

## PLANNED DEVELOPMENT DISTRICTS

- c) Architectural style of buildings shall not solely be a basis for denial or approval of a plan; however, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations in the review stages of the Planning Commission and Council.

### 4.2.6.5 Common Open Space

- a) Common open space shall be provided within each PRD according to the following schedule:

- 1,000 square feet of land per single family attached unit, (townhouses, quads, twin homes, etc.)
- 400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.)

In addition, 10 percent of the gross residential land within the PRD shall be dedicated for public use as parks or playgrounds or a cash equivalent as determined by the City Council.

- b) The City Council shall not approve a PRD unless it meets the following standards applicable to common open space:
  - i) The location, shape, size and character of the common space shall be provided in a manner to meet the needs of the PRD and shall be consistent with the City's proposed parks and open space standards.
  - ii) Common open space shall be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.
  - iii) Common open space must be suitably improved for its intended use, but common open space containing natural features, existing trees and ground cover worthy of preservation may be left unimproved.
- c) All land shown on the Final Plan as common open space shall be conveyed to an organization for the ownership and maintenance of the common open space.

In any event, the common open space, after being approved on the Final Plan, shall be used thereafter for no other purposes than as specified on the Final Plan.

Exception to such use may be allowed if identified in a greenway agreement entered into by the City and the Developer prior to construction of the project.

## 4.3 PCD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT

### 4.3.1 INTENT:

## ZONING ORDINANCE

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purposes of the Planned Commercial Development (PCD) District are to provide for the development of predominantly retail/commercial uses, but including a wide range of complimentary uses, in a cohesive, rather intensely developed arrangement geared to include or to relate closely to a shopping center, either community or regional service in nature.

### 4.3.2 PERMITTED USES:

The following uses are permitted generally in PCD Districts; however, individual PCD Districts may be more restrictive than the general use.

- a) Commercial establishments including, but not limited to, the following:
  - i) Retail establishments such as grocery, hardware, drug, department store, clothing and furniture stores, eating and drinking places, auto dealers, and gas stations.
  - ii) Personal services such as laundry, barber, shoe repair shop, and photography studio.
  - iii) Professional services such as medical and dental clinics, and attorneys' offices.
  - iv) Finance, insurance, and real estate services.
  - v) Repair services such as jewelry and radio and television repair shops.
  - vi) Entertainment and amusement services such as motion picture theater and bowling alley.
  - vii) Lodging services such as hotel and motel.
  - viii) Business services such as printing and computer services.
- b) Public and semi-public facilities serving all or major portions of the City such as municipal offices, library, post office, fire station, and YMCA;
- c) Multiple family dwellings;
- d) Offices for administrative, executive, professional, research or similar organization, and laboratories having only limited contact with the general public;
- e) Accessory uses incidental to the foregoing principal uses such as off-street parking and loading areas, signs, storage of merchandise, wholesaling, and radio/TV and satellite dish antennas when incidental to a permitted use.

### 4.3.3 DEVELOPMENT STANDARDS:

#### 4.3.3.1 Building Setback

(In addition to those established in Subsection 9.9 of this Ordinance.)

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- a) From rights-of-way of freeways or limited access expressways:..... 75 feet;
- b) From other perimeter streets:..... 40 feet;
- c) From interior public streets:..... 25 feet;
- d) From adjoining residential uses or zoning districts:..... 75 feet;
- e) Between principle detached structures:.....one-half the average heights of the two structures.

**4.3.3.2 Lot Coverage**

Not more than 40 percent of any lot or tract shall be covered by buildings.

**4.3.3.3 Floor Area Ratio (FAR)**

Maximum floor area ratio for any single lot or tract shall be 2.0 provided the entire PCD of which it is a part shall not exceed 1.0.

**4.3.3.4 Landscaping**

All required yards or open space areas shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition. Yards adjoining any of the classes of Residence Districts shall be landscaped with planting screens.

**4.3.3.5 Residential Development**

In addition to requirements of this Section, residential developments shall be subject to Subsections 4.2.5 and 4.2.6 of the PRD District.

**4.4 PID - PLANNED INDUSTRIAL DEVELOPMENT DISTRICT**

**4.4.1 INTENT:**

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purposes of the Planned Industrial Development (PID) District are to provide an area or areas within the City of Chaska within which industrial and related uses of a generally “clean and quiet” nature can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial Development District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID District but that complementary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.