

SECTION 12.1 – RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Subdivision 1. Purpose

The Residential Planned Unit Development (R-PUD) Overlay District is a predetermined area of land, designated on the official zoning map, where an R-PUD is allowed for the purpose of allowing an alternative method of developing residential housing communities within a township's boundaries. It is intended to encourage innovative designs and desirable characteristics, while allowing for increased density.

Subdivision 2. Permitted Areas

The boundaries of an R-PUD Overlay District is a predetermined and approved by each individual Town Board. The Town Board must petition the County to zone an area as "R-PUD Overlay District". The County must publish notification of the change to the Zoning Map and hold a public hearing. Approval for designation is granted by the Sherburne County Board of Commissioners.

Areas of no less than thirty (30) acres may be designated as "R-PUD Overlay District".

Subdivision 3. General Regulations

Development within an R-PUD Overlay District shall meet all requirements of the Sherburne County Subdivision Ordinance, Section 10.1.

All Zoning regulations of the underlying zoning district shall apply unless otherwise specified as part of the approval of the R-PUD Conditional Use Permit.