

ORDINANCE NO. 18-12
PORTER COUNTY BOARD
OF COMMISSIONERS

UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Porter County Board of Commissioners adopted the Porter County Unified Development Ordinance; Ordinance No. 07-05 on Tuesday, May 1, 2007; and

WHEREAS, the Porter County Board of Commissioners has deemed it necessary to amend Chapter 4, Planned Unit Development Districts of the Porter County Unified Development Ordinance, Section 4.01, PD District Purpose, Permitted Uses and Qualifying Standards (Ordinance 12-01).

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED THAT:

Chapter 4, Planned Unit Development Districts of the Porter County Unified Development Ordinance, Section 4.01, PD District Purpose, Permitted Uses and Qualifying Standards, shall be amended as follows:

Section 4.01 PD District Purpose, Permitted Uses and Qualifying Standards

A. Purpose: It is recognized that traditional zoning, with its segregation of uses and rigid dimensional requirements may not be suitable in all situations to best achieve the objectives of the County relative to desired land use and preservation of its resources and character. In order to permit and encourage more creative and innovative land development for the benefit of the County as a whole and in furtherance of the vision and goals of the County Land Use Plan, Planned Unit Development may be permitted as a zoning district to achieve the following purposes:

1. provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the County, in general;
2. preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
3. accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this Ordinance;
4. encourage the utilization of open space and the development of recreational amenities generally located within walking distance of all living units;
5. encourage the use of lands in ways which are most in accord with their character and adaptability; and
6. encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features.

B. Permitted Uses: Any land use or combination of land uses may be considered for inclusion within a Planned Unit Development.

C. Qualifying Conditions: At a minimum, all proposed Planned Unit Developments shall meet the following qualifying conditions to be considered for approval.

1. *Location*: Planned Unit Developments may be located in any zoning district, subject to meeting all other applicable requirements.
2. *PUD Purpose*: The applicant shall demonstrate that the PUD achieves two (2) or more of the purposes listed in *Section 4.01 A*.
3. *Size*: The Minimum site size for a Planned Unit Development shall be based on the type of PUD, as shown in the following table. Recreational amenities such as golf courses and health clubs, and their ancillary commercial uses such as club houses and pro shops, shall not be considered non-residential uses for purposes of this condition.

Table 4.01: Minimum Site Size

PUD Type	Minimum Required Site Size
All residential	5 acres
Mixed residential/ non-residential	40 acres
All non-residential	60 acres

The minimum required size may be waived by the plan commission if it is demonstrated that granting such waiver is consistent with the District Purpose as specified in Section 4.01 A.

Purpose.

4. *Housing Variety*. A residential PUD shall contain a variety of housing types and/or lot sizes to provide for varying lifestyles, diversity and affordability.

5. *Utilities*: The PUD shall be served by public (municipal or conservancy district) water and sanitary sewer facilities.

6. *Ownership and Control*: The tract(s) of land for which a PUD application is submitted must be either in single ownership or the subject of an application filed collectively by all owners of the property. Each property owner, or their agent, must sign the PUD application.

Said amendment to the Unified Development Ordinance shall be subject to review on an annual basis by the plan commission and their sub-committee hereby referred to as the UDO Committee.

This ordinance passed and adopted this 3 day of April, 2018.

PORTER COUNTY
BOARD OF COMMISSIONERS
Jeff Good, President
Laura Blaney
Jim Biggs

Attest: Vicki Urbanik, Auditor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Robert W. Thompson, Jr., AICP
Executive Director/County Planner

4/12/18 - hspaxlp