CHAPTER 33.638
PLANNED DEVELOPMENT

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 177422, effective 6/7/03; Ord. No. 183598, effective 4/24/10)

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33.638.010 Purpose

The Planned Development regulations provide an opportunity for innovative and creative development, while assuring that the development will complement existing neighborhood character. These regulations allow flexibility beyond that allowed by other chapters of this Title, if the proposed development is well-designed and can be successfully integrated into the neighborhood.

33.638.020 Relationship to Other Regulations

A. Flexibility. Approval of a Planned Development allows certain kinds of flexibility for residential development. Some of the flexibility allowed by Planned Developments may also be allowed under other provisions of this Title. Where such situations exist, the applicant may choose which provision to apply.

B. Density. Minimum density requirements must be met in a Planned Development. Adjustments to minimum density are prohibited. Where the density requirement is expressed as a number of lots, it can be met in the Planned Development by providing the same number of dwelling units. Maximum density requirements in Single-Dwelling zones are specified in 33.610.100 and 33.611.100.

C. Land Divisions. A Planned Development may be the only land use review requested for a site, or may be part of a proposal for a Land Division. Certain site conditions or aspects of a proposal require a Land Division, including situations where a tract is required (such as when there is floodway on the site), or where rights-of-way are requested or required.

33.638.100 Additional Allowed Uses and Development

In addition to the housing types and uses allowed by other chapters of this Title, the following uses and development may be requested through Planned Development Review. More than one of these elements may be requested:

A. Attached houses. Attached houses may be requested in the RF through R5 zones;

B. Duplexes. Duplexes may be requested in the RF through R2.5 zones;

C. Attached duplexes. Attached duplexes may be requested in the RF through R2.5 zones;

D. Multi-dwelling structures. Multi-dwelling structures may be requested in the RF through R2.5 zones;

E. Multi-dwelling development. Proposals to allow multi-dwelling development on a lot may be requested in RF through R2.5 zones;

F. Modification of site-related development standards. Modification of site-related development standards may be requested through a Planned Development.

G. Alternative residential dimensions. Proposals for lots that do not meet the minimum lot area, minimum lot depth, or minimum front lot line standards may be requested in RF through R2.5 zones. Proposals for lots that do not meet the minimum lot size dimensions may be requested in the RH through R3 zones.

H. Commercial uses. Commercial uses that are allowed in the CN1 zone may be requested in the RF through R1 zones;

I. Transfer of development within a site. Transfer of development rights across zoning lines within the site may be proposed as follows:

1. RF through R1 zones. If the site is located in more than one zone, and all the zones are RF through R1, the total number of units allowed on the site is calculated by adding up the number of units allowed by each zone. The dwelling units may be placed without regard to zone boundaries.

2. RH and RX zones. If the site is located in more than one zone, and the zones are RH and RX, the total amount of floor area allowed on the site is calculated by adding up the amount of floor area allowed by each zone. The floor area may be placed without regard to zone boundaries.

3. C, E, and I zones. If the site is located in more than one zone, and all the zones are C, E, and I zones, the total amount of floor area allowed on the site is calculated by adding up the amount of floor area allowed by each zone. The floor area may be placed without regard to zone boundaries.

4. All zones. If the site is located in more than one zone, and at least one of the zones is RF through R1, and at least one of the zones is RH, RX, C, or EX, then the total number of dwelling units allowed on the site is calculated as follows:

   a. The number of units allowed on the RF through R1 portion of the site is calculated in terms of dwelling units;

   b. The number of units allowed on the other portion of the site is calculated in terms of floor area;

   c. The floor area calculation is converted to dwelling units at the rate of 1 dwelling unit per 1,000 square feet of floor area;

   d. The two dwelling unit numbers are added together, and may be placed without regard to zone boundaries.

J. Transfer of development between sites. Sites that are eligible to transfer development rights to another site are designated in other chapters of this Title. Where such transfers occur, both the sending and receiving sites must be part of a Planned Development.

33.638.110 Limitations on Residential Uses and Development
The following limitations apply to Planned Developments proposed in EG or I Zones:

A. Industrial zones. Residential uses and development are prohibited in industrial zones. Using floor area transferred from industrial zones for residential uses is prohibited in all zones.

B. EG1 and EG2 zones. If a residential use is allowed in an EG1 or EG2 zone through a Conditional Use Review, then residential uses proposed for an EG1 or EG2 zone as a Planned Development must also go through a Conditional Use Review. Using floor area transferred from EG1 and EG2 zones for residential uses is prohibited in all zones.