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## Planning Commission Work Session Agenda

Monday, February 26, 2024 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Capital Improvement Projects Update
5. New Business
  - Vinyl Siding
  - PUD Purpose and Standards
6. Other Business
7. Adjournment

All meetings of the Planning Commission are open to the public.

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## Vinyl Siding

### Siding Grades

There are different siding grades which are divided by their thickness, although the thicker the material, the more durable and long-lasting it is. Homeowners have to also consider several factors such as the climate that their house is situated in, the amount of precipitation, and the architectural style of their home.

**Builder's grade** – If you're on a tight budget, then this grade is for you. Coming in at .40 mm in thickness, this siding provides a limited amount of insulation and protection. The downside with this grade is that it can easily break and crack under extreme temperatures.

**Thin Residential Grade** – Having a thickness of around .42 mm, this is a relatively inexpensive choice for your home. The thin thickness provides an adequate amount of insulation and protection, but it does not hold off penetrative heat as well as thicker grades.

**Standard Residential Grade** – Coming in at .44 mm, this is one of the more common siding thicknesses. This grade offers a good balance of insulation and sturdiness while also being cost-effective.

**Thick Residential Grade** – Having a thickness of .46 mm, these sidings provide adequate insulation while being cost-effective.

**Super Thick Grade** – Being .50 mm in thickness, this can be a bit pricey. However, these sidings provide protection from rain and strong winds while giving an ample amount of insulation.

**Premium Grade** – Coming in at .52 – .55 mm, this is the priciest grade that you will find in the market. This does provide a good amount of protection and insulation against penetrative heat and low temperatures from the house's exterior.

For homes that are situated in warmer climates, it is suggested that they have thinner sidings since retaining heat and moisture inside your home can lead to overheating and leading to mold and rotting. Houses that are more exposed to colder and wetter climates can benefit from thicker sidings which can keep your home secure from low temperatures and water won't be able to easily penetrate your layer of siding.

Siding thickness is a good factor to consider first. Remember the simple rule that thicker siding usually indicates greater quality. Thicker siding stays strong in extreme weather conditions and usually resists minor fading from sun exposure better than thinner styles.

**How thick is a quality siding?** The American Society of Testing and Materials requires vinyl siding to be 0.035 inches thick, but the most durable vinyl panels are at least 0.04 inches thick.

The thicker the vinyl siding is, the stronger and more durable it typically is. This can make your home look better because a higher vinyl siding thickness will hide any flaws in the underlying wall behind it. Thicker grades will also eliminate some of the waviness that can often accompany lower grade (and lower thicknesses) products. Thicker material will also be stronger, more flexible and more durable.

This should add to the longevity of the vinyl siding and can make it financially worth the added expense upfront because the product will last longer. Also, due to its enhanced strength and flexibility, thicker grades are less likely to crack when struck by an object or due to any type of impact, especially in cold weather.

**Vinyl Siding Institute** - Concentrated sunlight reflecting off certain surfaces — like energy efficient windows — and onto vinyl siding can create enough heat to melt the siding surface. While it's not common, it is important to know how to prevent a home's vinyl siding from melting due to window reflection. The thickness, color, or

quality of vinyl siding are not likely to be major factors. Concentrated reflected sunlight has caused distortion of light and dark siding, and even the thickest and most expensive profiles. Based on current laboratory research and field observation, there's no evidence that the nature of the underlayment has a significant effect on distortion.

Georgia-Pacific Vinyl siding comes in 0.40 – 0.44 mm for horizontal lap siding; one vertical at 0.048", others not indicated; no thickness indicated on shake and shingle

Certaainteed – horizontal 0.40 – 0.46 mm; vertical 0.048 – 0.052"; no thickness provided for shake and shingle.

**From Kevin Gore, Chief Building Official:**

Bryan,

I have researched some drawbacks of vinyl siding for the design guidelines update.

The most obvious, as we know, in extreme heat conditions the vinyl can melt. This can occur when people place a grill too close to the siding or simply if sunlight is reflecting off a window from a neighboring building. I could see both being an issue.

Next, it can be difficult to replace individual vinyl siding panels due to the installation of them and the panels locking together. This can be problematic for a couple of reasons. First, if a few panels are pulled off during a high wind event it can be difficult to replace them without removing the entire wall section. Second, the color of the vinyl will fade from UV light and heat. So, if one or two pieces are damaged and must be replaced with new, they likely will not match due to the fading. It is important to note, that while painting of siding is possible, it does not last as long as if brick, wood, or fiber cement siding was painted as these materials are designed to accept paint.

## PUD – Planned Unit Development District

### **Purpose.**

Perry - The purpose of a Planned Unit Development District is to offer developers the benefits of efficiency, economy, and flexibility by encouraging unified development of sites, while deriving for the city the advantages of improved appearance, compatibility of uses, optimum service by community facilities, better handling of vehicular access and circulation, and full definition of the proposed development. A PUD shall be consistent with the objectives of the Comprehensive Plan.

Columbia County - The PUD planned unit development district is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals by:

- (1) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;
- (2) Allowing greater freedom in providing a mix of land uses in the same development, including commercial, professional and residential with a mix of housing types, lot sizes, and densities;
- (3) Allowing greater freedom in selecting the means to provide access, light, open space, and the provision of active recreational activities, for example playgrounds, ball fields, golf courses, swimming pools or tennis courts.
- (4) Linking areas within the development by providing pedestrian-ways, bikeways, and transportation systems and connecting to public sidewalks and bike paths as feasible;
- (5) Promoting quality urban and traditional neighborhood design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses.

Gainesville - This zoning district is intended to provide for maximum flexibility in the mixture and arrangement of land uses. The PUD zoning district provides for planned unit developments and mixed-use developments but provides separate design specifications for both. This district provides for unique and innovative land developments that will meet the objectives of the city's comprehensive plan. Development in this zoning district is characterized by a unified site design for the entire development. This zoning district is also established to meet the following objectives:

- (a) Encourage and allow the development of tracts of land as planned neighborhoods or communities according to designs that coordinate building forms that are interrelated and architecturally harmonious.
- (b) Encourage and allow more unique, flexible, creative, imaginative arrangements and mixes of land use in site planning and development than are permitted through zoning district requirements established in this Code, but not in conflict with the comprehensive plan of the city.
- (c) Encourage a broader mix of residential housing types, including detached and attached dwellings, than would normally be constructed in conventional subdivisions, and provide for unique dwelling arrangements not typically provided in conventional subdivisions.
- (d) Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments, provide amenities, and provide where needed the civic and semi-public uses (e.g., schools, playgrounds, meeting halls, etc.) that help to make up a community.
- (e) Provide for the efficient use of land by encouraging smaller networks of utilities and streets which may lower development and housing costs.
- (f) Provide an environment of stable character compatible with surrounding residential areas.
- (g) Ensure that applications for PUD zoning have enough information to thoroughly analyze the merits of the proposal.

Dunwoody - Purpose and administration of district. The PD, Planned Development district is intended to permit the planning and development of parcels of land that are suitable in location and character for the uses proposed as unified and integrated developments in accordance with detailed development plans. The PD district is intended to provide a means of accomplishing the following specific objectives:

- (1) To provide for development concepts not otherwise allowed within non-PD zoning districts;
- (2) To provide flexibility, unity and diversity in land planning and development, resulting in convenient and harmonious groupings and mixings of uses, structures and common facilities;
- (3) To accommodate varied type design and layout of housing and other buildings;
- (4) To allow appropriate relationships of open spaces to intended uses and structures;
- (5) To encourage innovations in residential, commercial, and industrial development and renewal 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 ancillary to those buildings;
- (6) To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may benefit those who need homes;
- (7) To lessen the burden of traffic on streets and highways; and
- (8) To provide a procedure that can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.

Canton - PD-Residential. This district is intended to provide for a mix of residential housing types and densities (not including manufactured homes) which are connected to public water and public sewer systems, and which otherwise would not be permitted under this UDC because of the strict application of zoning district or general development standards. The primary intent of this district is to accommodate infill and redevelopment within the city, and the secondary intent is to guide quality greenfield development. This district is established to allow flexibility in land planning and site design, resulting in innovative concepts that deliver high quality design and open space amenities, compatible land uses, greater efficiency in the layout and provision of streets and other infrastructure, and environmentally sensitive development unified in a master plan. Multiple family residential dwelling units shall require conditional use approval.

The following mixed use zoning districts are established:

A. PD-Business/office. This district is intended to provide for planned business and office centers, or mixtures thereof, which are connected to public water and public sewer systems, and which otherwise would not be permitted under this UDC because of the strict application of zoning district or general development standards. The primary intent of this district is to accommodate infill and redevelopment within the city, and the secondary intent is to guide quality greenfield development. This district is established to promote the master-planned grouping of professional office and business uses in a campus-like setting that establishes unified design and well-planned access, circulation and open space.

B. PD-mixed use. This district is intended to provide for a creative, compatible and connected mix of businesses, offices, and residential uses (not including manufactured homes) which utilize public water and public sewer systems, and which otherwise would not be permitted under this UDC because of the strict application of zoning district or general development standards. The primary intent of this district is to accommodate infill and redevelopment within the city, and the secondary intent is to guide quality greenfield development. This district is established to promote master-planned development that establishes harmonious relationships between buildings, people and cars, maximizes open space opportunities, and offers a wide variety of goods and services that cater to employees, pedestrians, shoppers, and residents.

C. PD-Traditional Neighborhood Development. This district is intended to provide for compact, walkable and mixed-use neighborhoods (not including manufactured homes) which utilize public water and public sewer systems, and which otherwise would not be permitted under this UDC because of the strict application of zoning district or general development standards. The primary intent of this district is to accommodate infill and redevelopment within the city, and the secondary intent is to guide quality greenfield development. This district is established to promote master-planned development that consists of a mix of residential uses; a community center containing public spaces and commercial, residential, and institutional uses; and open space.

#### **Other statements relating to Purpose:**

This zoning district is not intended to be used as an alternative to obtaining one or more variances for developments unable to comply with other zoning district provisions. Applications for rezoning to the PUD district shall be rejected by the administrator if the development proposal does not match the purposes and intentions of this chapter, or if another remedy is available and would be more appropriate.

The PUD zoning district is not intended to allow for the intrusion of incompatible land uses into single-family neighborhoods that create negative land use impacts.

The planned unit development district may be permitted only in areas where public water and sewer are available. Proposals must be compatible with the character of surrounding land uses. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be suitable in other locations.

## Requirements:

Columbia County –

1. A planned unit development district is established by rezoning the property and adopting a development plan. The development plan establishes regulations for the use, development, improvement and maintenance of the property.
  2. The development plan establishes the permitted, conditionally permitted and accessory uses; site plan, including the site area; street layout, including typical street sections; pedestrian facilities; open space areas; number of residential units by type; square footage of residential and non-residential units; preliminary landscaping plan, development regulations; architectural standards; phasing plan, if applicable; statement regarding consistency with the comprehensive plan and all other applicable plans; traffic study; other information necessary for the substantive and environmental review of the proposed project; and any other information deemed necessary by the administrator.
- (b) *Permitted uses.* A listing of permitted uses within a planned unit development district shall be adopted as part of the regulations applying to that district only. The uses permitted shall be consistent with the list of permitted uses in **section 90-50 (residential) and section 90-97 (commercial)**. Industrial uses are prohibited in planned unit development districts.
- (c) *District regulations.* The following regulations apply to designated uses and development in planned unit development districts, other provisions in this article to the contrary notwithstanding:
1. The development plan shall specify a phasing plan for all amenities to be provided within the development. The amenity phasing plan shall correspond with the overall development phasing schedule and shall provide for the reasonable completion of amenities to maximize enjoyment by residents.
  2. The following site development characteristics shall be determined and set in the approved development plan:
    - (i) Minimum lot area(s);
    - (ii) Minimum lot width(s);
    - (iii) Size(s) and location(s) of yard(s) and setback(s);
    - (iv) Maximum impervious surface ratio for individual lots and the development as a whole;
    - (v) Minimum and/or maximum building density, including total number of residential units and non-residential square footage permitted, broken down by type;
    - (vi) Maximum structure height(s);
    - (vii) Open space shall be provided with all PUDs, and minimum open space shall be set by the development plan. For PUDs incorporating multi-family residential dwellings *and townhouses*, a portion of the open space, complementary to the proposed design and lifestyle features of the proposed development, shall be reserved as common open space that shall be designated for the recreational or leisurely use by residents.
    - (viii) Off-street and on-street parking and loading needs and dimensions;
    - (ix) Internal traffic calming strategies;

- (x) Location, size, and/or amount of buffer yard(s), screening, landscaping, and tree save areas;
- (xi) Layout of lots, streets, and any other infrastructure, including bicycle and pedestrian facilities, serving the development, if applicable;
- (xii) Spacing and species of street trees to be installed;
- (xiii) Development-specific architectural design criteria;
- (xiv) Location, size, and design of any permanent signage;
- (xv) Location of and specifications for site access and internal traffic circulation; and
- (xvi) Any other site-specific prescription(s) deemed necessary for the development of the site, as proposed.

3. Projects shall meet the following design requirements:

- (i) The minimum side building setback shall be ten feet for all single-family detached units, and on the detached side of all single-family attached units. This minimum notwithstanding, the character of a proposed (or "the proposed" or "a particular") planned residential development may justify smaller side setbacks. Certain development types, including, but not limited to traditional neighborhood development (TND), pocket neighborhoods, and some residential infill solutions may benefit from the use of smaller setbacks to achieve the development concept. The board of commissioners may, where justified by the development concept, approve minimum side building setbacks below ten feet.
- (ii) The minimum rear building setback will be ten feet.
- (iii) Residential driveways shall be a minimum of 20 feet long between the garage and sidewalk or back of curb (where sidewalks are not present).
- (iv) Streets shall be designed as a hierarchy of street types in an interconnected pattern.
  - a. Interconnecting sidewalks with a minimum width of five feet shall be installed on both sides of all streets and shall meet Public Rights-of-Way Accessibility Guidelines (PROWAG) requirements, latest edition, at all street intersections. A walking trail with a minimum width of eight feet may be installed in lieu of sidewalks along one side of major neighborhood streets where the installation of sidewalks is unnecessary or impractical, as determined by the director of planning services.
  - b. Sidewalk or walking trail locations shall be shown on street types.
  - c. Major neighborhood streets shall converge on neighborhood centers, parks, landmarks, schools, etc.
  - d. Streets and alleys shall terminate at other streets within the development and shall be "stubbed out" at the edge of the project site to provide linkages with future development. Connections shall be made to "stub outs" on adjacent parcels. The use of dead-end streets and cul-de-sacs should be minimized and should only be used in cases where site topography necessitates their use.
- (v) Street trees shall be planted on both sides of all streets (except alleys).
  - a. Street trees shall be planted within a tree lawn with a minimum width of six feet, either between the back of the curb and the sidewalk, or between the sidewalk and the building.
  - b. Perpetual maintenance of street trees shall be specified in the development plan.
  - c. Required street trees shall be installed prior to the issuance of a certificate of occupancy for the building to which the street trees closest relate.
  - d. Existing tree canopy may substitute for the installation of street trees, where practical, and may be approved by the director of planning services.

Canton - Trees can be clustered and do not need to be evenly spaced. No tree shall be planted closer than two feet from a public street or sidewalk. In those instances where trees are planted closer than five feet

from a public street or sidewalk, either **concrete or HDPE root barriers must be installed**. Root barriers must be a minimum of 30 inches deep, but depending upon size, location and species of tree to be planted, the community development director may require the root barrier to be 36 inches to 42 inches deep. Alternative methods of root barriers may be considered at the discretion of the community development director. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.

- (vi) Roadway design and stormwater standards shall adhere to environmentally sensitive and aesthetically pleasing best management practices and development standards.
- (vii) A minimum of ten percent of the usable project area shall be permanently allocated to open space.
  - a. A portion of the required open space shall be centrally located within the development. Location and approximate size of the open space area shall be designated and approved by the planning commission as part of conceptual approval.
  - b. For developments under ten acres, the open space requirement may be satisfied by an existing or proposed public park or trail network that is within 1,300 feet of the development boundary.
  - c. Stormwater infrastructure may not be counted toward the required open space, unless designed as part of a low-impact system that utilizes bio-swales and natural recharge areas.
  - d. Utility easements may not be counted toward the required open space, unless utilized as part of a common trail network or other amenity.
- (viii) Specific architectural design criteria shall be adopted as part of the overall plan for the site.
- (ix) Maximum impervious cover for individual building lots shall be specified in the development plan, with stormwater infrastructure designed accordingly.
- (x) Vegetated buffer yards of a minimum width of 15 feet shall be maintained along a development's exterior boundaries.
  - a. Buffer yards shall be left undisturbed throughout development.
  - b. Buffer yards may count as part of the required open space only if located outside of a building lot.

4. Additional criteria for multi-family and single-family attached development:

- (i) Density counts relate to buildable site area.
- (ii) Fifty percent of single-family attached units must have access to an attached or detached garage. If detached, the garage must be located to the rear of the primary structure.

5. The site development characteristics prescribed by the approved development plan associated with a planned unit development district shall supplant any conflicting standards for site development established in the Columbia County Code of Ordinances. Any site development characteristics not prescribed in the approved plans for a planned unit development district shall be subject to the minimum standards, if applicable, established in the Columbia County Code of Ordinances.

(d) *Revisions.*

1. *Minor changes.* Changes proposed in writing by the applicant that do not alter district boundaries and that involve revision of minor characteristics of a PUD, such as relocation of driveways, façade details, drainage structures, number of required parking spaces, and other features that do not materially affect the approved plan concept or violate any other applicable regulations, may be approved by the planning commission. Variations to residential density less than five percent of the initially approved density constitute minor changes.
2. *Major changes.* Changes proposed in writing by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PUD, such as changes in the general layout



of buildings and their environs on the site, changes to the district regulations, or landscaping shall be submitted under the provisions of section 90-180 pertaining to zoning changes and ordinance amendments and must be approved by the board of commissioners. Variations to residential density that are five percent or greater of the initially approved density constitute major changes.

## Perry existing

2-3.3. *Planned unit development (PUD)*. Permitted uses for planned unit development districts are established in subsection 4-1.3 of this chapter. Use, area, bulk, and height requirements shall be determined by the procedures set forth in this section.

- (A) *Specific requirements*. In order to qualify for a planned unit development district zoning classification a proposed development area shall be in one ownership or management, or if in several ownerships, the application for amendment to this section shall be filed jointly by all of the owners of the properties included in the plan. Applications for planned unit development shall be submitted to the administrator pursuant to established application submittal schedules included in the administrative manual.
- (B) *Procedure for approval of a planned unit development (PUD) district*. The filing of a plan for a planned unit development shall follow the procedures for amendment to the official zoning map in Section 2-2.2 and shall meet the requirements specified in this section. In addition, the following regulations shall apply:
  - (1) Two (2) copies of a preliminary site plan shall be submitted to the commission.
  - (2) The commission shall review the proposals prior to submitting a recommendation to the council. The commission may make reasonable additional requirements including but not limited to utilities, drainage, landscaping, and maintenance thereof, lighting, signs and advertising devices, screening, access ways, curb cuts, traffic control, height and setback of buildings, to protect adjoining uses, or to protect the PUD from adjacent uses.
  - (3) Approval by the council subsequent to a public hearing constitutes creation of the planned unit development (PUD) district.
- (C) *Preliminary site plan required*. The preliminary site plan which accompanies an application for approval of PUD shall show the following:
  - (1) The proposed title of the project and the name of the engineer, architect, designer, or landscape architect, and the development.
  - (2) The north point, scale, and date; the scale of the site plan shall be as follows:
    - (a) For projects containing fifty (50) acres or more, not more than one hundred (100) feet to one inch.
    - (b) For projects containing less than fifty (50) acres, not more than fifty (50) feet to one inch.
  - (3) Existing zoning and zoning district boundaries and proposed changes in zoning.
  - (4) The boundaries of the property involved, the location of all existing easements, section lines, and property lines, existing streets, buildings and other existing physical features in or adjoining the project.
  - (5) The location and size of existing and proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas (including number of parking and loading spaces), and outdoor lighting systems.
  - (6) The location of proposed lots, setback lines, and easements, and proposed reservations for parks, parkways, playgrounds, school sites, and open spaces.
  - (7) The location and height of all proposed main and accessory buildings for all structures except single- and two-family dwellings.
  - (8) Location, height and material of all fences, walls, screens, plants and landscaping.
  - (9) Proposed location, intended use, and character of all buildings. For residential structures, show type and number of dwellings, and minimum square footage of single-family detached dwellings.
  - (10) Location, character, size and height and orientation or proposed signs.
  - (11) A location map showing the position of the proposed development in relationship to the surrounding area.
  - (12) A tabulation of the total number of acres in the project, gross and net, and the percentage thereof proposed to be devoted to different dwelling types, commercial uses, other nonresidential uses, off-street parking, streets, parks, schools, and other public and private reservations.
  - (13) A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre, gross and net, as required by district regulations.
  - (14) A detailed legal description of the location of the site.
  - (15) A discussion of the proposed standards for development including restrictions on the use of the property, density standards and yard requirements restrictive covenants. The commission may establish additional

requirements for the preliminary site plan and in special cases, may waive a particular requirement if, in its opinion, the inclusion of that requirement is not essential to a proper decision on the project.

- (D) *Final plat required.* A final plat shall be recorded prior to submission of an application for a building permit. The plat shall comply with all laws, regulations, and resolutions governing the approval of subdivisions and, in addition, shall show all the features required on the preliminary site plan. A plat of development shall be recorded regardless of whether a subdivision is proposed. At least one of the final site plan maps shall include topographical contour lines at intervals no less than five (5) feet.
- (E) *Review standards.* The commission shall review plans for proposed planned unit developments for conformity with the comprehensive plan. Specifically, the proposed plan shall meet the following conditions.
  - (1) The plan shall conform to the purpose and intent of this chapter as stated in section 1-3.
  - (2) Access to all developed property shall be sufficient to provide for an acceptable level of fire protection.
- (F) *Miscellaneous provisions.*
  - (1) *Amendments and additions.* Amendments or additions to an approved plan or to the boundaries of the PUD shall be accomplished subject to the same regulations and procedures applicable to a new application.
  - (2) *Deed restrictions.* The commission may require filing of deed restrictions to help carry out the intent of this chapter.
- (G) *Site design requirements.*
  - (1) *Location of district.* A PUD district may be established anywhere within the City of Perry, Georgia.
  - (2) *Site design, general.* The proposed development must be designed so as to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhoods. The review by the commission shall consider the following design elements:
    - (a) *Privacy.* Personal and individual privacy shall be maintained and balanced with the provision of public and common areas.
    - (b) *Variety.* Interest and variety shall be sought by means of street design and changes in mixtures of building types, heights, facades, uses, setbacks, plants, or size of open space. The design should be harmonious as a whole and not simply from street-to-street.
    - (c) *Traffic and parking.* No through or commercial traffic should be permitted; streets should not be straight for long distances but should curve so as to discourage fast movement of traffic; group parking areas should be screened as defined in section 6-3 so that the vehicles are substantially hidden from the street.
    - (d) *Lot area and lot width, general.* The commission will establish lot area and lot width. However, the minimum lot or width may not be reduced if the Houston County/Peach County Health Department determines that an increased area or width is necessary for health reasons.
    - (e) *Setbacks.* The commission will establish setback requirements for all structures.
    - (f) *Open space.* Open space should be incorporated into the PUD plan. It can be common areas, parks, recreational facilities, greenspace, landscape buffers, pedestrian trails, etc. The open space can be suitably improved or unimproved if containing natural features worthy of preservation.
    - (g) *Street standards.* All streets in the PUD plan should be standard streets.
    - (h) *Other building requirements.* The commission shall determine other development standards.