

- A. To take advantage of advances in technology, architectural design, and functional land use design.
- B. To recognize the problems of population density, distribution, and circulation and allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives.
- C. To produce a comprehensive development equal to or better than that resulting from traditional lot by lot land use development.
- D. To permit flexibility of design in the placement, height, and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of site, characterized by special features of geography, topography size or shape.

General standards for Planned Development  
(See 910.10 - 910.40) for specific standards  
for respective planned development districts.)

The Covington Zoning Board shall not approve a request for a Planned Development unless it shall, in each specific case, make specific findings of facts directly based upon the particular evidence presented to it, which support conclusions that:

- A. The Planned Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- B. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of proposed development.
- C. The development will not impose an undue burden on public services and facilities, such as utilities, fire, and police protection.

- D. The Development Plan contains such proposed covenants, easements, and other provisions relating to the proposed development standards, as reasonable as are required for the public health, safety and welfare.
- E. The location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with the surround land uses, and any part of a Planned Development not used for structures, parking and loading area, or accessways, shall be landscaped or otherwise improved.
- F. Natural features such as water courses, trees and rock outcrops will be preserved, to the degree possible, so that they can be incorporated into the layout to enhance the overall design of the Planned Development.
- G. The layout must be designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services.
- H. In any development which is primarily designed for or occupied by dwellings, all electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the developer, unless waived by the Planning Commission because of technical reasons.

910.03 Procedure for Approval

- A. Preapplication Conference. Prior to filing a formal application for approval of a Planned Development, the developer shall request a preapplication conference with the Covington Zoning Board.

The purpose of such conference is to allow the developer to present a general concept of his proposed development prior to the preparation of detailed

plans. For this purpose the presentation shall include, but not be limited to, the following:

1. Written "letter of intent" from the developer establishing his intentions as to development of the land.
2. Topographic survey and location map.
3. Sketch plans and ideas regarding land use, dwelling type and density, street and lot arrangement, and tentative lot sizes.
4. Tentative proposals regarding water supply, sewage disposal, surface drainage, and street improvements.

The Zoning Board shall advise the developer of the zoning requirements and Village plans which might affect the proposed development as well as the procedural steps for approval.

- B. Preliminary Plan. The preliminary plans of the Planned Development shall be filed with the Zoning Inspector, who shall in turn forward copies to the Zoning Board for consideration.

The required procedure for consideration and approval of the preliminary plan shall be:

1. Submission of the following:

Written application for approval of a Planned Development shall be made on forms and in the manner prescribed by the Village.

The application shall be accompanied by fee consistent with Section 613.

2. The Zoning Board shall study material received and confer with other agencies of government as appropriate in the case to determine general acceptability of the proposal as submitted. In the course of such preliminary consideration, the Zoning

Board may request the applicant shall supply additional material needed to make specific determinations.

3. Following such study, the Zoning Board or its staff shall hold a conference or conferences with the applicant to discuss desirable changes in the first or succeeding drafts of the preliminary development plan and report.
4. Recommendations of the Zoning Board to the applicant shall be in writing, and following any such conference, agreements between the applicant and the Zoning Board as to changes in the preliminary plan and report or other matters to be recorded and acknowledged by the Zoning Board and the applicant. On items on which no agreement is reached, or there is specific disagreement, this fact shall be recorded, and the applicant may place in the record his reasons for any disagreement.
5. When preliminary development plan and report has been approved in principle (as a whole or with reservations specifically indicated) or when the applicant indicates in writing that no further negotiations with the Zoning Board are desired before proceeding, the Zoning Board shall schedule the proposed plan for a public hearing, following which it shall make its recommendations to Council. Such recommendations shall indicate approval, approval with specific reservations, or disapproval with reasons. With such recommendations, the Zoning Board shall transmit within 60 days the latest draft of the preliminary plan and report submitted by the applicant, a record of agreements reached, and matters on which there was no specific agreement, including any reasons recorded by the applicant for any such disagreement.

6. Council shall schedule a public hearing for the preliminary plan and respective planned development zone designation after receiving the proposal from the Zoning Board. Within 60 days, the Council shall approve the proposal, approve subject to conditions, or deny the proposal. If approved, the area of land marked shall be redesignated PR (Planned Residential District), PMH (Planned Mobile Home Residential District), PC (Planned Commercial District), or PI (Planned Industrial District), and shall be used only in accordance with the uses and densities shown on the Planned Development Preliminary Plan.

B. Final Plan. The final Planned Development plan shall conform substantially to the preliminary plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved preliminary plan which is proposed to be recorded and developed; provided, however, that such portion conforms to all requirements of these regulations. The required procedure for approval for a final plan shall be:

1. The final plan and supporting data shall be filed with the Zoning Inspector who in turn forwards copies to the Planning Commission for certification that the final plan is the conformity with these regulations and in agreement with the approved preliminary plan.
2. After review of the final plan and supporting data, the Planning Commission shall approve or disapprove the plan within 60 days after submitted by the developer. Disapproval of the final plan shall include a clear statement of the reasons therefor.

3. The Zoning Board shall then forward the final plan together with their recommendations to the Council. The Council shall review the recommendations of the Zoning Board at the next regular meeting of the Council, and shall approve, approve subject to conditions, or deny the final application.

D. Recording of Final Development Plan

After approval by the Council of the final plan, the Zoning Inspector shall see that all requirements of 910.52 have been complied with before the Final Development Plan is presented to the Miami County Recorder for recording.

The purpose of such recording is to designate with particularity the land subdivided into conventional lots as well as the dimension of other lands, not so treated into common open areas and building areas, and to designate each building or structure, as well as the use of the land in general.

No Final Development Plan within the corporate limits of Covington shall be so recorded unless it shall have the approval of Council inscribed thereon.

E. Zoning Permit

No Zoning permit shall be issued by the building inspector until the final Development Plan has been approved and duly recorded and the Zoning Board has approved the detailed plans (described in Section 910.52C)

F. The building official shall issue no certificate of occupancy until all utilities have been accepted by the Village in accordance with the Final Development Plan.

910.04 Changes in the Planned Development

A Planned Development shall be developed only according to the approved and recorded final plan and all supporting data. The recorded final plan and supporting data together with all recorded amendments shall be binding on the

applicants, their successors, guarantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the Planned Development as set forth therein.

- A. Major Changes. Changes which alter the concept of intent of the Planned Development including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign or roadways, utilities or drainage, may be approved only by submission of a new preliminary plan and supporting data, and following the "preliminary approval" steps and subsequent amendment of the final Planned Development Plan.
- B. Minor Changes. The Zoning Inspector, upon notifying the Zoning Board, may jointly approve minor changes in the Planned Development which do not change the concept or intent of the development, without going through the "preliminary approval" steps. Minor changes are defined as any change not defined as a major change.

910.05 Schedule of Construction

The Zoning Board shall consider the planned development subject to revocation if construction falls more than one (1) year behind the schedule files with the final plan.

910.06 Effect of Denial of a Planned Development

No application for a planned development, which has been denied wholly or in part by the Zoning Board and Council shall be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Zoning Board and Council.

910.07 Revocation

In any case where a planned development has not been established (substantially under way) within one year from the date of granting thereof, then, without further action by the Zoning Board, the planned development authorization thereof shall be null and void.

910.08 Penalty

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of the article shall be deemed guilty of a misdemeanor and, on conviction thereof, shall be fined as specified in Section 612 of this Ordinance.



910.10 Planned Residential Development

A. Policies Underlying Use of Zone

This district is intended to provide a good deal of flexibility in the arrangement and design of residential dwellings, based upon a unified development plan conceived and carried out for an entire area. Within this district, appropriate and reasonable population density is maintained while a variety of dwelling unit types is permitted. Natural features such as topography, trees and drainage ways are encouraged to remain in their natural state to the degree possible. Such developments are generally characterized by a significant proportion of usable open space, unified design concept with particular attention devoted to the periphery of the development, with the objective being the compatibility of the development with its surroundings.

B. Permitted Uses

Those uses included as permitted and accessory uses in R-1 through R-3 Residential Districts developed in a unified manner in accordance with the approved development plan.

Convenience establishments as accessory uses which have been established as necessary for the proper development of the community and to be so located, designated and operated to serve primarily the needs of the persons within the Planned Development if specifically approved as part of the Planned Development Plan. Uses shall be generally limited to those uses permitted in the CB District, with no direct access or advertising signs for such uses to be visible from the exterior of the development.

Such convenience establishments and their parking areas shall not occupy more than five (5) percent of the total area of development.

No separate building or structure designed or intended to be used, in whole or part, for business purposes within a Residential Planned Development shall be constructed prior to the construction of not less than thirty percent (30%) of the dwelling units proposed in the development plan.

C. Area Requirements

The minimum land area required for a Planned Residential Development shall be five (5) acres. This area requirement may be varied at the discretion of the Zoning Board and Village Council if it can be demonstrated that a variance is necessary to achieve an improved site design and that surrounding neighborhoods and public facilities will not be adversely affected.

D. Density Requirements

Any combination or cluster of housing units is permitted, provided that the average lot area per family or dwelling unit contained in the site, exclusive of the area of street right-of-way, parking areas and commercial area, will not be less than eighty percent (80%) of the lot area per family required in the district in which the site is located. This density requirement may be varied at the discretion of the Zoning Board and Village Council if it can be demonstrated that a variance is necessary to achieve an improved site design and that surrounding neighborhoods and public facilities will not be adversely affected.

E. Site Design

All housing shall be sited to preserve privacy and to ensure natural light.

Lot width may be varied to permit a variety of structural designs. It is also recommended that setbacks be varied.

Every housing unit should be situated to abut upon common open space or similar areas. A clustering of dwellings is encouraged.

F. Structure Spacing

A minimum of fifteen (15) feet shall be maintained between principal structures.

G. Length

There shall be no continuous structure or town house, attached dwellings or apartments containing more than twelve (12) units side by side.

H. Height

The height of any residential structure within a planned unit development shall not exceed thirty-five (35) feet, unless it can be demonstrated that an additional height is required with provision of suitable open space to protect adjacent structures from reduction of light and air.

I. Set Back and Screening

A set back of fifty (50) feet shall be provided along the entire perimeter of the development and retained in natural woods, or suitable landscaped with grass and/or ground cover, shrubs and trees. Projects located adjacent to Commercial or Industrially zoned areas shall provide suitable protection to the residential development as adjudged by the Zoning Board and the Village council. Screening facilities shall not obscure traffic visibility within fifty (50) feet of an intersection.

J. Common Open Space

A minimum of twenty-five percent (25%) of the land in any planned residential development shall be reserved for permanent common open space and recreational facilities for the residents or users of the area being developed.

Only areas having minimum dimensions of 50 feet by 100 feet shall qualify for computation as usable open spaces.

**K. Parking Requirements**

See Article X for required spaces and design criteria.

**L. Signs**

See Article XI for size and location of permitted signs.

910.20 Planned Mobile Home Residential District

- A. Policies underlying use of zone. This district is intended to permit the development of Mobile Home Parks in association with other residential development types while maintaining a reasonable population density and by providing for the unique requirements for this type of development. The provisions of this district are established to assure that the site design and arrangement in relation to other areas together with the provisions of associated facilities result in an attractive, orderly and efficient residential environment of sustained desirability in harmony with adjacent areas.
  
- B. Permitted Uses
  - 1. Mobile Home Parks
    - a. Mobile homes (not self-propelled vehicles)
    - b. Modular or Sectional Homes
  
- C. Accessory Uses
  - 1. Coin operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external sign of any nature whatsoever shall be permitted.
  - 2. Other accessory uses, buildings or structures customarily incidental to the aforesaid use.
  - 3. On-site Mobile Home Sales. The sales of mobile homes within a mobile home park or subdivision shall be a conditional use having a one (1) year duration. Said use shall be reviewed at the end of the first year for possible extension for an additional year, in total representing a maximum two (2) year duration.

Such sales areas shall be well screened from the residential section of the park or subdivision and shall be located at the periphery of the site. All signs used for advertising shall be unobtrusive to the surrounding property.

4. Neighborhood commercial facilities. in mobile home parks of fifty (50) acres or more, neighborhood commercial facilities such as markets, barbers, beauty shops, doctor's offices, etc. may be planned in conjunction with a mobile home park but may not be physically occupied until the park is seventy-five (75) percent occupied by residents.

D. Minimum Floor Area

Individual mobile homes located within the PMH district shall have a minimum floor area of six hundred (600) square feet.

E. Area Requirements

Each mobile home park shall have a minimum gross site area of 10 acres.

F. Density Requirements

Gross density for a mobile home park shall not exceed six (6) dwelling units per acre.

G. Utilities

1. Public Utilities - Each mobile home park shall be served by public water and sewer systems.
2. Underground Utilities - In each mobile home park, all wires, cables, and lines providing telecommunication, including cable television, and electric utility services and connections of such utility systems to buildings and light poles in such parks, shall be located underground.

3. Mobile home parks shall meet the requirements of the Ohio Sanitary Code adopted by the Public Health Council under the authority of Ohio Revised Code Section 3733.20.

#### H. Streets and Pedestrian Ways

1. Access - Each mobile home park shall have direct access to a principal county, township, city, or state highway or arterial street or road.
2. Streets
  - a. Streets should be adapted to the topography and should have suitable alignment and gradient for traffic safety, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.
  - b. Flexible Pavement - The required base should be a minimum of eight (8) inches thick and composed of crushed stone, gravel, or other appropriate durable material compacted to the practical maximum density. The wearing surface should be bituminous concrete a minimum of one and one half (1 1/2) inches thick compacted to the maximum practical density.
  - c. Rigid Pavement - Where Portland cement concrete is used, it should not be less than five (5) inches thick on a prepared subgrade constructed in accordance with accepted practices, with expansion joints where driveways and walks abut each other or the curb.
  - d. The minimum pavement width of interior one way streets with parking permitted on one side shall be twenty (20) feet.

The minimum pavement width of two way streets with parking permitted on one side shall be thirty (30) feet. The minimum width of two way streets without parking permitted shall be twenty (20) feet.

3. Walks - All mobile home parks shall be provided with safe, convenient, all season sidewalks with a minimum width of three (3) feet, six (6) inches for the intended use of pedestrian circulation between individual mobile homes.
- I. Landscaping - In all mobile home parks, the following landscape provisions shall apply:
1. Along each property line, and within the fifty (50) foot setback area, there shall be provided screen fencing, landscape planting or a landscaped berm or a combination thereof which shall be so designed or planted as to be twenty-five (25) percent or more opaque when viewed horizontally between two (2) feet and eight (8) feet above average ground level.
  2. Trees of at least one (1) inch caliber shall be installed on both sides of all streets within the mobile home park at a spacing of fifty (50) feet between trees.
- J. Setback requirements - The following setback requirements for all mobile homes located in a mobile home park shall apply:
1. From all perimeter lot lines - 50 feet
  2. From any mobile home located in the mobile home park - 15 feet
  3. From any community building - 50 feet
  4. From any public or private street located within the park - 15 feet



K. Required Open Space - A minimum of ten (10) percent of the gross site area shall be set aside and reserved for usable open space. Said open space shall be in one or more parcels, not less than one (1) acre each. The minimum dimensions of said open space shall be two hundred (200) feet in any direction. For the purposes of the section, "Usable Open Space" shall be construed to mean parks, common open areas, and areas containing a combination of community service buildings (clubhouses, swimming pools, etc.) and outdoor recreation areas.

L. Parking Requirements

Two paved, off-street parking spaces having a minimum area of two hundred (200) square feet shall be provided for each mobile home site. Said parking space shall be located whether on the mobile home site, behind the front setback area, or in a common parking area within the mobile home park.

M. Signs

Signs within the mobile home development shall be limited to a name plate attached to each mobile home, which is no larger than one (1) square foot, directional signs indicating the location of utility buildings, including management office, parking areas and common recreation areas, and traffic control signs.

N. Miscellaneous Requirements

1. Lighting - Appropriate lighting shall be provided along all interior roadways and walkways. All lights shall be so positioned and shaded to avoid a glare on adjoining properties.
2. Drainage - Each mobile home space shall be so constructed to provide adequate storm water drainage from ramps, patios, and all wall foundations of the mobile home to the roadway.

3. Fuel Supply - Where fuel is stored in outdoor storage tanks, they shall be supported by a concrete base and screened from view of surrounding mobile home spaces and the street.
4. Enclosed Undercarriage - All mobile homes located in the mobile home parks shall be enclosed from the bottom of the structure to the ground.
5. Refuse Containers - All refuse containers shall be screened from view of surrounding mobile home spaces and the street.

910.30 Planned Commercial District

A. Commercial District Planning shall be the Zoning Board and Zoning Inspector's responsibility. Policies underlying use of zone. This district is provided in recognition that many commercial establishments seek to develop within unified commercial areas, usually under single ownership and control, and typically called "shopping centers". Within the premises of the zone, such centers would have all necessary services and facilities comprehensively provided in accordance with an approved development plan. Provisions of this zone are formulated to achieve harmoniously designed structures upon a well landscaped site, achieving a high degree of pedestrian/vehicular separation, all of which would be compatible with surrounding land uses.

B. Permitted Uses

Those uses included as permitted and accessory uses in OR, CB, HS, and CBD Business Districts.

C. Arrangements of Commercial Uses

Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares.

The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding existing or potential developments.

D. Area Requirements

The minimum land area for a Planned Commercial Development shall be two (2) acres.

E. Structure Spacing

A minimum of twenty (20) feet shall be required between adjacent principal buildings.

F. Setback and Screening

A setback of fifty (50) feet shall be provided along the entire perimeter of the development, except where it adjoins a Business or Industrial District in which case setback and screening requirements shall be at the discretion of the Zoning Board. Where situated adjacent to a residentially zoned area, a minimum of twenty (20) feet along the exterior property line shall be planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting. Screening facilities shall not obscure traffic visibility within fifty (50) feet of an intersection.

Vehicular access through such landscaped strip when adjacent to residential areas shall be permitted only for convenience of residents of adjoining residential areas, and not for use by the general public.

G. Parking Requirements

See Article X.

H. Loading and Unloading Areas

See Article X

I. Signs

See Article XI for size and location of permitted signs.

910.04 Planned Industrial District

A. Policies underlying use of zone. The provisions of this district are provided in recognition that many industrial establishments seek to develop within unified industrial areas having all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. As in the Planned Commercial Zone, provisions of this zone are formulated to encourage a high degree of coordinated development upon well landscaped premises. Particular attention is devoted to design of the periphery of the development with the objective of compatibility with surrounding land uses.

B. Permitted Uses

Those uses included as permitted and accessory uses in I-1 Light Industrial Commercial District.

C. Arrangement of Industrial Uses

A planned industrial area shall provide for the harmony of buildings and a compact grouping in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order to reduce through traffic.

Industrial uses and parcels shall be developed to the degree possible utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks and/or outdoor storage of raw material or products.

D. Area Requirements

The minimum land area for a Planned Industrial Development shall be ten (10) acres.

E. Structure Spacing

A minimum of fifty (50) feet shall be required between adjacent buildings.

F. Setback and Screening

A setback of one hundred (100) feet shall be provided along the entire perimeter of the development, except where it adjoins a Business or industrial District in which case setback and screening requirements shall be at the discretion of the Zoning Board.

Where situated adjacent to a residentially zoned area, a minimum of thirty (30) feet along the exterior property line shall be retained in natural woods, or be suitably landscaped with a dense planting of evergreens not less than four (4) feet in height at the time of planting. Such landscaping shall be fifty (50) percent or more opaque when viewed horizontally between two (2) feet and eight (8) feet above average ground level. A suitably designed fence or wall may be substituted for such screen plantings at the discretion of the Zoning Board, if in certain cases natural plantings are deemed infeasible. Screening facilities shall not obscure traffic visibility within fifty (50) feet of an intersection.

G. Parking Requirements

See Article X.

H. Loading and Unloading Areas

See Article X.

I. Signs

See Article XI.

910.50 Submission Requirements for Planned  
Development Proposals

910.51 Preliminary Plan Stage

A. Application

An application for preliminary planned unit development shall be filed with the Chairman of the Zoning Board by at least one owner or leasee of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate:

1. Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.
2. Legal description of property.
3. Description of existing use.
4. Zoning District(s).

B. Material to be Submitted with Applications:

1. Identification of all property owners within the proposed district, evidence of unified control of the entire area of the district, tentative agreement of all owners to proceed with development according to plans, and timing schedule approved if the proposed amendment is passed, and to bind their successors in title to abide by any final commitments made, and evidence of financial capability to complete the development according to plan or to provide adequate surties for completing.
2. A map or maps indicating the relation of the proposed district to the surrounding area. As appropriate to the development

proposed, such map or maps shall demonstrate access to major streets, and show the approximate location and sizes of existing public sewers, water lines, and storm drainage systems and other utilities systems and installations which will be expected to serve the development. In the case of planned development, to contain housing, location of schools and nearby commercial facilities shall be indicated.

3. Topographic data map drawn to a scale of one hundred (100) feet to one (1) inch by a registered surveyor and/or engineer showing:
  - a. Boundary lines - bearings and distances.
  - b. Easements - location, width, and purpose,
  - c. Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site,
  - d. Ground elevations on the tract - for land that slopes less than one half (1/2) percent, show one (1) foot contours; for land that slopes more than one half (1/2) percent, show two (2) foot contours,
  - e. If deemed necessary, subsurface conditions on the tract, including the location and results of tests made to ascertain the conditions of subsurface soil, rock, and ground water, and the existing depth of ground water.
- C. A preliminary development plan and report, with maps at a scale of one hundred (100) feet or less to the inch, including as appropriate to the following information, presented in generalized form:



1. Proposed land uses and appropriate height, bulk and location of principal structures sufficient to permit an understanding of the style of the development. Proposals containing residential units shall specify the number of housing units by size and type proposed within the initial phase of the proposal or within the overall development if the development is not to be staged.
2. Proposed automotive and pedestrian circulation patterns, including streets by type (major, collector, or minor) width, public or private, and pedestrian ways. Existing or plotted streets proposed to be vacated.
3. Major off-street parking areas.
4. Proposed parks, playgrounds, school sites, pedestrian parkways and other major open spaces as well as the general form of organization proposed to own and maintain any common open space.
5. General location of utilities installations and easements.
6. If development is to be in stages, indications as to order and timing of development, and demonstration that each stage, when completed, would compliment any completed earlier, and would form a reasonably independent unit even though succeeding stages were delayed.
7. Proposals for expediting provision of public facilities, utilities or services where lacking or unlikely to be available when needed for the planned development, or for providing suitable private facilities, utilities or services. A report shall be provided, if appropriate in a particular development, containing proposals for improvement and continuing maintenance and management of any private streets.
8. The substance of covenants, grants and easements or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.

910.52 Final Plan Stage

A. Final Development plans and reports shall include:

1. A map or maps in the form required by the Subdivision Regulations for final plots of subdivisions, with such modifications and additions as required concerning such items as building sites when used as a substitute for lots, common open space not dedicated for public use, and other matters as appropriate to planned developments generally or to the specific planned development.

Similar modifications of standards contained in the Subdivision Regulations or in other regulations or policies applying generally may be reflected in such maps and report if the Zoning Board shall find and shall certify, after consultations with other agencies of government as appropriate in the specific case, that the public purposes of such regulations or policies are as well or better served by specific proposals of the formal plan and reports.

A general site and land use plan for the planned development as a whole, indicating subareas for phased development, if any, and showing location and use of structures and portions of structures in relation to building site lines, building sites reserved for future use and uses for which sites are reserved, automotive and pedestrian circulatory networks, principal parking areas, open space not in building sites and use for which it is intended, and such other matters as are required to establish a clear pattern of the relationships to exist between structures, uses, circulation and land.

B. Agreements, contracts, deed restrictions, and sureties:

The applicant shall guarantee the installation of the public improvements specified in the Final Development Plan through one of the following methods:

1. Filing a performance and labor and material payment bond in the amount of one hundred and ten (110) percent of the estimated construction cost as determined by the Village.
2. Depositing or placing in escrow or certified check, cash, or other acceptable pledge, in the amount of one hundred and ten (110) percent of the construction cost as approved by the Village.

C. Detailed Plans: Before any zoning permit may be issued in the planned development, detailed plans for individual buildings or groups of buildings shall be submitted to the Zoning Board for approval. Such plans shall be in accord with the final development plan and report as approved by the Zoning Board, and shall be in sufficient detail to permit determinations as to compliance with the requirements of this ordinance with respect to the particular planned development district and uses involved. The plans shall include:

1. Site plans for the building site or sites, indicating relationship to adjoining areas.
2. Floor plans of the buildings involved, indicating horizontal dimensions, uses of space, and floor areas.
3. Elevations of the buildings involved, indicating height and, if required in determinations for the particular building or use, location and dimensions of all windows and other glassed areas.