## GROUP DEVELOPMENT CHECKLIST

**Refer to Section 7.3 of the Polk County Zoning Ordinance.**
**NOTE – A group development approval may be required upon approval of a Special Use Permit.**

In the case of two (2) or more principal buildings **to be constructed** on a plot of ground of at least two (2) acres not subdivided into the customary streets and lots and which will not be so subdivided, the application of the terms of this ordinance may be waived by the Zoning Administrator in a manner that will be in harmony with the character of the neighborhood, provided:

- Such uses are limited to those permitted within the zoning district in which the project is located. In no case shall the board authorize a use prohibited in the district in which the project is to be located.
- The overall intensity of land use is no higher and the standard of open space is no lower than that permitted in the district in which the project is located.
- The distance of every building from the nearest property line shall meet the front yard setback and side yard setback requirements of the district in which the project is located.
- The building heights do not exceed the height limits permitted in the district in which the project is located.
- All sanitation and utility services shall be reviewed by and approved by the county sanitarian.

A design plan showing how the requirements of above will be met is submitted along with the application for a group project. The procedure for approval of group development plans shall consist of the submission of a design plan showing the proposed layout, including the location of buildings, driveways, off-street parking space and recreation areas, etc., to the administrator for study and recommendation prior to final approval by the Zoning Administrator.

## BRIEF DESCRIPTION OF GROUP DEVELOPMENT PROJECT *(USE ADDITIONAL PAGES AS NECESSARY)*

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