

1. Mobile home park, provided that the area of the zoning lot for such park shall be not less than thirty (30) acres and the average density is not more than six (6) mobile home sites per acre and the average area per mobile home site is not less than four thousand (4,000) square feet. However, the average density may be increased to not more than eight (8) mobile home sites per acre with an average area per mobile home site of not less than three thousand five hundred (3,500) square feet in any mobile home park approved as a planned residential development mobile home park and licensed prior to July 1, 1970, or existing as a mobile home park and licensed prior to July 8, 1966. In addition, mobile home parks in existence and licensed prior to July 8, 1966, shall have no minimum area for the zoning lot.
2. Any use accessory to a mobile park is either permitted by right or as a conditional grant under this chapter, subject to the criteria as established in Section 28.07(4)(f) of this chapter, and such requirements as are made a part of an approved, recorded, precise development plan which shall be construed to be, and shall be enforced as a part of this code.

(Sec. 28.07(5)(b) Am. by Ord. 5547, 7-28-76)

- (c) Regulations For Development Plan. The provisions of Section 28.07(4) establishing a planned community development district, shall apply to a planned community mobile home park district as created hereunder, unless the context thereof clearly requires otherwise. In the event of a conflict between the provisions of Section 28.07(4) and this subsection, the provisions of this subsection shall apply.

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(6)

Planned Unit Development District (PUD).

- (a) Statement Of Purpose. The planned unit development district is established to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City of Madison by allowing for greater freedom, imagination and flexibility in the development of land while insuring substantial compliance to the basic intent of the zoning code and the general plan for community development. To this intent it allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. It is further intended to encourage developments consistent with coordinated area site planning.

- (b) Permitted Uses. Any use permitted by right or as a conditional use in any of the other districts of this ordinance may be permitted subject to the criteria specified in this section. Any planned unit development with a residential component shall allow adult family homes and community living arrangements as a permitted or a conditional use as specified in any one of the existing zoning districts. (Am. by Ord. 12,866, 8-7-01; Ord. 13,751, 1-5-05)

*VDP*

*Warkent*

*9-2-09*

*N.3*