

ARTICLE 16. PLANNED UNIT DEVELOPMENT

Section 16-1: Purpose

A Planned Unit Development (PUD) district is defined as an area characterized by an orderly integration of residential development, open space land uses, and in some cases commercial development which conform to the design requirements contained herein. It permits the planning of a project and a calculation of densities over the entire development rather than on an individual lot-by-lot basis. This district must be serviced by public water and sewer facilities.

Section 16-2: Minimum Size

Twenty (20) ~~Twenty-five (25)~~ acres (this may include parcels on both sides of a street).

Section 16-3: Maximum Overall Density

Six (6) dwelling units per acre.

Section 16-4: Open Space Requirement

- A. Fifteen percent (15%) of the total PUD area shall be maintained as open space.
 - 1. Street rights-of-way, parking lots, building areas (as defined), and yards held in individual ownership shall not constitute any part of the required open space; however, building areas for recreational facilities may be computed as open space.
 - 2. At least ninety-two percent (92%) of all approved open space shall be commonly owned by a homeowners' or property owners' association.
 - 3. Eight percent (8%) of the open space area may be privately-owned open space.
 - 4. Any open space land use not included under approval of the PUD Master Development Plan must be reviewed by the Planning Board and approved by the Shallotte Board of Aldermen prior to its development.
 - 5. Areas to be used as open space must be protected through a deed restriction and noted on the final plat.
- B. Open space provisions shall conform to the recreation facility development standards detailed in Article 29 for suitability of land and type of facility.