

TITLE 6

CHAPTER 10

PD PLANNED DEVELOPMENT DISTRICT

SECTION:

- 6-10-1: General Requirements**
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- 6-10-3: Lot Area, Setback and Height Requirements**
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6-10-1: GENERAL: The Planned Development District is established to provide large, landscaped sites, either open or with natural features preserved, immediately adjacent to tollways, or within one thousand five hundred feet (1,500') thereof, for "showplace" operations such as offices and research laboratories, and including single-family detached dwellings, with the developments being conceived and implemented as comprehensive and cohesive unified projects, on parcels not exceeding twenty five (25) acres and under single ownership, with every possible assurance that the high quality of the environment will be maintained within the district and in the surrounding residential districts upon which the Planned Development District may abut. (Ord. 75-408-38)

6-10-2: PERMITTED USES:

- A. Executive offices - business and professional.
- B. Research laboratories.
- C. Single-family detached dwellings. Single-family detached dwellings shall be permitted only under, and governed by, the provisions and conditions contained in the R-3 Single-Family Residence District classification under this Zoning Code.
- D. Accessory uses and buildings incidental to and on the same lot as a permitted use.
- E. A combination of single-family detached dwellings and either an office building or research laboratory. (Ord. 73-309-24)
- F. Except as permitted in subsection (E) above, multiple uses in a single building are not permitted unless such multiple uses are made by a single business entity (user).

A business entity shall be construed to include any parent company and any related companies which fall within the definition of "affiliated group" as defined in section 1504(a) of the Internal Revenue Code of 1954 as amended, and any parent company and any related companies which fall within the definition of "affiliated service group" as defined in section 414(m) of the Internal Revenue Code of 1954 as amended. (Ord. 83-764-18)

6-10-3: LOT AREA, SETBACK AND HEIGHT REQUIREMENTS:

- A. Lot Area for Offices and Research Laboratories: The area of a lot shall not be less than four hundred thousand (400,000) square feet.
- B. Lot Width for Offices and Research Laboratories: The average width of the lot shall not be less than five hundred feet (500').
- C. Building Height for Offices and Research Laboratories: No building shall exceed two (2) stories or forty feet (40') in height, whichever is lower.
- D. Floor Area Ratio for Offices and Research Laboratories: The combined floor area ratio for any principal building together with all accessory buildings shall not exceed five-tenths (.50).
- E. Ground Floor Area for Offices and Research Laboratories: The lot area covered by all buildings shall not exceed thirty percent (30%) of the total area of the lot.

6-10-4: YARDS:

- A. Front Yard for Offices and Research Laboratories: The front yard shall not be less than one hundred fifty feet (150') deep.
- B. Side Yard for Offices and Research Laboratories: The side yard shall not be less than one hundred feet (100') wide except that on a side which abuts a street or a residential district the side yard shall not be less than one hundred fifty feet (150') wide.
- C. Rear Yard for Offices and Research Laboratories: The rear yard shall not be less than one hundred feet (100') deep.

6-10-5: OFF-STREET PARKING AND LOADING:

- A. Off-Street Parking:
 - 1. Off-street parking spaces, open to the sky, shall not be located in the front yard or a side yard abutting a residential district. Enclosed buildings and other structures containing off-street parking shall be subject to applicable yard requirements.
 - 2. One parking space shall be provided for each four hundred (400) square feet of floor area except for single-family detached dwellings.
 - 3. Except as provided in subsections A and B above, off-street parking shall be in accordance with the provisions set forth in Section 6-11-3 of this Zoning Code.
- B. Off-Street Loading: Off-street loading shall be in accordance with the provisions set forth in Section 6-11-2 of this Zoning Code. (Ord. 73-309-24)