

Planned Unit Development (PUD) District

“Planned unit development” means an area of land controlled by an owner to be developed with a number of dwelling units the plan for which may not correspond to a lot size, bulk or type of dwelling, density, lot coverage, and required open space to the regulations established in any one residential district created from time to time under the provisions of this chapter.

STANDARDS FOR PUD PROJECTS:

1. The minimum number of units for the proposed PUD project shall not be less than five units.
2. Standards for parking spaces, open space, and building ratios shall be determined pursuant to resolution of the County Planning Commission.
3. The residential development area of the planned unit development shall not be located in areas of grade one soils as mapped in the Soils Survey of San Benito County. An exemption may be made if the development area is surrounded by property developed at the maximum density allowed in the applicable zoning category on at least three sides or surrounding soils have been determined to be grade 2 or less from an on-site soils test performed by a soils engineer or the soils do not have a historical agricultural use.
4. Where public sewer and public water supplies are available, mixed residential development types shall be provided with an average parcel size of at least eight dwelling units per acre, and up to twenty dwelling units per acre with a density bonus.

PERMITTED USES:

1. Any use permitted in the basic zone classification.
2. Two-family dwellings, single-family dwellings.
3. Multiple-(three or more) family dwellings, recreation uses.
4. Buildings and accessory uses to those in subsections 1, 2 and 3 of this section.

DESIGN CRITERIA:

1. Dwelling. Dwelling design should reflect the following factors:
 - Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and individual unit.

- Each building site should have ready access to common areas and facilities.
2. Street Design. Street design should reflect the following factors:
 - Dwelling areas shall only have limited access to major traffic arteries.
 - Where terrain permits, short loop streets and cul-de-sacs should be used for minor streets.
 3. Parking. Parking shall reflect the following factors:
 - Occupant and guest car parking should be located so home sites are conveniently served.
 - Parking areas should be designed so that on the average, not more than five spaces shall adjoin each other without intervening landscaped areas.
 4. Walks. Walks should be designed so as to provide convenient access to recreation, service, parking and other common areas.
 5. Setbacks. Front Side and rear setback requirements for structures shall be those of the district with which the planned unit development is combined.
 6. Open Space Areas. Open space areas should be situated in such a manner as to avoid the crowding together of building uses and parking areas.