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## ARTICLE I

### General Provisions

#### Sec. 27-1-10. Intent.

A. The Planned Unit Development (PUD) is intended to allow an alternative method for property owners and developers to apply flexibility in developing land. This flexibility is generally not possible under the normal application of Chapters 23 and 24 of this Code. The objectives of a PUD are to:

1. Encourage innovations in residential, commercial and industrial development so that the growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space in the development.
2. Provide for well-located, clean, safe and pleasant commercial, industrial and residential developments involving a minimum strain on transportation facilities.
3. Ensure that the provisions of the zoning laws which direct the uniform treatment of dwelling type, bulk, density and common open space within each zoning district will not be applied to the improvement of land by other than lot-by-lot development in a manner which would distort the objectives of the zoning laws.
4. Encourage a more efficient use of land and economic provisions of public and private services to reflect changes in land development so that results may benefit the community as a whole.
5. Provide for necessary services and amenities conveniently located in proximity of residential developments.
6. Conserve the value of the land.
7. Encourage preservation of the site's natural characteristics and scenic features through development provisions which relate the type, design and layout of residential, commercial and industrial development to the particular site.
8. Encourage flexibility and variety in development while promoting the most efficient use of the land.
9. Improve the design, character and quality of development while encouraging development to incorporate the best features of modern design.
10. Ensure compatibility with Chapters 22, 23, 24 and 26 of this Code and any intergovernmental agreement, if applicable.

11. Encourage integrated planning in order to achieve the above purposes.

B. The PUD Zone District is not intended to be used to circumvent or distort the policies and objectives of Chapters 22, 23, 24 and 26 of this Code.

C. The County is authorized to regulate Planned Unit Developments by Section 24-67-101 et seq., C.R.S. (Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2003-10)