangement of lots, blocks, or building tracts, or a reduction in the amount of open space must be submitted to both the Planning Commission and Town Council.

(8) Cancellation of an Adopted Planned Unit Development

In the event that actual construction has not begun within two (2) years from and after the date of the ordinance adopting or amending a plan unit development the Planning Commission may, after an official meeting with

notice to the landowner, act to cancel the approved master plan or at any time upon the petition of the landowner.

(9) Building Permits

A building permit shall be issued for structures, buildings, activities, or uses as a part of a finally adopted planned unit development only in strict compliance with the master development plan of the particular planned unit development including the conditions of approval and only after the administrative procedure outlined in this section has been strictly adhered to. No building permit shall be issued for the area included in a preliminary planned unit development until a final master development plan has been approved.

6.040 Classifications of Planned Unit Developments

(1) Development Types

There are hereby created three (3) types of residential PUDs as follows:

Low Density Residential PUD	R-1 PUD
Medium Density Residential PUD	R-2 PUD
High Density Residential PUD	R-3 PUD

(2) Purpose

The purpose of a Low-Density Residential PUD (R-1 PUD) is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space. The R-1 PUD is aimed at single-family detached dwelling developments.

The purpose of a Medium-Density Residential PUD (R-2 PUD) is to permit development of land, which has reasonable topography and is suitable for development. The R-2 PUD permits a variety of housing types but is aimed at single-family detached and duplex dwelling developments.

The purpose of a High-Density Residential PUD (R-3 PUD) is to permit a variety of housing types within a totally planned environment.

Additionally, each PUD class permits certain non-residential use types for mixed-use developments, provided the majority of the PUD development is residential. Refer to Table 1 of this article for the list of permitted uses.

(3) Minimum Size

The minimum amount of acres required for each PUD type is as follows:

R-1 PUD	5 acres
R-2 PUD	4 acres
R-3 PUD	2 acres

(4) Permitted Activities in a Residential PUD

The following activities listed in Table I, may be permitted in a PUD only when deemed appropriate by the Planning Commission and the Town Council as approved with the preliminary master plan. Other activities not listed are prohibited.

(5) Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than five (5) percent of the total floor area within such development and provided further that the maximum floor area for any single establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) of the residential units are complete. These provisions may be altered provided they are submitted and approved by the Town Council as part of the preliminary master plan.

(6) Maximum Height Allowance for Permitted Uses

No principal building shall exceed three (3) stories or thirty-five (35) feet in height, whichever is greater, and no accessory structure shall exceed twenty (20) feet in height, except as provided in ART VIII, Section 8.050. Or, upon Planning Commission and Town Council approval during the Master Plan Approval step. Local building codes and local fire protective measures are encouraged for incorporation into each review.

Any structure reserved for centralized or public parking may exceed height restrictions but are limited to the eave of lining principal buildings.

(7) Density Bonus

Density increases over and above the permitted maximum density for each PUD class may be granted by the planning commission and shall be governed by the precepts listed below, each of which is to be treated as additive and not compound, unless otherwise granted by the planning commission to fulfill or implement a vision for the character area:

- a. For mixed residential types, a maximum increase of ten (10) percent.
- b. For mixed commercial and residential types, a maximum increase of fifteen (15) percent.
- c. For underground utilities, a maximum increase of ten (10) percent.
- d. For improved common open space implemented as part of a long-range vision for the area, a maximum increase of ten (10) percent.
- e. For preservation of natural, historic or archaeological features, a maximum of ten (10) percent.

6.041 R-1, Low Density Residential Planned Unit Development

Density, Bulk and Open Space Requirements

Minimum Lot Size
Maximum Density

None
3 dwelling units per acre

A minimum of ten (10) percent of the gross area of the development shall be dedicated as common open space.

Yards

Minimum Front Yard	25 ft.
Minimum Side Yard	None
Minimum Rear Yard	None

6.042 R-2, Medium Density Residential Planned Unit Development

- (1) Density, Bulk and Open Space Regulations for Single-Family Detached Dwellings

Density and Open Space Requirements

Minimum Lot Size	None
Maximum Density	6 dwelling units per acre

Yards

None

- (2) Density, Bulk and Open Space Regulations for Duplex Dwellings

Density and Open Space Requirements

Minimum Lot Size	None
Maximum Density	8 dwelling units per acre

Yards

None

A minimum of fifteen (15) percent of the gross area of the development shall be dedicated as common open space for both dwelling types above.

6.043 R-3, High Density Residential Planned Unit Development

- (1) Density, Bulk and Open Space Regulations for Single-Family Detached and Duplex Dwellings

Density and Open Space Requirements

Minimum Lot Size	None
Maximum Density	10 dwelling units per acre

Yards

None

- (2) Density, Bulk and Open Space Regulations for Duplex Dwellings

Density and Open Space Requirements

Minimum Lot Size
Maximum Density

None
10 dwelling units per acre

Yards

None

(3) Density, Bulk and Open Space Regulations for Multi-Family Dwellings

(a) Density, Bulk and Open Space Regulations

The following requirements shall apply to multi-family dwellings within a R-3 PUD:

- (b) The maximum density shall be 10 dwelling units per acre.
- (c) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.
- (d) Yard requirements are waived and the above minimum controls shall be applied.
- (e) The minimum total outdoor area (including all uncovered outdoor areas, such as streets, parking, lawn, landscaped areas, patios, recreation, as well as usable roofs and uncovered balconies) shall be provided at no less than a minimum ratio of outdoor area per total floor area, as provided herein.
- (f) The minimum total living space (that part of the total outdoor area which includes lawn, landscaping, and recreation areas and excluding streets and parking) shall be provided at no less than a minimum ratio of living space area per total floor area, as provided herein.

A minimum of twenty (20) percent of the gross area of the development shall be dedicated as common open space for all dwelling types mentioned above.

(3) Development Standards

(a) Perimeter Requirements

Along the perimeter of the Planned Unit Development, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. A minimum setback of twenty-five (25) feet shall be required around the perimeter of all residential planned unit developments. Perimeter landscaping shall also be required.

(b) Landscaping Requirements

Every PUD development shall be attractively landscaped with a focus on location, size, and preferred species of all plantings to be provided or preservation of existing tree species. For PUD

developments subject to Design Review, the landscaping provisions contained in the White Bluff Design Review Manual shall apply. For PUD developments containing single-family and duplex dwellings and townhouses, the landscaping provisions may be recommended at the planning commission's discretion.

(c) Parking and Storage

On-street parking shall be prohibited in all planned unit developments. All parking and storage areas shall be enclosed or concealed by berms and/or buffers. Refer to Article IV, Section 4.010 and 4.020 of the Zoning Ordinance for off-street parking requirements.

(d) Signs

The location and design of all signs shall be shown as a separate element of the preliminary master plan. Refer to ART IV, Section 4.070 of the Zoning Ordinance for sign standards.

(e) Street Improvements

Within any residential PUD, streets may be public or private, provided that streets in a R-1 PUD should preferably be public. Privately constructed streets shall be built according to the same standards as public streets as per the requirements of the White Bluff Subdivision Regulations. Likewise, private streets shall be inspected by the Town during all phases of construction as per the Subdivision Regulations. Provisions for the permanent maintenance of private streets shall be provided by the developer through the use of a homeowners association or other approved methods.

(f) Utilities

The development shall be serviced with public sanitary sewerage systems. The water systems shall be capable of providing needed fire flows for the development as well as domestic water supply. Fire hydrants shall be located within two hundred-fifty (250) feet of each dwelling unit, except single-family and duplex dwelling developments which may be located within five hundred (500) feet of each dwelling.

(g) Waste Disposal

If any central waste disposal containers are provided, they shall be completely enclosed and screened from view.

(4) Development Standards for Multi-Family Projects

- (a) Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, screening of objectionable views or uses and the reduction of noise.

- (b) Street sidewalks and on-site walks may be provided for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.
 - (c) The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and the screen out objectionable features. The planting plan shall be submitted with the preliminary master plan.
 - (d) Existing trees, shrubs, evergreens and ground cover shall generally be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes.
 - (e) Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units.
 - (f) Attractive outdoor sitting areas may be provided, appropriate in size, type and number to the needs of the residents.
 - (g) Access and circulation shall adequately provide for fire-fighting equipment, service deliveries, and furniture moving vans and refuse collection.
 - (h) Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall generally be located in close proximity to the dwelling units they are designed to serve. At least one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of two hundred (200) feet from the nearest entrance of the dwelling unit the space is to serve.
 - (i) Walks and steps shall be provided, maintained and lighted for night use.
- (5) Development Standards for Attached Dwellings
- (a) The minimum lot required for any individual attached dwelling should be as required to meet other provisions of these regulations. Individual attached dwellings may exceed the maximum lot coverage provisions established for the area in which such site is located.

However, in no instance shall the aggregate site coverage of all dwellings, attached or otherwise, exceed the coverage provisions established for the PUD District in which such site is located.
 - (b) Minimum width for the portion of the lot on which the town house is to be constructed shall be twenty-two (22) feet.

- (c) Not more than seven (7) contiguous town houses shall be built in a row with the same or approximately the same front line, and not more than twelve (12) townhouses shall be contiguous.
- (d) Parking for attached dwellings may be constructed with two (2) off-street parking space required and the other required space constructed in bays either adjacent to the streets or in the interior of blocks. Such spaces shall be located within two hundred (200) feet of each unit to be served. Where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Screening of parking and service areas shall be encouraged through ample use of trees, shrubs, hedges, and screening walls.
- (e) Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, screening of objectionable views or uses and the reduction of noise.
- (f) Street sidewalks and on-site walks may be provided for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.

(6) Quality and Improvement of Common Open Space

No open area may be accepted as common open space under the provisions of this section unless the location, shape, size and character of the common open space is appropriate to the scale and character of the development considering its size, density, expected population, topography, and the number and type of dwellings to be provided.

Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation, steep slopes, or floodplains may be left unimproved. Any buildings, structures, and improvements, which are permitted in the common open space, must be appropriate to the uses, which are authorized for the common open space having regard to its topography and unimproved condition.

If the master plan provides for buildings, structures, and improvements, in the common open space then the developer shall provide a surety bond of equal value in order to ensure that the buildings, structures, and improvements will be completed. The Planning Commission shall release the bond or other assurance when the buildings, structures, or improvements have been completed according to the development plan.

(7) Development Standards for PUD's with non-Residential Uses

In addition to the development standards provided in Part (3) above, any PUD development with a mixture of non-residential uses shall provide vehicular access locations so that vehicles ingressing or egressing a use

shall do so only at select locations designed and located so as to minimize conflict points for vehicular turning movements and traffic congestion. The planning commission may require a traffic impact study be prepared to determine what improvements, if any, are needed to address the additional traffic generated by development or any concerns it may have with design.

(8) Design Review Standards

Unless a single-family, two-family, or townhouse development, all final PUD master plans shall be subject to a separate Design Review step. Refer to the White Bluff Design Review Manual.

**TABLE I
PERMITTED USES AND STRUCTURES**

RESIDENTIAL PLANNED UNIT DEVELOPMENT

<u>Residential Activities</u>	<u>Districts</u>		
	<u>R-1 PUD</u>	<u>R-2 PUD</u>	<u>R-3 PUD</u>
<u>Permanent Residential</u>			
Dwelling Single-Family Detached	P	P	P
Dwelling Duplex	N	P	P
Dwelling Multi-Family	N	N	P
Dwelling Attached	N	N	P
Dwelling Mobile Home	N	N	N
Mobile Home Park	N	N	N
Semi-Permanent Residential	N	N	N
<u>Community Facilities Activities</u>			
Administrative Services	N	N	N
Community Assembly	P	P	P
Community Education	P	P	P
Cultural & Recreation Services	P	P	P
Essential Services	P	P	P
Extensive Impact Facilities	N	N	N
Health Care Facilities	N	N	P
Institutional Care Facilities	N	N	N
Intermediate Impact Facilities	N	N	N
Personal & Group Care Facilities	N	P	P
Religious Facilities	P	P	P
<u>Commercial Activities</u>			
Convenience Commercial	P	P	P
Entertainment and Amusement Services	P	P	P
Financial, Consulting, and Administrative Services	P	P	P
Food and Beverage Service without Drive-In	P	P	P
General Personal Service	P	P	P
General Retail Trade	P	P	P
Group Assembly	P	P	P
Medical & Professional Service	P	P	P

Accessory Uses

Structures and uses customarily incidental to the permitted uses are permitted by right:

- Private garages and sheds, subject to ART III, Section 3.100
- Outdoor recreational facilities exclusively for the use of the private residence
- Home Occupations, as defined by and subject to ART IV, Section 4.040
- Signs, subject to ART IV, Section 4.070

Key to Interpreting Uses

P - May be considered as a permitted use. N - Not permitted in the district.