

**ARTICLE 8A**  
**RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT**

**SECTION 8A.01 PURPOSE**

The Residential Planned Unit Development (RPUD) is an optional development provision which provides a list of "overlay" zoning standards which apply to the respective "underlying" district. For properties approved for the RPUD designation, these RPUD standards replace the lot area, lot width, set back requirements, and other related regulations of each respective zoning district.

The RPUD provisions are intended as a design option, aimed at permitting flexibility in the regulation of land development, encouraging innovation in land use and variety of design of structures, preserving significant natural and historical features and open space, promoting efficient layout of public utilities, minimizing adverse traffic impacts, encouraging development of convenient recreational facilities, and encouraging the use and improvement of existing sites when the uniform regulations contained in other zoning districts do not afford adequate protection and safeguards for the site or its surrounding areas.

The RPUD provision and its standards are intended to accommodate development on sites with significant natural, historical, and architectural features and on sites which exhibit difficult development constraints, provide opportunities to mix compatible land uses or housing types, allow for the clustering of residential units to preserve common open space and natural features, or to accomplish a particular development or land use objective identified by the Township, or the property owner and agreed to by the Township.

In order to encourage RPUD developments on specific properties, the RPUD provision relaxes or waives one or more of the requirements of the underlying zoning district. RPUD also allows a developer to mix compatible uses or residential types on a single property, cluster structures to reduce development costs, and enhance marketability through the preservation of natural features and unique design.

**SECTION 8A.02 APPLICATION AND PROCESS**

Upon a recommendation by the Planning Commission and approval by the Township Board, a RPUD overlay district may be applied to any existing residential district, with the exception of the MHP Manufactured Housing Parks District. Upon approval of the final development plan and the RPUD agreement by the Township Board, the Official Zoning Map shall be annotated for the land area involved so that RPUD overlay is clearly shown on the map. In addition, the Township shall maintain a current list of all approved RPUD projects, showing the approval date, the time by which project construction must begin, and the time that the approval period for the final RPUD plan expires. (Amended 9/6/2007, Effective 9/19/2007)

### **SECTION 8A.03 USES PERMITTED**

Compatible residential, commercial, and public uses may be combined when the underlying zoning district is residential or agricultural. Both permitted uses and special uses of the underlying zoning district may be proposed for the RPUD.

### **SECTION 8A.04 MINIMUM PROJECT AREA**

In an effort to advance the goal of good land use planning, the Township may propose or consider a parcel of any size for the RPUD process, if it advances development objectives consistent with the goals of the Township Land Use Plan.

When a RPUD proposes a mixture of residential uses and commercial/office uses, the Township Board, with the input from the Planning Commission, may allow for a maximum of five percent (5%) of the gross site area for commercial/office use. Whenever the Township Board thinks that more commercial area would be beneficial to the Township and the surrounding area, it may permit additional area for commercial and/or office use. However, in no case shall the area planned for commercial/office development exceed ten percent (10%) of the gross site area. Golf courses and club houses shall not be considered as commercial use. However, accessory facilities such as driving ranges and miniature golf shall be considered as commercial uses.

### **SECTION 8A.05 PROJECT OWNERSHIP**

The land proposed for a RPUD project may be owned or controlled by either a single person, a corporation, or by a group of individuals or corporations. Such ownership may be by a public or private corporation. The proposed RPUD site shall be capable of being planned and developed as one integral unit.

### **SECTION 8A.06 COMMON OPEN SPACE**

A minimum of forty percent (40%) of the land developed in any RPUD project shall be reserved for common open space and recreation facilities. Driveways, roadways, parking lots, existing or proposed rights-of-way, and easements for overhead transmission lines shall not be considered as open space. A minimum of one (1) active recreation area consisting of between 20,000-30,000 square feet shall be provided for developments containing between fifteen (15) and fifty (50) single family detached dwelling sites, between twenty (20) and seventy (70) townhouses, or between twenty-four (24) and eighty-five (85) apartments. This area is intended for a variety of active outdoor activities such as soccer, baseball, football as well as spontaneous activities, like picnics and neighborhood gatherings. It is also intended to accommodate more structured outdoor activities such as a variety of court sports. Therefore; each area shall have topographic and drainage features that permit such activities. The areas shall be prepared for use by grading and seeding and available (weather permitting) for use not later than thirty (30) days after twenty-five (25) percent of the units in each phase have been built. Additional active recreation areas of the same size shall be provided for each additional fraction of the above specified ranges of units. (Example: developments containing between fifty-one (51) and one hundred (100) single family units would require another active recreation area of the same size.) For residential developments which do not meet the minimum numerical thresholds stated in this section, the quantity and quality of active recreation area and facilities will be approved by the Township.

As a general guide, all housing sites should be designed so as to abut, have convenient access to, or have a view shed of common open space. Passive recreation areas should be massed so as to provide for wildlife, flora, and fauna experiences. The open space should contain significant natural areas such as woodlands, individual trees over twelve (12) inch diameter, measured at breast height, rolling topography with grades exceeding 15% (fifteen percent), significant views, natural drainage ways, water bodies, uplands, meadows, flood plains, regulated or non-regulated wetlands or natural corridors that connect wildlife habitats which would be in the best interest of the Township to preserve. If the site lacks existing natural features, the development should attempt to create significant woodland features such as perimeter buffer plantings. Passive recreation areas which are primarily limited to buffer strips at the perimeter of the developments are not considered as meeting the intent of this provision. However, walking, jogging, and bicycle trails may be designed into the development as supplements to the larger recreation areas. All open space provisions will be negotiated by the Township as part of the RPUD process.

The intent of this section is to articulate the goal that active and passive recreation areas are valuable assets which add to the quality of life for the residents of Oceola Township and should be made integral parts of the proposed housing developments in the community.

The required amount of common open space reserved under RPUD shall either be held in corporate ownership, as part of a Township approved nature conservancy, or by the owners of the project. The time at which control of open space shall pass from the corporate ownership to the owners of the project shall be specified in the master deed. The responsibility for the maintenance of all open spaces shall be specified by the developer in the RPUD agreement with the Township.

The Planning Commission and the Township Board may include the following open space restrictions by prohibiting the following:

- A. Dumping or storing of any material or refuse;
  - B. Activity that may cause risk of soil erosion or threaten any living plant material;
  - C. Cutting or removal of identified plant material except for the removal of dying or diseased vegetation.
  - D. Use of motorized off-road vehicles;
  - E. Use of some or all pesticides, herbicides or fertilizers within and adjacent to wetlands.
- Furthermore, the Planning Commission and the Township Board may require that the dedicated open space be maintained by parties who have an ownership interest in the open space, and that a plan for the maintenance of the open space be submitted as part of the application process. In the event the developer or respective association fails to remove or abate a public nuisance, on any portion of the RPUD site, Oceola Township in its sole discretion, may remove or abate the public nuisance and recover its costs plus documented administrative expenses by attaching a lien against the development.

#### **ARTICLE 8A.07 UTILITY REQUIREMENTS**

Underground utilities, including telephone and electrical systems, are required within the limits of all RPUD projects. Appurtenances to these systems which can be effectively screened may be

excepted from this requirement if the Township Planning Commission and Township Board find that such exemption will not violate the intent or the character of the proposed RPUD.

**SECTION 8A.08 DENSITY DETERMINATION AND DENSITY BONUS**

The number of dwelling units allowable within an open space community project shall be determined through preparation of a parallel plan.

- A. The applicant shall prepare, and present to the Planning Commission for review, a parallel design for the project that is consistent with State, County and Township requirements and design criteria for a tentative preliminary plat. The parallel plan shall meet all standards for lot size (as shown in paragraph "B" below), lot width and setbacks as normally required under the zoning ordinance, public roadway improvements and private parks, and contain an area which conceptually would provide sufficient area for storm water detention. Lots in the parallel plan shall provide sufficient building envelope size without impacting wetlands regulated by the Michigan Department of Environmental Quality.
- B. The parallel plan shall be prepared with the following minimum lot areas. The parallel plan is only used to determine allowable density for an open space community project. The following parallel plan minimum lot areas incorporate a density bonus for qualifying open space community projects that meet all requirements of this ordinance.
- C. The Planning Commission shall review the design and determine the number of lots that could be feasibly constructed and be economically viable following the parallel design. This number, as determined by the Planning Commission, shall be the maximum number of dwelling units allowable for the open space community project.

The Planning Commission and the Township Board may allow an exemplary open space community to include one or more of the following optional provisions. In order to qualify for an optional provision, the applicant must demonstrate, to the satisfaction of the Planning Commission and the Township Board, that the proposed project exceeds the minimum standards for open space community eligibility.

In order to qualify for development under the optional provisions of this section, all structures within the project, including single family dwellings, shall be subject to architectural review by the Planning Commission. Buildings shall provide harmony with adjacent uses in terms of texture, materials, peaked roof lines and massing, but there shall be a variation of front facade depth and roof lines to avoid monotony. Building elevations shall be required for all structures.

OCEOLA TOWNSHIP  
REVIEW OF DENSITY  
CALCULATIONS FOR A PARALLEL PLAN

<u>R</u>	RESIDENTIAL PLANNED UNIT DEVELOPMENT (FOR CALCULATING MAXIMUM DENSITY OF A PARALLEL PLAN)
	<ul style="list-style-type: none"> <li>- Minimum lot area 40,000 sq. ft.</li> <li>- Minimum lot width 110 ft.</li> <li>- Minimum lot depth – None</li> <li>Maximum length to width ratio – 3 to 1</li> </ul>
<u>RR</u>	<ul style="list-style-type: none"> <li>- Minimum lot area 40,000 sq. ft.</li> <li>- Minimum lot width 110 ft.</li> <li>- Minimum lot depth – None</li> <li>Maximum length to width ratio – 3 to 1</li> </ul>
<u>R1</u>	<ul style="list-style-type: none"> <li>- Minimum lot area <ul style="list-style-type: none"> <li>Without sewer - 34,500 sq. ft.</li> <li>With sewer - 24,000 sq. ft.</li> </ul> </li> <li>- Minimum lot width <ul style="list-style-type: none"> <li>Without sewer - 105 ft.</li> <li>With sewer - 90 ft.</li> </ul> </li> <li>Maximum length to depth ratio – 3 to 1</li> </ul>
<u>R2</u>	<ul style="list-style-type: none"> <li>-Minimum lot area <ul style="list-style-type: none"> <li>Without sewer - 24,000 sq. ft.</li> <li>With sewer - 16,000 sq. ft.</li> </ul> </li> <li>- Minimum lot width <ul style="list-style-type: none"> <li>Without sewer - 100 ft.</li> <li>With sewer - 80 ft.</li> </ul> </li> <li>Maximum length to width ratio – 3 to 1</li> </ul>
<u>R3</u>	<ul style="list-style-type: none"> <li>-Minimum lot area <ul style="list-style-type: none"> <li>One family - 9,000 sq. ft.</li> <li>Two family - 12,000 sq. ft.</li> </ul> </li> <li>- Minimum lot width <ul style="list-style-type: none"> <li>One family - 70 ft.</li> <li>Two family - 100 ft.</li> </ul> </li> <li>Maximum length to width ratio – 3 to 1</li> </ul>

A variable density bonus of up to five percent (5%) may be allowed at the discretion of the Township Board, based upon a demonstration by the applicant of design excellence in the open space community. In order to qualify for a density bonus, the RPUD project must be served by public sanitary sewer. Projects qualifying for a density bonus shall include at least one of the following elements:

- A. Cleanup of site contamination.
- B. Other similar elements as determined by the Township Board to have similar benefits to

the Township. This may include projects that have proven public benefit such as improving an existing public road.

For projects which are zoned RM Residential Multiple Family, a density bonus of ten percent (10%) will be given as an incentive for using the RPUD process.

**SECTION 8A.09 HEIGHT REQUIREMENTS**

For each one (1) foot of height over the maximum height allowed by the underlying zoning district, the distance between nonresidential buildings (e.g. churches) and the side and rear property lines of the development shall be increased by one (1) foot. The same shall apply to the distance between nonresidential buildings.

**SECTION 8A.10 PARKING**

Off-street parking, loading, and service areas shall be provided in accordance with Article 15. However, off-street parking and loading areas for non-residential development shall not be permitted within fifteen (15) feet of any residential use in the RPUD. Shared parking arrangements are encouraged and are subject to review by the Township. In addition, a parking deferment may be granted upon the finding that the imposition of standard parking requirements may be initially excessive.

**SECTION 8A.11 PERIMETER YARDS**

Each structure in the RPUD which abuts a perimeter property line of the RPUD parcel shall meet a fifty (50) foot setback requirement.

**SECTION 8A.12 ARRANGEMENT OF COMMERCIAL USES**

When RPUD's include commercial development, commercial structures shall be planned as groups having common parking area and common ingress and egress points in order to reduce the number of curb cuts. Suitable planting screens or fences shall be provided on the perimeter of the commercial areas whenever they abut residential components of the RPUD. The site plan for the development shall provide for the integrated and harmonious design of buildings and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient. All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner as specified by the Planning Commission and Township Board.

**SECTION 8A.13 RPUD PROCESS: PRE-APPLICATION MEETING**

The developer is encouraged to meet with the Township Supervisor, the Planning Commission Chairperson, and the Township Planner to discuss the concepts of the proposed project before submitting a formal application for RPUD. This allows for a dialogue on the development goals of the Township as expressed in its Land Use Plan.

## **SECTION 8A.14      CONTENTS OF APPLICATION: PRELIMINARY DEVELOPMENT PLAN**

An application of preliminary RPUD plan shall be filed with the Township Clerk by all owners of interest in the property for which the RPUD is proposed. The plan shall contain the following information:

1. Name, address, and phone number of the applicant(s).
2. Name, address, and phone number of registered land surveyor, registered engineer, landscape architect, or land use planner which assisted in the preparation of the preliminary plan.
3. Legal description of the property.
4. Description of existing use(s) and zoning district(s).
5. A vicinity map showing property lines, streets, roads, and uses of adjacent properties so that the Township can initially determine how the proposed development will relate to land use in the general vicinity.
6. A preliminary development plan at a scale of not less than 1"=100' showing topography at not less than two (2) foot contours; location and type of residential, commercial, and industrial land use; layout, dimensions, and names of existing and proposed streets, rights-of-way, and utility easements; parks and community spaces; layout and dimensions of lots and building setbacks; preliminary layout of water, sewer, drainage, electric, natural gas, cable, and telephone; and other information the Township considers necessary.
7. Proposed schedule for the development of the site. If a multi-phase RPUD is proposed, identification of the areas included in each phase. For residential RPUD's, the number, type, and density of proposed housing units within each phase.
8. Evidence that the applicant has sufficient control over the site to initiate the proposed RPUD within eighteen (18) months of receiving final approval. Evidence shall consist of the signature of the application by the deed holder.
9. Any additional graphics or materials requested by the Township to assist the Township in determining the appropriateness of the RPUD such as aerial photography, market studies, impact on the public school system, traffic impacts, impacts on significant, historical, and architectural features, impacts on drainage, preliminary construction costs, preliminary architectural sketches, and preliminary drafts of by-laws and master deeds.
10. A graphic description of how the site proposed for development could be developed under the regulations of the underlying zoning district.

**SECTION 8A.15 PUBLIC HEARING BY THE PLANNING COMMISSION**

Within sixty (60) days after receipt of the preliminary development plan, the Planning Commission shall hold at least one (1) public hearing. The notice of the public hearing shall be given in one (1) or more newspapers of general circulation in the Township not less than fifteen (15) days before the date of the public hearing. Written notice of the public hearing shall be sent by mail or personal delivery not less than fifteen (15) days before the hearing date to the owners of property for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the proposed RPUD and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction. If the name of the occupant is not known, the term “occupant” may be used in making notification. The notice shall do all of the following:

1. Describe the nature of the RPUD request.
2. Indicate the property that is the subject of the RPUD request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
3. State when and where the RPUD request will be considered.
4. Indicate when and where written comments will be received concerning the RPUD request.

Amended 9/6/2007, Effective 9/19/2007

**SECTION 8A.16 APPROVAL IN PRINCIPLE BY PLANNING COMMISSION**

Within forty-five (45) days after the close of the public hearing, the Planning Commission shall review the preliminary RPUD plan to determine if it is consistent with the intent and purpose of Article 8A; whether the proposed RPUD advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the inter-relationship with existing and proposed land uses in the surrounding area justify the deviation from standard district regulations. Approval in principle shall not be construed to endorse the location of uses, configuration of building sites, or layout of infrastructure.

**SECTION 8A.17 ACTION BY THE TOWNSHIP BOARD**

Within forty-five (45) days after the receipt of the approval in principle by the Planning Commission, the Township Board shall approve, with conditions, disapprove the preliminary development plan, or refer the proposed RPUD back to the Planning Commission for further study. If the application is referred back to the Planning Commission for further study, the Planning Commission shall have forty-five (45) days within which to make its recommendation to the Township Board.

### **SECTION 8A.18      FORMATION OF RPUD STUDY COMMITTEES**

If the Township Board grants approval to the preliminary RPUD plan, the Township shall form an ad hoc RPUD study committee to meet with the applicant and, through a negotiating process, refine the conceptual plan into a more detailed final plan. The committee shall also review drafts of proposed by-laws and master deed of the RPUD. The committee shall consist of at least three (3) members of the Planning Commission and at least two (2) members of the Township Board. The committee may request technical assistance from consultants to assist in evaluating alternative designs for the RPUD.

The ad-hoc study committee shall work with the applicant until it can make a recommendation to the Planning Commission on the disposition of the proposed RPUD. The ad-hoc study committee may recommend that the proposed RPUD development be approved or denied by the Planning Commission. A recommendation by the ad-hoc study committee shall be necessary before an application for preliminary RPUD approval is submitted to the Planning Commission. All ad-hoc study committee meetings shall be open to the public.

### **SECTION 8A.19      FINAL DEVELOPMENT PLAN**

After the Planning Commission receives a recommendation from the ad-hoc committee on approval of the RPUD plan, it shall approve the RPUD plan at this intermediate stage, approve with additional conditions, or deny the RPUD plan. If the plan receives approval or approval with conditions, the applicant may prepare the final development plan. If the Planning Commission denies the RPUD plan, the applicant may petition the Township Board for a decision on the RPUD plan recommended by the ad-hoc study committee. The applicant may prepare the final development plan if the Township Board overrides the Planning Commission's denial by a majority vote of the full Board.

Ten (10) copies of the final development plan shall be submitted and be endorsed by a qualified technical expert. It shall be in substantial conformance with the RPUD plan approved by the ad-hoc study committee and contain the following information:

1. A survey of the proposed development site, showing the dimensions and bearings of the property lines, topography, existing natural features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
2. All information required on the preliminary development plan; the location and sizes of lots, location and proposed density of dwelling units, nonresidential buildings intensity, and land use considered suitable for adjacent properties.
3. A schedule for the development of units to be constructed in phases and a description of the design for the buildings and landscaping; tabulation of the number of acres in the proposed project for the various uses in the RPUD; the number of housing units by type; estimated residential population by type of housing; estimated nonresidential population; and estimated acres given to active and passive open space.

4. Engineering feasibility studies and plans showing water, sewer, drainage, electric, telephone, and natural gas installations; waste disposal facilities; street improvements; and the nature and extent of earth work required for site preparation and development.
5. Site plans showing the functional use and relationship of buildings, open space, and circulation.
6. Preliminary building plans, including floor plans and exterior elevations within the development.
7. Landscaping plans, prepared by a registered landscape architect.
8. Association by-laws, master deed, deed restrictions, covenants and other legal statements and devices to be used to control the use, development, and maintenance of the land and improvements including those areas which are to be commonly owned and maintained.
9. A statement indicating that, if a part of the proposed development is sold or leased to another party or parties, full compliance with the RPUD agreement and the final development plan will be required and enforced.
10. A description of the process of how information on the master deed and by-laws of the proposed development will be disseminated to prospective buyers. This information shall be disseminated to the prospective buyer not later than at the offer to purchase.

**SECTION 8A.20 RECOMMENDATION BY THE PLANNING COMMISSION**

Within sixty (60) days after receiving the final development plan, the Planning Commission shall recommend to the Township Board that the final development plan be approved as presented, approved with supplementary conditions, or not be approved.

**SECTION 8A.21 CRITERIA FOR EVALUATION BY THE PLANNING COMMISSION**

Before making its recommendation on the final development plan, the Planning Commission shall find that the facts submitted with the application and presented at the public hearing(s) establish that:

1. The proposed RPUD can be initiated within eighteen (18) months of the date of approval.
2. Each individual unit phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objectives will be attained; the uses in the proposed RPUD will not be detrimental to present and potential adjacent uses; and will have a beneficial impact which could not be achieved under standard district regulations.
3. The streets and thoroughfares proposed are suitable to carry anticipated traffic and the increased densities will not generate traffic in such amounts so as to exceed the design capacities of area roadways.

4. Any commercial component of the RPUD will be beneficial to the general area and to the population of the proposed development.
5. Any deviation(s) from the regulations of the underlying zoning district can be justified by meeting the purpose of the RPUD provisions of the Township Zoning Ordinance.
6. The area surrounding the proposed RPUD can be planned and zoned in coordination and substantial compatibility.
7. The proposed RPUD meets the development goals and objectives of the Township Land Use Plan.
8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

**SECTION 8A.22 ACTION BY THE TOWNSHIP BOARD**

Within forty-five (45) days after receipt of the recommendation on the final development plan by the Planning Commission, the Township Board shall approve, approve with supplementary conditions or disapprove the final plan. The Township Board may also refer the final plan back to the Planning Commission for further study. The Township Board shall also approve the final draft of the RPUD agreement if it approves the final RPUD development plan.

**SECTION 8A.23 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS**

In approving any RPUD, the Township Board may prescribe appropriate conditions and safeguards. Violation of such conditions and safeguards, when made a part of the terms under which the final plan is approved, shall be considered a violation of this Ordinance. These conditions may be made part of the RPUD agreement.

**SECTION 8A.24 DEVIATIONS FROM APPROVED FINAL RPUD PLAN**

Deviations from the approved final RPUD plan may occur only under the following circumstances. After the applicant or property owner notifies the Township Supervisor of a proposed amendment, the Township Supervisor may approve minor changes which do not alter the basic design or conditions of the plan. Minor changes consist of the following:

1. For residential buildings, the size of structures may be reduced or increased by five percent (5%) provided that the overall density of units does not increase.
2. Square footage of nonresidential buildings may be decreased or increased by up to five percent.
3. Buildings may be moved by no more than ten (10) feet.
4. Landscape materials may be replaced by similar plant materials on a one-to-one or greater basis.
5. Building materials may be changed to those of higher quality.
6. Floor plans may be changed provided the change does not alter the character of the use.
7. Sidewalks or refuse storage stations may be relocated.
8. Internal parking lots may be rearranged which does not affect the number of parking spaces or alter access locations.
9. Changes requested by the Township relative to public safety shall be considered a minor change.

Should the Township Supervisor determine that the requested change to the final RPUD is not minor, resubmittal to the Planning Commission is necessary. If the Planning Commission determines that the change significantly alters the original concept of the project a new submittal showing the change is required.

**SECTION 8A.25 RPUD'S APPROVED PRIOR TO THIS ARTICLE**

All revisions to final RPUD plans approved prior to the adoption of this Article shall be reviewed and regulated in accordance with this Article. For RPUD applications still in the process of review, these applications may continue to be reviewed under the regulations that were in place at the time the application was made. Once any RPUD application is approved as final, any revisions to the application shall be reviewed and regulated in accordance with this Article.

Amended 11/04/99 Effective 11/10/99

**SECTION 8A.26 OPEN SPACE PRESERVATION OPTION**

In accordance with PA 110 of 2006, the Michigan Zoning Enabling Act, a developer may choose to utilize the provisions of this section for residential developments in zoning districts that permit two (2) or fewer units per acre without sanitary sewer or three (3) units or fewer per acre with sanitary sewer. The application and review process shall be consistent with Sections 8A.14 thru 8A.22 of this Ordinance. In addition, all other relevant sections of this Article shall apply, excepting that:

1. There shall be a minimum of 50% open space as defined in Section 8A.06 (not including golf course fairways), and
2. No commercial development may be permitted as part of the residential development.

Amended 9/6/2007, Effective 9/19/2007