

FAQ's

1. Discuss the characteristics of PUD.

- In PUDs, the zoning of districts becomes very different from what was standard under the Standard Zoning Enabling Act
- Within PUDs, zoning becomes much more integrated with multiple land uses and districts being placed on adjacent land parcels
- Residential properties in PUDs are by far the most numerous and occupy the largest land areas.
- PUDs tend to incorporate single-family residential uses in proximity to two-family units and multiple-family dwellings to form a larger diversified neighborhood concept.
- Schools, churches, retirement homes, hospitals, and recreation facilities begin to find their way into residential districts. Residential districts also tend to use the best land in the community and the most favourable sites are protected from commercial and industrial uses.
- Grouping shopping districts by service area is a first step in returning to the neighborhood concept. Land is reserved for regional, community, and local shopping clusters with some specific restrictions based on market experience and on what types of business intend to locate at each development.
- Local shopping districts with sufficient provisions for off-street parking, height restrictions, and traffic control are not frequently found surrounded by residential areas.
- PUDs do not normally have large numbers of industrial districts, but if so, they tend to be geared more towards light industry.
- A **planned residential unit development (PRUD)** (sometimes **planned unit residential development (PURD)**) is a variant form of PUD where common areas are owned by the individual homeowners and not a homeowners association or

other entity. A PURD is considered the same as a PUD for planning commission purposes and allows for flexibility in zoning and civic planning.

2. What are the common uses of PUD?

Urban Redevelopment

Redesigns for older urban areas face many challenges. Traditional zoning does not have the flexibility to address the need for mixed uses for buildings, changes in building setbacks, non-motorized transportation, environmental protection and possible regulations all within a confined space. The area for redevelopment is planned all at once so land uses complement each other. Using a PUD allows for innovative uses of spaces and structures to achieve planning goals.

Creation

Any municipality with zoning authority is able to establish ordinances for PUDs. The municipality must have adopted zoning and subdivision ordinances and should have a comprehensive plan. While a PUD allows for flexible project design, standards are needed to protect public health and safety and to assure design quality and conformance to an overall plan.

3. How is a PUD implemented?

- Some examples of standards or criteria to be included in PUD regulations include:
- Areas where PUDs are allowed
- Developer provision of land and capital improvements for public uses.
- Dimensions and grading of parcels and a ceiling on the total number of structures permitted in the development.
- Permissible land uses

- Population density limits.
- Amendment procedures.
- Schedule of development and assurance of completion.
- Preservation of architectural, scenic, historic, or natural features of the area.

4. What are the processes for implementation of regenerative city model?

Beyond ensuring the long-term environmental sustainability of urbanization, implementing the regenerative city also means creating opportunities for local economic growth, enhanced liveability and well-being, better public spaces, improved social equality and cohesion, greater democratic participation, and stronger urban resilience. The implementation of regenerative cities is enabled by adopting a series of processes and policy solutions that create cities which are dynamic centers of democracy, public engagement, human development, innovation, urban regeneration, well-being, justice and equality. The key processes and recommendations to pave the way towards the regenerative city include:

- Vision, leadership and long-term target setting
- Citizen participation and democracy
- Multi-stakeholder engagement and cross sectoral cooperation
- Multi-level governance and vertical coordination
- Enhanced targets and indicators
- Communication, education and behavioral change
- Improved research and connection to policy-making

5. Discuss the process of urban renewal.

“Urban Renewal Plans,” including:

- Identification of the proposed boundaries of the project area.

- A description of the conditions that qualify the area as an urban renewal site for redevelopment and the kinds of redevelopment activities, including public actions that are proposed to address these conditions.
- Identification of the anticipated impact of the proposed redevelopment activities on the urban renewal area and on the larger community such as job creation and/or retention, business expansion, housing development, traffic and infrastructure improvements and a description of the resulting public benefits.
- Identification of any relocation that will result from the proposed actions and the resources available for displaced businesses/persons.
- Identification of public improvements proposed to accomplish project objectives and any impediments to proposed redevelopment such as wetlands, flood plains, hazardous wastes, soil conditions, etc.
- Identification of current owners of land parcels within the proposed project area, current zoning, land use and proposed changes in land use and zoning.
- Identification of the community/economic development strategy proposed in the Urban Renewal Plan and how the proposed strategy will achieve project objectives.
- Identification of funding sources and their uses for project implementation and an accompanying implementation timeline.
- Any additional information needed to adequately describe the proposed project.