

quick facts about the Greeley development code update

# PLANNED UNIT DEVELOPMENTS

## OVERVIEW

The trend throughout the country has been providing smaller single-family lot sizes for single-family homes. The City of Greeley's minimum lot size for single-family residential lots is 6,000 square feet. One way to achieve a reduced lot size is through a Planned Unit Development (PUD), a specialized zoning designation used to allow flexibility and creativity for a specific area that is intended to be developed under one "master" plan to achieve a higher degree of design excellence. As part of the PUD, setbacks and other standards may also be reduced to accommodate the smaller lot sizes. The current PUD process is completed in two steps and must include all final engineering studies which can be costly and time consuming.



## TIES TO THE GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

The Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities include goals and policies that encourage revising the development regulations that provide options for diverse housing types and provide development options to adequately serve the needs of all Greeley residents.

## HOW THE UPDATED CODE WOULD ADDRESS PUD'S

The new standards in *Section 24-205* would simplify the PUD process by:



- Creating a one-step PUD process and treating a PUD as a zone district.
- Separating the platting requirement from the zoning process. The City's standard subdivision process would follow the zoning step, using the same process that is used for other zone districts.
- Including smaller lots and other housing types in some of the residential zone districts, along with adjusting the setback standards to account for the smaller lot sizes. These additional housing types would provide additional options in the standard zone districts to encourage options for a diverse housing mix.

