



Planned Unit Developments (PUD)

Greene County Economic Development & Planning Section

DEFINITION

A planned unit development is a land development project comprehensively planned as a single entity. A single site plan is employed which permits flexibility in building sites, mixtures of building types and land uses, recreational areas and open spaces, and the preservation of significant natural features. Included within this definition are planned unit residential developments, planned unit non-residential developments, or combinations.

Density Requirements

Density increases greater than those permitted in the Subdivision Regulations are permitted in PUDs so long as adequate community or public sanitary water and sewer disposal systems are provided and the prescribed PUD dimensional standards are met. See the Fact Sheet "*Planned Unit Developments (Code)*" for these standards.

Design

The design of a PUD includes the consideration of both internal and external factors. External factors include protection of the PUD from potentially adverse surrounding influences as well as the protection of surrounding areas from potentially adverse influences within the development. Internal design considerations include:

- providing adequate access and circulation for emergency services, refuse collection, and service deliveries;
- the placement of all utilities underground;
- a safe and logical pedestrian circulation system that is distinct from that used for automobiles and bike paths are also encouraged;

Street design criteria define three types of streets within the development and all must conform to the NCDOT minimum construction standards for local residential roads. Where these streets remain private streets the homeowner's association must perpetually maintain those streets.

Homeowners' Association

All PUDs must have a Homeowners Association. No final plat for a Planned Unit Development shall be approved until all legal instruments for the creation of a Homeowners' Association have been reviewed and approved by the county attorney as to legal form and effect

Other Requirements

Even if a planned unit development qualifies for the design standards set forth in this section, all other requirements of the Land Usage chapter of the Greene County, NC Code of Ordinances must be complied with unless specifically waived.