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**Sec. 31-483. Minimum site area.**

- (a) The planned unit development district classification shall apply only to a tract of land comprising an area of not less than ten acres or more; however, an area of lesser size may be approved in certain circumstances upon evidence presented to the planning and zoning board and the city council to justify such reduction, that requirements for a PUD district and the benefits to be derived can be done in a lesser area and that permitting such lesser area is in conformity with the comprehensive plan of the city. The R-PUD(1) district shall have 50 acres or more.
- (b) In the Inlet Harbor Center redevelopment area, IHC-PUDs may be permitted where the area is not less than two acres. Property located outside of the Inlet Harbor Center redevelopment area that is adjacent or contiguous to a proposed IHC-PUD and in the same ownership may be included in the calculation of the minimum site area of the project and developed as part of the project if it is demonstrated that the inclusion of that property provides an increased economic benefit, enhances the overall project design, contributes to pedestrian connectivity and enables the provision of civic open space.-

(Ord. No. 2152, § 3(B)(23.AA-23.II.A), 3-17-82; Ord. No. 2313, § 4, 8-20-86; Ord. No. 2529, § 2, 3-20-91)