

CHAPTER 13

(PDO) PLANNED DEVELOPMENT OVERLAY ZONE

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14-13-101 PURPOSE AND OBJECTIVES

- A. The Planned Development Overlay Zone (PDO) is established to promote the comprehensive development and design of specific areas within the City. The PDO zone is not a substitute for existing, underlying zones, nor shall it be applied for the purpose of avoiding undesirable provisions of this Title.
- B. Any proposal for development utilizing the provisions of the PDO Zone, and any development proposal within an existing PDO zone, shall at a minimum be evaluated based on their compatibility with:
 - 1. The Bountiful City General Plan
 - 2. The Bountiful City Code and Zoning Ordinance
 - 3. The purpose and characteristics of the PDO Zone
 - 4. Sound planning practices
 - 5. Surrounding land-uses
 - 6. Any other City-approved studies
- C. The City may deny any zone map amendment or development plan if the land use authority finds that it does not comply with any or all of these criteria.
- D. The PDO Zone applies only if specifically designated by ordinance to apply to an area.

14-13-102 AREA OF ZONE

Each area of Planned Development Overlay zone shall meet the following minimum size:

Table 14-13-102

<u>Underlying Zone</u>	<u>Min. Zone Area (Acres)</u>
R-3, R-4, RM	4.0
C-H, C-G, H, PO	3.0
C-N, DN	1.0
R-F	10
MWP	40

The PDO Zone may not be applied to the MXD Zone.

14-13-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

The PDO Zone may restrict the uses allowed, but may not permit additional uses above and beyond those allowed in the underlying zone.

14-13-104 DEVELOPMENT REQUIREMENTS

The provisions of the PDO Zone shall be supplementary to the provisions of the underlying zone with which it is combined and shall not be applied as an independent zone. Areas that have this zoning designation shall be indicated on the official zoning map as the underlying zone plus the PDO suffix. For example: R-4-PDO.

The standards of the underlying zone shall be applied unless specifically stated otherwise in this Title or within the approved development plan.

14-13-105 RESIDENTIAL DENSITY

Table 14-5-105

Subzone	Max. Density (Units/Acre)
R-3	No density increase
R-4	No density increase
R-F	No density increase
RM	No density increase
All others	No density increase

14-13-106 DEVELOPMENT PLAN

1. The property owner shall prepare and submit a proposed Development Plan for the subject property as set forth in this Chapter.
2. The Development Plan shall guide all development within a particular project and at a minimum shall consist of a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information required for conceptual site plan approval.
3. The development standards to be established within a particular project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan shall require review and recommendation from the Planning Commission and approval from the City Council, and a new public hearing. "Substantial variation" means any addition, modification, or alteration to a building or site plan that exceeds twenty percent (20%) of the gross floor area, site acreage, or exterior building surface or any change in use greater than five percent (5%) of the total project floor area. All modifications must meet the minimum standards required by this Title.

14-13-107 DEVELOPMENT PROCEDURES

Upon approval of the Development Plan and zone map amendment, all approved uses shall be processed as if they were permitted uses.