

**D. Landscaping.**

1. *Visual enhancement landscaping.* Except as provided in subsection 2 of this subsection, all areas not devoted to mobile home spaces, buildings, structures, drives, walks, off-street parking facilities or other installations shall be planted with visual enhancement landscaping.
2. *Screening landscaping.* Screening landscaping shall be planted along each boundary of the mobile home park, except for vehicular and pedestrian ingress and egress points.

**E. Additional standards.** All mobile home parks shall meet the standards set forth in chapter 21.70.

**F. Sites in flood hazard district.** All mobile home parks or mobile home subdivisions of which all or a portion are within the flood hazard district shall meet the following requirements:

1. Over-the-top ties shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations. Mobile homes more than 50 feet long shall require one additional tie per side (applicable on mobile homes constructed earlier than 1976).
2. Frame ties shall be provided at each corner of the frame, with five additional ties per side at intermediate points. Mobile homes more than 50 feet long shall require four additional ties per side.
3. All components of the anchorage system shall be capable of carrying a force of 4,800 pounds.
4. Any additions to the mobile home shall be similarly anchored.
5. All applications for a conditional use for a mobile home park or mobile home subdivision shall include an evacuation plan indicating alternate vehicular access and escape routes during times of flooding.

**G. Sites in floodplain.** No mobile homes shall be placed within the regulatory floodplain, except

that mobile home parks existing before September 25, 1979, shall be permitted to place mobile homes within existing unit spaces.

(GAAB 21.05.060.M; AO No. 79-169; AO No. 85-91, 10-1-85)

**Cross references**—Business licenses and regulations, tit. 10; mobile home parks, ch. 21.70; mobile home construction standards, ch. 23.35.

**21.50.130 Conditional use standards—Planned unit developments.**

**A. Intent.** A planned unit development (PUD) is intended to allow flexibility in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance. The planning and zoning commission shall evaluate the proposed planned unit development in accordance with the following criteria:

1. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features.
2. The mixing of compatible land uses, residential densities and housing types within the neighborhood.
3. The efficiency of the configuration of utilities, vehicular circulation and parking facilities.
4. Enhancing the surrounding environment.
5. Maintaining population densities and lot coverage that are consistent with available public services and the comprehensive plan.

**B. General provisions.** All residential, business and industrial planned unit developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary. The commission shall develop and publish guidelines to assist developers in meeting such standards.

1. *Minimum site area.* The minimum site area for a planned unit development shall be 2.0 acres for PUD's located entirely in zoning

districts R-2M, R-3, R-4, R-O, B-1A, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2 or I-3. If any portion of a proposed PUD is located within zoning districts R-1, R-1A, R-2D, R-2A, R-5, R-5A, R-6, R-7, R-8 or R-9, the minimum site area shall be 5.0 acres. **The minimum site area for a PUD within zoning district R-10 shall be ten acres.**

2. *Grading plan.* Building design and site development which involve excessive grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents.
3. *Traffic access.* Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress.
4. *Utility installation.* All new utilities shall be installed underground.
5. **Conformance with comprehensive plan.** A planned unit development shall be in accordance with the comprehensive plan.
6. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
7. *Fire safety requirements.* All developments shall meet fire safety requirements established by the municipal fire department.

C. *Residential planned unit developments.* Planned unit developments in districts presently zoned R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-5, R-5A, R-6, R-7, R-8, R-9, **R-10**, D-2 and D-3 shall be limited to residential planned unit developments. In addition to meeting the standards set forth in the general provisions for all PUD's, residential PUD's shall meet the following minimum standards:

1. *Density.* The number of dwelling units per acre allowable on the gross area of a residential PUD shall be determined by the planning and zoning commission. However, in no event may the number of dwelling units per acre exceed the maximums estab-

lished by the following schedule:

<b>Zoning District</b>	<b>Dwelling Units per Acre (gross area)</b>
R-1 and R-5	8
R-1A	6
R-2D	15
R-2A	12
R-2M	22
R-3	55
R-4	110
R-5A and R-6	1.8
R-7	4.5
R-8	0.4
R-9	0.9
<b>R-10</b>	<b>See section 21.40.115.F</b>

2. **Open space.** A minimum of 30 percent of the site shall be reserved as usable open space. At least one-half of such usable open space shall be contiguous, and no portion of the required open space may be less than 2,000 square feet in area or less than 30 feet in its smallest dimension. A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards provided that the total area of all balconies or decks is not less than the total yard area which would otherwise be required. **Uses in the R-10 zone shall, in addition, conform to the maximum coverage requirements of that use district.**
3. *Height.* Height limitations may be exceeded by an additional five feet in districts presently zoned R-1, R-1A, R-2A, R-2D, R-2M, R-8, R-9 or R-10. Height limitations may be exceeded by an additional ten feet in districts presently zoned R-3 and D-3.
4. *Uses.* Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes or quonset huts. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event

shall the floor area of nonresidential uses exceed ten percent of the total internal floor area of the PUD.

5. *Design.*

- a. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of 30 feet.
  - b. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
  - c. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity on the official streets and highways plan.
  - d. Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.
  - e. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of 50 feet.
  - f. Walls and ceiling-floor assemblies which are common to any two dwellings shall have a minimum STC acoustic rating of 55 and a minimum fire rating of one hour.
  - g. Each required parking space for residential uses shall be provided with an electrical outlet.
6. *Homeowners' agreements.* Any PUD which will involve the formation of a horizontal property regime under the terms of AS

34.07.030 et seq. or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The planning and zoning commission may require any provisions necessary to ensure that the provisions and intent of this title are met.

*D. Business planned unit developments.* A business PUD may be allowed upon property in districts designated B-1A, B-2A, B-2B, B-2C, B-3, B-4 and R-O. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection, provided that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUD's, a business PUD shall meet the following minimum standards:

1. Parking lots shall conform to section 21.45.080.
2. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district.
3. A business PUD shall provide for safe and convenient pedestrian circulation.
4. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development.
5. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residen-