

# PUDS/PDDS, SUPS, AND ZONING VARIANCES

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1

## ABOUT US

2



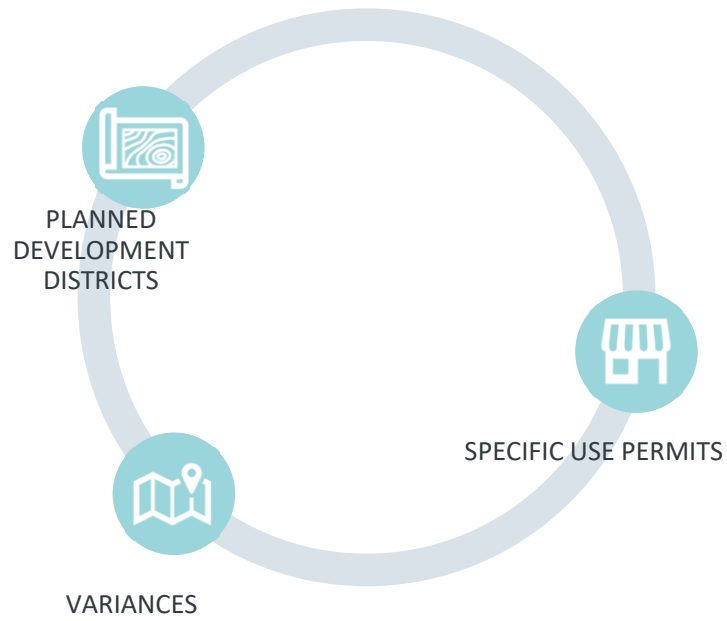
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2

# ZONING TOOLS



# TOOLS DEFINED

# PLANNED DEVELOPMENT DISTRICTS

## defined

A customized zoning district, with standards applied to a specific area of a city by ordinance, based on the framework as established by the city's code.



## DEFINED

### PLANNED DEVELOPMENT DISTRICTS

- A versatile zoning tool that is well suited to address complex development
- Beneficial for developments that do not fit into traditional zoning districts
- Allow for site-specific development control and permit a mixture of otherwise "incompatible land uses"
- Should still be "consistent" with the comprehensive plan, if any
- Legislative/discretionary in nature but decision must not be arbitrary and unreasonable

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