APPENDIX D

PLANNED UNIT DEVELOPMENT (PUD)
Planned Unit Development (PUD)

Intent—The Planned Unit development is to encourage and allow more creative and imaginative design for land development than is possible under the existing Land Use Regulations. The PUD is intended to provide for the more efficient use of land that will result in the more economical development of land, preservation of natural sites, better amenities, more open space and a higher quality projects are also the intended results of the PUD process.

Permitting Procedures

All land use proposed by a PUD that require plats, maps and documentation shall comply fully with the requirements laid out in these Land Use Regulations. A PUD shall be approved only if the Board of County Commissioners finds that the application meets the purpose and objectives of this section, as well as applicable standards of the Lincoln County Land Use Regulations. The sequence of review and approvals is as follows:

1. Pre-application conference
2. Planning and Zoning Commission Recommendation
3. Board of County Commissioners review and action

Outside Mixed Use Zone Requirements

Those PUD proposals that are located outside of the Mixed Use zone shall have a minimum of 60 acres with 50% open space for the PUD proposal and shall be focused upon a recreational amenity (i.e. golf course, equestrian trails, arenas, etc).

Inside Mixed Use Zone Requirements

Those PUDs that are proposed to be located in the Mixed Use zone, as designated on the Official Lincoln County Zoning Map, shall have the following:

Maximum density:
  • Eight (8) dwelling units per acre

Minimum lot size:
  • PUDs shall have a minimum of two (2) acres
Development Height:
- No structure in the proposed development shall exceed two and a half (2 ½) stories in height above grade.

GENERAL REQUIREMENTS

Written Documents

1. Legal Description of the site proposed for the PUD including the name and addresses of surrounding land owners
2. A statement describing the planning objectives to be achieved by the PUD through the particular developments proposed by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the developer;
3. A statement of how the PUD will be financed and the reasoning by which the feasibility of the PUD has been determined;
4. A statement describing the various phases of development and management of the common open space and or facilities during the initial phase and following the completion of each phase of the development.
5. Size of the parcel, total number and type of dwelling units, proposed lot coverage, gross and net residential densities, total open space, useable open space, type and amount of non-residential construction and other studies as required by the administrator.
6. A development schedule indicating the approximate date and duration of construction of each phase of the PUD.

Services:

- Both a centralized sewer and water system shall serve the proposed development.

Development Makeup:

- If commercial/residential mix is proposed, the development shall devote no more than 30% of the land area to commercial development
Open Space:

Open space for a given project will be calculated as follows:

\[
\% \text{ Open Space required} = 20\% + (1.5 \times \text{ (# dwelling per acre)})
\]

Example: \%OSR = 20\% + (1.5 \times 8 \text{ du/acre}) = 32 \% 

Open space does not include roads, alleys or parking lots.

Landscaping Plan—A detailed landscape plan showing the natural open space, if any, which will remain upon completion of the development, all existing trees and the precise boundaries of additional landscaping. The landscape plan must include the following:

- Species
- container sizes and dimensions
- location of all trees, shrubs and ground cover
- paving materials
- street furniture
- fencing materials
- evidence of an irrigation system

Site Plan—The site plan shall include all basic mapping elements including the following:

A. Drainage—adequate facilities for the drainage of surface water.
B. Ingress and Egress—Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off street parking areas, off street loading areas and landscape separation spaces between pedestrian and vehicular ways.
C. Play Area—Residential and commercial developments shall provide adequate and safely locate play area for children.
D. Protection of Existing Land uses—The development shall make adequate provisions to screen and protect the surrounding land uses from parking illumination, headlights, fumes, heat, noise, blowing papers, and dust, and the visual encroachment on the surrounding land uses.
E. Formation of an Incorporate Non-profit Association (When required by the Lincoln County Planning and Zoning Commission). When the Incorporate Non-profit Association is a part of the PUD the developer shall:

1. Create an incorporate non-profit homes association, which assures exterior maintenance of each unit and the common areas
2. Record covenants that automatically make every lot owner an association member, give him the right to use the common property and establish his voting rights in the association and his obligation to pay its assessment.
Elevations—Typical elevation showing all four (4) sides of any structure proposed in the plan. The elevations should be of sufficient detail to show building heights, materials, colors, textures and general design. For commercial projects, conceptual sign plans showing the sign type, size and location must be included.

Floor Plans—Floor plans for all building shall be submitted indicating the types of residential and commercial structures proposed.

Permitted land uses

- Single family residential attached
- Single family residential detached
- Townhouses
- Condominiums
- Apartments
- Accessory residential units
- Mobile home parks
- Institutional residential
- Institutional uses
- Utilities
- Day care uses
- Open space and public parks
- Public facilities
- Office uses at the neighborhood scale
- Neighborhood serving commercial retail uses
- Neighborhood serving service uses
<table>
<thead>
<tr>
<th>INSIDE MIXED</th>
<th>OUTSIDE MIXED</th>
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<tbody>
<tr>
<td>8 Units per acre (max)</td>
<td>60 acre minimum</td>
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<tr>
<td>2 acre minimum</td>
<td>recreational amenity</td>
</tr>
<tr>
<td>Central Water and Sewer</td>
<td>Land Use Plan density stds.</td>
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</tbody>
</table>

- Legal Description
- Planning Objective
- Financial Statement
- Development Makeup
- Density Proposal
- Development Schedule
- Open Space
- Landscaping Plan
- Site Plans
- Elevations
- Floor Plans

All PUDs will:

- Go through the subdivision review process (DEQ, WYDOT, NRCS, etc).

- Those PUDs that are within one (1) mile of an incorporated town shall have review and approval from that entities council prior to making application with Lincoln County.