

**155.3607. PLANNED DEVELOPMENT - INFILL (PD-I)**

A. Purpose			
<p>The Planned Development - Infill (PD-I) district is established and intended to accommodate smallsiteinfill development within the city's already developed areas. The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensuresinfill development is compatible with both surrounding existing development and available public infrastructure. PD-I districts are generally appropriate in most of the Land Use Plan's land use classifications, consistent with the adopted objectives and policies for the classification.</p>			
B. Use Standards	D. Development Standards		
<p>Principal uses allowed in a PD-I district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use table in Appendix A : Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.</p>	<p>The development standards in Article 5: Development Standards, shall apply to all development in PD-I districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the PD-I district and the comprehensive plan, and in accordance with the means of modification noted below.</p>		
C. Intensity and Dimensional Standards		Development Standards	Means of Modifying
District area, minimum (acres)	n/a	Access and circulation	Specify in PD Plan
Density, maximum (du/ac) <sup>1</sup>	To be established in PD Plan—see Section 155.3602.A, PD Plan	Off-street parking & loading	Specify in Master Parking Plan
Floor area ratio (FAR), maximum		Landscaping <sup>1</sup>	Specify in Alternative Landscaping Plan
Lot area, minimum (sq ft)		Tree preservation	
Lot width, minimum (sq ft)		Screening	Specify in Alternative Screening Plan
Impervious surfaces, maximum (% of district area)		Fences and walls	Specify in Master Fencing Plan
Individual building size, maximum (sq ft)		Exterior lighting	Specify in Master Lighting Plan
Building height , maximum (ft)		Multifamily residential design	Modifications prohibited
Setbacks, minimum (ft)		Commercial and mixed-use design	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)		Industrial design	
		Residential compatibility	
		Parking Deck or Garage Standards	
		Sustainable design	Specify in PD Plan
<p>NOTES: 1. Residential development may not exceed the maximum gross density established by the Land Use Plan for the applicable land use classification.</p>		Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
		<p>NOTES: 1. Internal uses shall not be required to provide perimeter buffers.</p>	

(Ord. 2012-64, passed 9-11-12 ; Am. Ord. [2014-16](#), passed 1-28-14; Am. Ord. [2019-110](#) , passed 9-24-19)