

COUNTY ZONING ACT (EXCERPT)
Act 183 of 1943

***** 125.216c THIS SECTION IS REPEALED BY ACT 110 OF 2006 EFFECTIVE JULY 1, 2006 *****

125.216c Planned unit development.

Sec. 16c. (1) As used in this section, “planned unit development” includes cluster zoning, planned development, community unit plan, planned residential development, and other terminology denoting zoning requirements which are designed to accomplish the objectives of a zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.

(2) A county may establish in a zoning ordinance planned unit development requirements which permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the state. The review and approval of a planned unit development shall be made by the zoning commission, an official charged with administration of the ordinance, or the county board of commissioners.

(3) Within a land development project designated as a planned unit development, regulations relating to the use of land, including permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas and how they are to be preserved, and land use density shall be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The planned unit development regulations need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions have been followed in making regulatory decisions. Unless explicitly prohibited by the planned unit development regulations, if requested by the landowner, a county may approve a planned unit development with open space that is not contiguous with the rest of the planned unit development.

(4) The planned unit development regulations established by a county shall specify the following:

(a) The body or official which shall review and approve planned unit development requests.

(b) The conditions which create planned unit development eligibility, the participants in the review process, and the requirements and standards upon which applications will be judged and approval granted.

(c) The procedures required for application, review, and approval.

(5) Following receipt of a request to approve a planned unit development, the body or official charged in the ordinance with the review and approval of planned unit developments shall hold at least 1 public hearing on the request. A zoning ordinance may provide for 1 or more preapplication conferences before submission of a planned unit development request, and the submission of preliminary site plans before the public hearing. Notification of the public hearing shall be given in the same manner as required by section 16b(3) for public hearings on special land uses. Within a reasonable time following the public hearing, the body or official responsible for approving planned unit developments shall give final consideration to and shall deny, approve, or approve with conditions the request. The body or official shall prepare a report stating its conclusions on the request for a planned unit development, the basis for its decision, the decision, and conditions relating to an affirmative decision. If the zoning ordinance requires that the county board of commissioners amend the ordinance to approve the planned unit development request, the zoning commission shall conduct the hearing as required by section 9, and the report and documents related to the planned unit development request shall be transmitted to the county board of commissioners for consideration in making a final decision. If an amendment of a zoning ordinance is required by the planned unit development regulations of a county zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed. However, the hearing and notice required by this subsection shall be regarded as fulfilling the public hearing and notice requirements of section 9.

(6) If the planned unit development regulations of a county zoning ordinance do not require amendment of the ordinance to authorize a planned unit development, the body or official charged in the zoning ordinance with review and approval of planned unit developments shall approve, approve with conditions, or deny a request.

(7) Final approvals may be granted on each phase of multiphased planned unit development if each phase contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.

(8) In establishing planned unit development regulations, a county may incorporate by reference other applicable ordinances or statutes which regulate land development. The planned unit development regulations

contained in a zoning ordinance shall encourage complementary relationships between zoning regulations and other requirements affecting the development of land.

History: Add. 1978, Act 640, Eff. Apr. 12, 1979;—Am. 2003, Act 229, Imd. Eff. Dec. 18, 2003.