

ZONING

600 Attachment 2

Town of Dickinson

Exhibit B Objectives for PUD, Residential

District Use

1. A PUD, Residential District may be created to provide for the planned development of single, double or multiple residential uses, or a combination thereof, with greater flexibility of site design than would be permitted in existing R-1, R-2 and R-M Residential Districts.
2. Permitted principal uses shall be limited to:
 - a. Single-family residential structures of detached, semiattached (zero lot line, twin structures) or attached design.
 - b. Two-family residential structures of detached or attached design.
 - c. Multifamily residential structures.
 - d. Professional offices by special permit only.
3. Permitted accessory uses shall be limited to:
 - a. Private garages or accessory structures for the exclusive use of the residents of the district.
 - b. Noncommercial parks and recreation areas with related structures and equipment.
 - c. Electrical distribution stations and other public utility structures as may be necessary to provide essential services to the residences of the district.

Site Layout

1. The more efficient use of land is to be encouraged through the use of zero lot line and clustered residential development.
2. The development plan should utilize the topography and other natural features of the site to preserve and enhance its aesthetic and environmental quality.
3. Visual corridors of significant landmarks (both natural and man-made) should be maintained and/or enhanced.

DICKINSON CODE

Minimum Size of District

No PUD Residential District smaller than five acres shall be created.

Coverage

The maximum permitted coverage for any PUD Residential District as a whole shall be 30%.

Density

The maximum permitted density shall be 10 residential units per acre.

Parking

1. For residential uses: 1.5 parking spaces per residential unit, either open or enclosed (garage).
2. For permitted nonresidential uses (professional offices): the number of spaces to be determined by the Planning Board upon the creation of or amendment to the PUD, Residential District.
3. Open parking areas should be integrated into the site design and appropriately screened.

Building Height

The maximum permitted building height shall be 2 1/2 stories or 35 feet.

Access

1. Limited number of entrance/exit points to the site as a protection against traffic congestion and potential hazards.
2. Alignment where possible of ingress/egress points with those in existence in order to facilitate traffic control.
3. Design of a functional internal circulation plan which relates to, and where possible and advantageous, integrates adjacent circulation plans.

Landscaping

1. Open spaces shall be designed to include appropriate plantings and other landscaping for site enhancement and continuity.

ZONING

2. Where appropriate, plantings, should be designed for energy conservation (i.e., windbreakers, summer shading, etc.).
3. Parking areas landscaped for visual relief of large expanses of pavement and for incorporation of a more human scale.
4. An adequate program of maintenance to be planned and maintained so as to ensure the quality and life of the landscape.

Other

1. Signs are to be designed as an integral part of the development and should conform to the same design studies outlined for site layout and building design.
2. Proper consideration shall be given to appropriate site study and building design (i.e., environmental review, etc.).
3. All standards set forth in the Town of Dickinson Zoning Ordinance shall apply.