

ORDINANCE #579

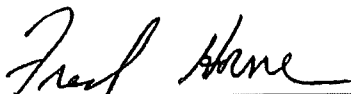
**THE COMMON COUNCIL OF THE CITY OF NEW RICHMOND DOES ORDAIN
AS FOLLOWS:**

Section 1. The Armstrong-Skoglund PUD District preserved by Section 121-9(b)(2) of the Zoning Ordinance is hereby amended to modify the PUD District Development Standards as Exhibit A.

This Ordinance shall take effect immediately upon its passage and publication as provided by law.

Passed and approved: 10 Jan 2022
Published and effective: 10 Jan 2022

CITY OF NEW RICHMOND

By: 
Fred Horne, Mayor

ATTEST: 
Michelle Scanlan, City Clerk

**ARMSTRONG-SKOGLUND
PUD DISTRICT DEVELOPMENT STANDARDS**

A. Planned Unit Development District.

1. All entitlements, including but not limited to, allowed dwelling units, allowed uses, location and boundaries of the sub-districts and development standards established within this PUD District established by the City Council on November 11, 2013, and as amended on January 10, 2022, are hereby set forth by these standards.
2. Any allowed uses and standards not specifically addressed by these standards shall be subject to the requirements set forth by the Zoning Ordinance understanding that subsequent, more specifically detailed, PUD Development Plans may seek modification of the standards and requirements established by the Zoning Ordinance by City Council approval provided that the proposed flexibility is shown to be consistent with the goals and objectives of this PUD District and complies with the fundamental principles for the requirements established by the Zoning Ordinance, even without their strict application.

B. Allowed Uses. The allowed uses within the PUD District shall include those permitted, conditional, interim and accessory uses allowed within the ~~C-1, Highway Commercial Zoning~~ Z6, Central Business District as established and may be amended by the Zoning Ordinance.

C. Lot Requirements. Lot requirements for the various parcels within the PUD District shall be as follows:

1. Lot Area: None.
2. Lot Width: None.
3. Building Setbacks:
 - a. Public right-of-way: 30 feet
 - b. Lot line at perimeter of PUD District: 10 feet
 - b. Lot line internal to PUD District: None
4. Parking Setbacks:
 - a. Public right-of-way: 10 feet

- b. Lot line at perimeter of PUD District: 10 feet
- b. Lot line internal to PUD District: None
- 5. Maximum ~~Building~~Lot Coverage: ~~30 Percent within PUD District~~100 percent

D. Exterior Building Finishes:

- 1. For the purpose of this PUD District exterior materials shall be divided into grades and categories as follows:
 - a. Grade A:
 - (1) Brick or custom masonry units (CMU) having a bricklike appearance.
 - (2) Natural or artificial stone.
 - (3) Glass.
 - b. Grade B:
 - (1) Integral color specialty concrete block such as textured, burnished block or rock faced block.
 - (2) Integral color architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, tooled, natural stone veneer, brick face and/or cast stone type finish.
 - (3) Masonry stucco.
 - (4) Ceramic.
 - (5) Exterior insulation and finish system (EIFS).
- 2. Buildings within the PUD District shall include a variation in building materials and forms to be distributed throughout the facade and coordinated into the design of the structure to create an architecturally balanced appearance and shall be composed of at least seventy five percent (75%) grade A materials; not more than twenty five percent (25%) grade B or grade C material and not more than ten percent (10%) other materials.

E. Signs. All signs and informational or visual communication devices shall be in compliance with the Zoning Ordinance and the following provisions:

1. Comprehensive Sign Plan: A comprehensive sign plan must be submitted as part of a development plan for a parcel within the PUD District.
2. Freestanding Sign: A freestanding sign allowed by the Zoning Ordinance shall be a monument sign constructed so as to be self-supported vertically by a solid base extending horizontally for a minimum of the entire width of the sign face. The sign base and supporting material shall be equal to at least forty percent (40%) of the total allowable sign square footage, and shall not be counted toward the sign area. The base shall be attached to the ground for its entire horizontal width of the sign. The base shall be stone, brick, or decorative masonry and shall not contain any sign copy.

F. Access. The site design for access and parking to each parcel within the PUD District shall minimize internal as well as external traffic conflicts. Direct access to a public street shall not be required within the PUD District through provision of easements for ingress and egress access to each site to be recorded with each parcel within the PUD District.

G. Off-Street Parking and Loading. Adequate off street parking and off street loading shall be provided in compliance with the Zoning Ordinance but each property within the PUD District shall provide easements cross parking to allow for the provision of required parking stalls to be met on a cumulative as well as individual site basis.

H. Stormwater Management. No land shall be developed and no use shall be permitted that result in water runoff causing flooding, erosion, or deposit of sediment on adjacent properties. Parcels within the PUD District shall be reviewed comprehensively for stormwater management to ensure that runoff within the PUD District is properly channeled into a storm drain, watercourse, stormwater basin, or other public facilities subject to the review and approval of the City Engineer.

I. Utilities:

1. Underground Or Exterior Service: All utilities including telephone, electricity, gas, and telecable shall be installed underground. Exterior utility meters and fixtures shall be located in interior side or rear yards when possible and shall be screened from view of adjacent properties and the public right of way.
2. Public Utility Service: Separate public utility services shall be provided to each unit or parcel within the PUD District:
 - (1) Water connection: A shutoff valve for each individual unit shall be provided.

- (2) Sewer connection: Where more than one unit is served by a sanitary sewer service, all maintenance and cleaning shall be the responsibility of the maintenance association or owners.
- (3) Electrical connection. An electric meter shall be provided for each individual unit or parcel.