

Planned Unit Development District (P.U.D.)

A. Purpose

This district is established to provide for development with multiple land uses to include residential, commercial, industrial or public uses, designed to provide compatible, pleasing, efficient and economical environments. Any uses which detract from the livability or adversely affect the value of other uses within or adjacent to the district shall not be permitted, such as noxious, heavy industry nor should proposed uses adversely affect existing industry.

- B. A detailed Site Plan is required with a filing for a permit for a P.U. D., and shall require review by the Planning Commission. The Planning Commission shall have authority to limit or allow uses as a site plan review is reasonable and with the purpose of the district.

A Special permit shall be issued by the Planning Commission and Town Council after all negotiations have been made satisfactory to the Town Council and the requirements of this District are fulfilled.

C. Development Requirements:

1. Maximum building height shall be subject to fire protection capabilities.
2. Setback requirement for perimeter of development:
 - A. Front yard- 25 feet (7.6M)
 - B. Side yard- 15 feet (4.6M)
 - C. Rear yard- 15 feet (4.6M)
3. Public access to district boundary.
4. Development must conform to uniform codes detailed in Engineering Design Standards and regulations of State of Wyoming, Platte County and Town of Chugwater.

Documents establishing the continued responsibility duties and assurance of ability to provide unified control and maintenance over common area of the district, including but not limited to parking areas, malls, open spaces, recreational areas, signs and public restrooms shall be submitted with the site plan. Said documents shall set forth the present ownership, and in the case of condominiums or apartments, the method of conveying title and the type of estate to be granted. Said documents shall be updated when any changes in ownership or responsibility are made and shall be kept on file with the Planning Office. Appropriate forms of unified control shall include corporations, partnerships, trust, owner's associations or other legal entities having the right to access individual landowners within the development and the power to enforce such assessments. If any time said control and maintenance is discontinued the Town of Chugwater may assume such and impose a lien upon the district to cover necessary expenses.