

**SUMMARY OF  
DOVER ORDINANCE NO. 41**

AN ORDINANCE OF THE CITY OF DOVER, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR AMENDMENT OF THE ZONING ORDINANCES OF THE CITY TO PERMIT PLANNED UNIT DEVELOPMENTS; PROVIDING PROCEDURES FOR APPLICATION; PROVIDING THAT PLANNED UNIT DEVELOPMENTS BE PERMITTED IN ANY ZONING DISTRICT; PROVIDING FOR CONSIDERATION OF GOALS, CONFLICTING PROVISIONS, DENSITY, USES WITHIN A PLANNED UNIT DEVELOPMENT, COMMON AREAS, OPEN SPACE, PERIMETER REQUIREMENTS, BUFFERING, PUBLIC AND PRIVATE IMPROVEMENTS, APPLICATIONS, REVIEW, APPROVAL, CONSIDERATION OF PRELIMINARY AND FINAL PLANS, ADMINISTRATION, AND FEES; PROVIDING THAT ALL REMAINING PROVISIONS OF THE CITY'S ZONING ORDINANCE REMAIN UNCHANGED; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Section 1 states the intent of the PUD section of the Dover Zoning Ordinance. Section 2 sets forth the goals of the PUD section. Section 3 provides that the PUD section shall prevail where it conflicts with other sections of the zoning ordinance. Section 4 provides for space and density specifications for PUD's. Section 5 specifies uses permitted in a PUD. Section 6 sets forth ownership requirements for PUD applicants. Section 7 specifies common open space requirements for PUD's. Section 8 specifies perimeter requirements for PUD's. Section 9 requires underground utilities in PUD's. Section 10 allows the City Council to authorize density in PUD's in excess of the residential zoning under certain conditions. Section 11 sets standards for commercial uses within PUD's. Section 12 provides a PUD application procedure, including standards for preliminary and final plan filing, review and approval. Section 13 sets forth the criteria by which PUD applications shall be reviewed by the City Council. Section 14 authorizes the City Council to require PUD applicants to obtain professional services to address certain areas of concern. Section 15 authorizes the City Council to require provisions for public services and facilities in PUD's. Section 16 allows certain PUD standards to be modified in the approval of a PUD plan. Section 17 authorizes the City Council to require bonding or other security to guarantee the completion of public improvements. Section 18 provides that successors in interest to real property within an approved PUD shall be bound by the provisions of that PUD. Section 19 provides that the Public Works Administrator shall determine compliance with a PUD before issuing building or other permits. Section 20 provides for minor adjustment to a PUD to be approved by the Public Works Administrator and major adjustments to be reviewed by the City Council. Section 21 provides that fees and costs of processing a PUD be paid by the developer, and that fees may be set by resolution of the City Council. Section 22 provides that the ordinance shall be in full force and effect upon passage, approval and publication according to law.

CERTIFICATION BY LEGAL ADVISOR

I hereby certify that the foregoing is a true and complete summary of Ordinance No. 41 and provides adequate notice of the contents of this Ordinance to the public. The full ordinance is on file with the Dover City Clerk and will be promptly provided to any citizen on personal request.

Dated this 1 day of May, 1997.

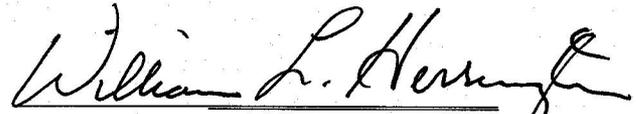
A handwritten signature in cursive script, reading "William L. Herrington", written over a horizontal line.

William L. Herrington, Legal Advisor

CERTIFICATION BY LEGAL ADVISOR

I hereby certify that the foregoing is a true and complete summary of Ordinance No. 41 and provides adequate notice of the contents of this Ordinance to the public. The full ordinance is on file with the Dover City Clerk and will be promptly provided to any citizen on personal request.

Dated this 24 day of April, 1997.

  
William L. Herrington, Legal Advisor