

City of Marysville

PD Planned Development District



The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.

Chapter 18.46

PD PLANNED DEVELOPMENT DISTRICT

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Section 18.46.010 Purpose.

In certain instances the objectives of the zoning title may be achieved by the development of planned improvements which do not conform in all respects with the land use pattern designated on the zoning map of the district regulations prescribed by this title. A planned development may include a combination of different dwelling types and/or a variety of land uses which complement each other and harmonize with existing and proposed land uses in the vicinity. In order to provide locations for well-planned developments which conform with the objectives of the zoning title although they deviate in certain respects from the zoning map and the district regulations, the planning commission is empowered to grant use permits for planned development, provided the developments comply with the regulations prescribed in this chapter.

The specific regulations set out in this chapter and the general rules set forth in Chapter 18.84 apply in all PD districts, except that where conflict occurs the regulations specified in this chapter shall apply.

(Ord. 1149 § 70, 1992; Ord. 1112 § 62, 1991; Ord. 946 § 2 (part), 1981).

Section 18.46.020 Establishment.

PD districts may be established on parcels of land which are suitable for, and of sufficient acreage to contain a planned development for which development plans have been submitted for approval or will be submitted for approval after establishment of the district. The minimum site area for the development plans shall be five acres. (Ord. 946 § 2 (part), 1981).

Section 18.46.030 Application.

Application for the development of a PD district shall include an application for a use permit for all developments within the district, which use permits must be approved prior to construction of any structure within the district. Application for development of a PD

district shall include the following minimum information and shall be accompanied by a filing fee in an amount established by resolution

- (a) A map or maps showing:
 - (1) Topography of the land including contour intervals as required by the board of zoning adjustment,
 - (2) Proposed basic street system and lot design,
 - (3) Areas, if any, proposed to be dedicated or reserved for parks, playgrounds, parkways, school sites, public or quasipublic buildings and other such uses.
 - (4) Areas proposed for commercial uses, off-street parking, multiple and single-family dwellings and all other uses proposed to be established within the district,
 - (5) Proposed locations of buildings on the land;
 - (6) General elevations or perspective drawings of all proposed buildings and structures other than single-family residences;
 - (7) General plans for storage and disposal of waste material;
 - (8) Tentative plans for fire protection facilities;
 - (9) Other data and information which may be deemed necessary by the planning commission for proper consideration of the application.

(Ord. 1149 § 71, 1992; Ord. 1112 § 63, 1991; Ord. 1017 § 28, 1984; Ord. 946 § 2 (part), 1981).

Section 18.46.040 Permitted and prohibited uses.

Uses permitted in the PD district are subject to the issuance of a use permit, any use, may be permitted which is permitted in any Residential, Commercial or M-1 districts.

(Ord. 946 § 2 (part), 1981).

Section 18.46.050 Building height limit.

The building height limit in the PD district shall be two and one-half stories, but not to exceed thirty-five feet. (Ord. 946 § 2 (part), 1981).

Section 18.46.060 Building site area required.

(a) Minimum lot area in the PD district shall be ten thousand square feet; provided, however, that variations may be approved by the planning commission to permit conformity to topography and attractive design.

(b) Minimum lot width shall be eighty feet. (Ord. 1149 § 72, 1992; Ord. 1112 § 64, 1991; Ord. 946 § 2 (part), 1981).

Section 18.46.070 Yards.

Yard requirements in the PD district shall be as follows:

- (a) Front yard shall be twenty feet.
- (b) Side yards shall be twelve feet on each side of site.
- (c) Rear yard shall be twenty feet. (Ord. 946 § 2 (part), 1981).

Section 18.46.080 Off-street parking required.

Off-street parking for uses permitted in the PD district is set forth in Chapter 18.60. (Ord. 946 § 2 (part), 1981).

Section 18.46.090 Off-street load facilities required.

All retail business uses, wholesale or warehousing establishments, and industrial uses in the PD district shall provide private off-street space for the handling of all materials and equipment. A loading area shall not be located in a required front or side yard setback areas. (Ord. 946 § 2 (part), 1981).

Section 18.46.100 Property development standards.

The following general property development standards apply to all land, buildings and structures erected in a PD or planned development district:

- (1) Lighting, where provided to illuminate parking, sales, or display areas, shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or the living environment in surrounding areas.
- (2) Not less than ten feet or a required yard adjoining a street shall be landscaped and permanently maintained.
- (3) Where a C or M-1 site adjoins or is located across the street or alley from an R district, or when it is found by the planning commission to be necessary to screen open storage areas, unsightliness, or to insulate adjoining areas against noise, a solid wall or fence six feet in height shall be located on the property line. (Ord. 1149 § 73, 1992; Ord. 946 § 2 (part), 1981).