

# CHOOSING THE RIGHT FORK IN THE ZONING ROAD



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PUD Working Group

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**C L A R I O N**

October 2007

# PUD ZONING

Origin: 1950s-1960s—reaction to inflexibility of Euclidean zoning

Goals:

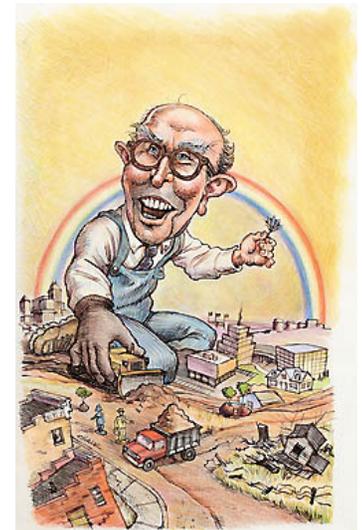
- Sidestep Euclidean use strictures
- Accommodate master-planned communities/mixed-use new towns
- Extract community benefits such as open space



# PUD ZONING

## Historical Milestones:

- 1949—Prince Georges County, MD—permits development of large tracts as “neighborhood unit”
- 1952—Alexandria, VA “community unit plan”
- 1962—PUD term used in San Francisco code
- 1966—Reston, VA and Columbia, MD new towns



# PUD ZONING

## Key Features

- Uses, densities, standards negotiated and tailored
- Mini-zoning ordinance results
- Compensating community benefits
- Detailed development agreement

Technical Input: Developers, planners, lawyers, city managers

Public Input: Often limited and after deal negotiated

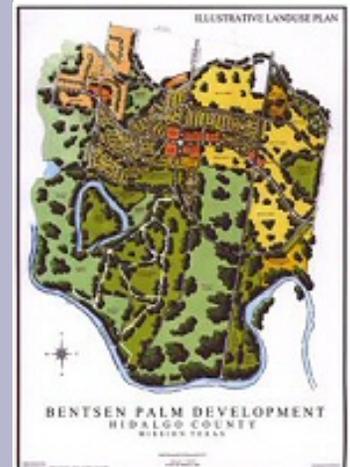


# PUD ZONING



## Strengths:

- Accommodates creative development plans
- Substantial community benefits (facilities, land, infrastructure)
- Greater community control over design--higher quality development standards
- Internally integrated, connected mixed-use developments
- Preservation of natural areas and large tracts of open space—50%+



# PUD ZONING

## Weaknesses:

- **Uncertainty**  
PUD= Plan Until Death or Please U  
Developers
- **Time consuming process**
- **Undermines comprehensive planning**
- **Often disconnected from rest of  
community**
- **Exactions = Extortion??**
- **Potential administrative nightmare**



# PUD ZONING



## Modern Examples:

- Santa Fe County, NM
- Blaine County, ID
- Buckeye, AZ (6 MPC = 300,000 units)

## Current Status:

- Most prevalent form of development regulation in fast-growing communities
- Trend: Impose restrictions (size, specific locations, limits on waivers, specified amenities)

