

ARTICLE XI PLANNED DEVELOPMENTS

Section 1. Planned Unit Development (PUD)

1. Planned Unit Development in General.

It is the intent of this floating zone to control the placement, design, use, and density of well planned, developments which will offer a variety of building types and a more efficient overall use of land, and within these limits, permit variety in the design and management of such varying types of residential and non-residential uses. The following objectives are sought for all PUD's:

- a. To provide a more attractive and varied environment than would be possible through the strict application of existing zoning district requirements.
 - b. To encourage the conservation of natural features, preservation of open space and critical and sensitive areas, and protection from natural hazards.
 - c. To provide for efficient use of public facilities.
 - d. To encourage a more intimate, efficient and aesthetic use of open space.
 - e. To encourage developers to use a more creative approach in the development of land.
 - f. To encourage variety in the physical development pattern of residential areas.
 - g. To enhance the neighborhood character and create a pedestrian oriented environment within each PUD.
 - h. To allow greater intensity and density developments while promoting a more desirable living environment through the use of site and building design standards.
 - i. To encourage and preserve opportunities for energy-efficient development and redevelopment.
 - j. To promote attractive and functional environments for non-residential uses that are compatible with surrounding land use.
 - k. To encourage non-residential uses that serve primarily the region.
 - l. To properly address how a large size Planned Unit Development is created and built-out to ensure cohesiveness in design and planning and encourage efficiency when the development of a large number of dwelling units (in excess of 50 acres) is proposed.
2. The Mayor and Commissioners shall follow the procedures set forth in Article XIX of the Town of Elkton Zoning Ordinance for the approval of a floating zone.
- a. In addition to said procedures set forth in Article XIX, the procedures for the establishment of the PUD floating zone and subsequent approval of development within said PUD shall be in accordance with the procedures set forth in this Article.
 - b. Notice to Adjacent Property Owners. Applicant shall provide notice to all contiguous property owners no less than ten (10) days and no more than thirty (30) days prior to a public hearing, and shall provide the Town with proof of service at least five (5) days prior to said hearing. Additionally, the property/properties to be included in the PUD shall be posted per Article IV of the Town of Elkton Zoning Ordinance.
 1. A PUD floating zone Applicant shall provide the following to all contiguous property owners via certified mail or hand delivery:
 - i. PUD floating zone application; and
 - ii. Notice of the date, time, and location of any public hearings related to same.
 2. A PUD floating zone Applicant that simultaneously seeks approval of a Concept Plan shall provide the following to all contiguous property owners via certified mail or hand delivery:
 - i. PUD floating zone application;

- ii. PUD Concept Plan application;
 - iii. A complete list of any and all modifications from the town ordinances that are being requested by Applicant pursuant to Section 11 of this Article; and
 - iv. Notice of the date, time and location of any public hearings related to same.

- 3. Minimum Area for a PUD:
 - a. Small Mixed Use PUDs
 - 1. No less than 50 nor more than 100 acres in size.
 - 2. These PUDS will focus on providing no less than two home types with non-residential uses that primarily serve the residents of the PUD.
 - 3. Permitted in the R-3 and C-1 zones only.
 - b. Large Mixed Use PUDs
 - 1. No less than 100 acres in size.
 - 2. These PUDs will focus on providing no less than two home types with non-residential uses that primarily serve the region.
 - 3. Permitted in the RP, R-2, R-3, and C-2 zones only.
 - c. For Small PUDs the required acreage must be contiguous, and must be under single ownership at the time of the PUD Concept Plan application. Single ownership shall include individuals or entities holding equitable title via a fully executed real property contract.
 - d. For Large PUDs the required acreage does not need to be contiguous, however, the land:
 - 1. Must be under single ownership at the time of the PUD Concept Plan application. Single ownership shall include individuals or entities holding equitable title via a fully executed real property contract; and
 - 2. Shall not be separated by more than ¼ mile; and
 - 3. May not consist of more than two (2) noncontiguous parcels. Property under common ownership and on both sides of a public or private road is considered contiguous.
 - e. A condition of PUD approval in circumstances wherein an application is made for a PUD by an individual or entity holding equitable title via a fully executed real property contract shall be that all real property within the PUD shall proceed to and be conveyed at settlement to the Applicant or its assigns. No construction or improvements shall be permitted to occur until all real property included within the PUD is conveyed at settlement.

- 4. Permitted Uses. The following uses are permitted in PUD's:
 - a. Small PUDs – Those uses as permitted in the permissible uses table.
 - b. Large PUDs – Those uses as permitted in the permissible uses table.
 - c. The uses, as permitted in the permissible uses table, for each of these PUD zones is outlined in Article X of the Town of Elkton Zoning Ordinance.

- 5. Permitted Density and Floor Area Ratios. The following density and floor area ratio are permitted in PUDs.
 - a. The permitted residential density within any PUD is 1.25 times the number of dwelling units allowed per the underlying zoning district.
 - b. The permitted floor area ratio for all non-residential uses shall be the same as what is permitted for each proposed use as identified in Article XIII of the Town of Elkton Zoning Ordinance.

- c. The permitted residential density within any PUD where the underlying zoning district is non-residential shall be consistent with the R-3 zoning district.
6. Dimensional Regulations. The dimensional (bulk) regulations for individual uses shall comply with the standards contained in Article XIII of the Town of Elkton Zoning Ordinance.
 7. Parking Requirements. The parking requirements for individual uses shall comply with the standards contained in Article XVII of the Town of Elkton Zoning Ordinance.
 8. Landscaping. A landscape plan shall be prepared and included in a Preliminary Site Plan for each phase of a Planned Unit Development. Shade trees shall be provided along dedicated streets and parking areas as set forth in Article XVIII, Part II – Shading. Landscaping requirements for parking areas are also set forth in Article XVII, Part II – Landscaping of Parking Facilities of the Town of Elkton Zoning Ordinance.
 9. Screening and Bufferyards. The Planning Commission may, through the development review process, require the reasonable provision of screening in order to shield residential uses from non-residential and mixed-use structure within the PUD. Bufferyards are required between separate zoning districts, as set forth in Article XVIII, Part I – Buffers of the Town of Elkton Zoning Ordinance.
 10. Signage. The applicant shall prepare an overall signage plan to accompany their application. The signage plan must show all proposed signage through the community for each individual land use and, except as otherwise stated herein, shall comply with Article XVI – Signs of the Town of Elkton Zoning Ordinance. There shall not be any pole signs permitted within the PUD.
 11. Modifications.
 - a. Application for Modifications(s): In order to achieve the objectives set forth in Section 1(a-1) above, the PUD Applicant may request modifications to any standards within Sections 6-10 as part of the Concept Plan application. Any modifications not expressly disclosed in Applicant’s application shall not be deemed approved until proper application and approval. In addition to the express inclusion of any modifications within the proposed PUD Concept Plan, Applicant’s request for modifications shall include:
 1. A statement contrasting the proposed modifications with the ordinance requirements that would otherwise control;
 2. A statement identifying the public benefits of the proposed modifications as opposed to the development of the real property pursuant to the ordinance requirements that would otherwise control;
 3. A statement and exhibits as to how the proposed modifications are utilized in like communities;
 4. A statement identifying the existence of special conditions or circumstances, if any, that are unique to the real property and would require a modification;
 5. A statement identifying whether the requested modifications are (1) the result of Applicant’s own actions; and/or (2) based upon conditions or circumstances which are self-created or self-imposed; and
 6. A statement identifying why strict enforcement of the provisions of the relevant ordinance would be contrary to the public benefit.
 - b. Modifications shall not be granted solely on the grounds that a nearby rear property parcel maintains a nonconforming use.

- c. Procedure:
 - 1. If a PUD Concept Plan application with modifications accompanies a PUD floating zone application, then, after a public hearing, the Planning Commission shall inform the Mayor and Commissioners that it (1) approves the modifications in whole or in part; (2) does not approve the modifications; and/or (3) approves the modifications with conditions. The decision of the Planning Commission shall be conditioned upon the Mayor and Commissioners approval of the PUD floating zone application.
 - 2. If a PUD Concept Plan application with modifications is submitted subsequent to the approval of a PUD floating zone application, then, after a public hearing, the Planning Commission may either (1) grant approval of the modifications in whole or in part; (2) deny the modifications; and/or (3) grant the modifications with conditions.
 - 3. Any modifications requested subsequent to approval of a PUD Concept Plan shall be resolved per the same process, and an Applicant shall not be denied a modification solely because it was not requested within a PUD Concept Plan.
 - d. Conditions to Modifications:
 - 1. Upon granting modification(s), the Planning Commission may:
 - a. Condition approval of any modifications on higher design standards;
 - b. Require any and all reasonable conditions it determines necessary to preserve and ensure the public benefit; and
 - c. Impose such reasonable conditions as will ensure that the use of the property to which the modification applies will be as compatible as practicable with the surrounding properties.
 - e. Standard of Review:
 - 1. After a public hearing under oath and consideration of input and reports from town departments and agents, the Planning Commission shall determine whether the proposed modification(s), with any conditions, provide a greater public benefit than strict adherence to the relevant ordinance(s) in consideration of the totality of the PUD.
 - f. Any modifications requested within the Critical Area District shall be controlled by Article V of the Town of Elkton Zoning Ordinance.
12. Sanitary Facilities – No PUD plan shall be approved unless the proposed development can be served by public water and sewer disposal systems, which shall be existing or guaranteed by a Public Works Agreement at the time the plan receives final approval. At the time of approving any phase of the PUD for final plat approval, satisfactory evidence must be furnished to the Planning Commission and the Town Commissioners that the existing Town sewer and water system can handle the increased demand placed upon them by the proposed PUD and meet current health department requirements for standards of operation.
13. A minimum of at least two of the following permitted housing types shall be provided in all PUD's – Single-family detached dwellings; single-family attached dwellings including townhouses, two-family dwellings; and multi-family dwellings including apartments.
14. Residential Requirements.
- a. At least fifty percent (50%) of the gross acreage of the PUD shall be a combination of open space and residential uses.
 - b. At least sixty percent (60%) of the total dwelling units within a PUD shall be single-family detached dwellings, condominiums, and/or senior housing units.

- c. No permits may be issued for the construction of non-residential uses until such time as twenty percent (20%) of the proposed residential lots within the PUD have been approved and recorded with the Cecil County Land Records.
 - 1. If it is determined that good cause exists to do so, the Mayor and Commissioners may waive or relax this requirement upon a request made by the Applicant at the time of the application for a PUD Floating Zone.
 - d. Any Final Site Plan shall include a note that “There shall be no residential rental properties other than managed commercial apartments.” Upon final approval and filing of any Subdivision approvals, Deed Restrictions shall be filed which include the same provision.
15. Common Open Space Requirements and Active Recreation Space Requirements
- a. Open Space shall comprise not less than twenty-five (25) percent of the gross acreage for the PUD.
 - b. All open space shall be designated for the common use of all occupants of the PUD.
 - c. There shall be .02 acres allotted per Single Family Detached, Townhome, and Two-Family dwellings shall be designated as neighborhood parks and active recreational areas (e.g. Public parks, dog parks, improved ADA accessible trails, tot lots, etc.).
For apartments, condominiums or other multi-family developments, the requirement shall be as stated in Article XII, Supplementary Use Regulations, Section 28 of this Ordinance – that 25% of the required 30% open space be designated as active recreation areas/ neighborhood park.
 - d. In designing and locating the required open space, each common open space area should be connected to another existing or proposed open space area, to the greatest extent possible, with the intent of establishing a network of usable open space.
 - e. Recreational facilities and open space requirements are specified in Article XIV – Recreational Facilities & Open Space of the Town of Elkton Zoning Ordinance.
16. Architectural Design Standards
- a. PUD architecture should demonstrate the cohesive planning of the development and present a clearly identifiable design feature throughout. It is not intended that buildings be totally uniform in appearance or that designers and developers be restricted in their creativity. Rather, cohesion and identity can be demonstrated in similar building scale or mass; consistent use of façade materials; similar ground-level detailing, color or signage; consistency in functional systems, such as roadway or pedestrian way surfaces, signage, or landscaping; the framing of outdoor open space and linkages, or a clear conveyance in the importance of various buildings and features on the site.
 - b. All structures shall be designed to comply with the following requirements:
 - 1. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from and directly abutting a public street.
 - 2. The front façade of the principal building on any lot shall face onto a public street.
 - 3. The front façade of any residential structure shall not be oriented to face directly toward a parking lot, unless that parking lot serves the residential structure (i.e., multi-family building).
 - 4. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.
 - c. All residential structures shall be designed to comply with the following requirements:
 - 1. The same front façade for single-family detached residential units shall not be repeated more than five (5) times within one (1) block face for both sides of any street and shall be separated by at least two (2) lots with different façades. To the

- greatest extent possible, houses with the same front façade should not be located across the street from each other. One (1) and two (2) story units should be intermixed in each block face. Front loaded units should randomly alter the location of the driveway on the left and right sides of the façade.
2. Architectural styles and floor plans should vary throughout the development and special attention shall be given to the appearance and scale of housing as it relates to the street. House façades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. In no case should more than fifty (50) percent of the front façade of a house consist of an unarticulated block wall.
 3. Attached dwelling units shall include primary entrances that are visible and accessible from the street and shall have a pedestrian path or walkway from the primary entrance to the sidewalk.
 4. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
 5. Attached dwelling units containing more than 2 units in a row shall have façades which alternate siding styles and patterns to provide visual distinction to each unit. Alteration between siding, brick, and/or stone is permitted and encouraged.
 6. The façades of attached dwelling units containing more than two units in a row shall be offset by at least 2 feet per unit in order to provide architectural relief.
 7. Single Family Attached Dwellings. No more than 20% of attached dwellings can be no more than 6 in a row. No more than 20% of attached dwellings can be no more than 5 in a row and the remaining dwellings can be no more than 4 in a row.
 8. At least four (4) of the following architectural details shall be used to articulate a building's façade:
 - a. Transoms and unique window forms,
 - b. Special window, such as mullioned, and door surrounds,
 - c. Roof dormers,
 - d. Use of dormers with window frames,
 - e. Columns with special capitals,
 - f. Unique railings and balustrade,
 - g. Decorative chimney,
 - h. Porches,
 - i. Covered entries,
 - j. Porticos,
 - k. Protruding eaves,
 - l. Window shutters,
 - m. Recesses and bays,
 - n. Balcony or balconett,
 - o. Use of multiple roof and porch planes,
 - p. Hip, gable or gambrel roofs, unless another roof type is consistent with the architectural style,
 - q. Variations in color and avoiding the same principal color on houses next to each other, or
 - r. Variation in floor plan, entryway location and building placement on each block.
- d. All non-residential and mixed-use structures shall be designed to comply with the following requirements:
1. Non-residential buildings shall be designed with an architectural style and/or theme. The intent of this guideline is to ensure that non-residential development

incorporates architecturally valid design of each building and architectural compatibility within an integrated development. Not all building elevations of a structure will have the same level of detailing and articulation in order to avoid monotony.

2. The design of all buildings shall employ textured surfaces, projections, recesses, color, window patterns, overhangs, reveals, changes in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid the use of long, unbroken, flat walls.
3. Building façades shall also include a repeating pattern of one or more of the following design elements/features:
 - a. Variations in color
 - b. Variations in texture
 - c. Change in relief
 - d. Material module change
4. Design building entries and street side façades with elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity;
5. At least sixty (60) percent of the total street frontage ground floor length of any new or reconstructed building shall be differentiated architecturally by recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, awnings, or other details or displays of interest to pedestrians.
6. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring one or more of the following:
 - a. Canopies or porticos
 - b. Overhangs
 - c. Recesses/projections
 - d. Arcades
 - e. Raised corniced parapets over the door
 - f. Peaked roof forms
 - g. Arches
 - h. Display windows
 - i. Architectural details such as tile work, moldings, stone or brick integrated into the building structure and design
 - j. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
 - k. Special paving patterns and materials
 - l. Entry recessed a minimum of three feet when accessed from the public right-of-way
7. Designs that emphasize floor lines or that express rhythms and patterns of windows, columns, cornices, dormers, and other architectural features are encouraged.
8. Building components such as windows, doors, eaves, and parapets shall be proportionate to one another, compatible in size and design.
9. A minimum of fifty percent of the building frontage width above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details that provide dimensional relief.
10. Roof Forms and Materials for commercial buildings.
 - a. Avoid rooflines running in continuous planes wherever appropriate.

- b. Partial mansard roofs, and pitched roofs that do not reach a true peak or hip should be avoided.
 - c. Roof materials should be of high quality, durable, and consistent with local architectural themes.
 - d. Design roof forms to correspond to and denote building elements and functions such as entrances, arcades, and porches.
 - e. Roof forms should relate to adjacent buildings or developments.
 - f. Screen roof top mechanical units from view with architecturally integrated screening units, roof parapets, or sloped roof forms.
11. Height Variations. To create a visually unified street, buildings should be no more than 30% taller or 30% shorter than the average building height on the block.

17. Administrative Procedures

- a. General PUD Floating Zone Request. Applicant for a General PUD floating zone with expressed phases shall be made to the Planning Commission and shall include, but is not limited to, the following information:
 - 1. A general diagram showing the PUD relation to the Town of Elkton and major public access to the PUD (15 copies).
 - 2. If the PUD is to be developed in phases, a designation of the phases on the diagram shall be included, along with an explanation of each phase and the order in which the phases will be developed, including a tentative time-frame for development of each phase.
 - 3. Percentages of each building type, number of units and location of buildings.
 - 4. Proposed open spaces, their size, their location, their uses, and their proposed ownership (Town and/or association).
 - 5. General statement concerning provision of utilities
 - 6. Statement of expected Town responsibilities.
 - 7. Cost-Revenue ratio of the proposed PUD for the Town.
 - 8. Applicant shall pay an application fee as previously established by the Town.
- b. Alternatively, an applicant shall be permitted to submit an Application for Concept Plan to the Planning Commission simultaneously with a General PUD Floating Zone Request. Said Application must include all requirements for the Concept Plan and General PUD Floating Zone Request.
- c. The Planning Commission shall then make a recommendation to the Mayor and Commissioners to either approve, approve with conditions, or deny the application for General PUD Floating Zone Request.
- d. If the Floating Zone Request is approved or approved with conditions by the Mayor and Commissioners, a Concept Plan Application may be submitted to the Planning Commission for consideration.
- e. Concept Plan Application. Application for Concept Plan approval shall be made to the Planning Commission for consideration of the PUD and shall include, but not be limited to, all requirements as set forth in Appendix A of the Town of Elkton Zoning Ordinance, with the exception of items 64 and 76. However, Concept Plans including items 64 and 76 shall be submitted to the Town prior to consideration of a Preliminary Site Plan.
 - 1. The Planning Commission may approve, approve with conditions, or disapprove the Concept Plan, or refer the Concept Plan to the Mayor and Commissioners for review pursuant to Section 17(h) of this Article.

2. If the Concept Plan is approved by the Planning Commission, the Applicant can submit one or more individual phases of the PUD to the Planning Commission for Preliminary and then Final Plan approval.
- f. Preliminary Site Plan. The developer shall submit the following to the Planning Commission for its review after receiving approval from the Planning Commission of the PUD Concept Plan.
1. The (15) copies of a preliminary site plan shall be filed with the Town. The preliminary site plan shall comply with the requirements of this Article and be accompanied by such other written or graphic material as may be necessary or desirable in aiding the decisions of the Planning Commission.
 2. The Planning Commission shall review the site plan for compliance with the requirements of this Ordinance. In their review of the preliminary site plan the Planning Commission shall consult with such Town officials as may be appropriate, and may offer such comments as may be appropriate.
 3. Preliminary Site Plan shall include but not be limited to the requirements set forth in Appendix A.
 4. Preliminary Site Plan shall include detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify architectural features, materials and articulation of a façade; the location, and type, dimensions and material for signs.
 5. The preliminary site plan shall be accompanied by a schedule of construction or timetable (acceptable to the Planning Commission).
 6. The developer shall provide a statement detailing the means by which the PUD and all its various aspects shall be managed. This shall include deed restrictions and covenants designed to ensure perpetuity of agreements.
 7. The preliminary site plan shall also include a management statement governing the construction, operation, and maintenance of:
 - a. Sanitary and storm sewers, water mains, culverts, and other underground structures.
 - b. Streets, alleys, driveways, curb cuts, entrances and exits, parking and loading area, and outdoor lighting systems.
 - c. Parks, parkways, cycle ways, playgrounds, open spaces, fences, walls, screen planting, and landscaping and signs.
 8. After review of the proposed preliminary site plan, the Planning Commission shall approve, approve with conditions, disapprove the application, or refer the preliminary site plan to the Mayor and Commissioners for review pursuant to Section 17(h) of this Article.
 9. The approval of the Preliminary Site Plan shall expire after one (1) year if the Final Site Plan has not been submitted for review. For good cause, the Planning Commission may grant two (2) one-year extensions upon request and good cause shown by the Applicant. Any granted extension shall be conditioned upon the Preliminary Site Plan being updated to address current standards (as of the date of the extension) set forth in the Town of Elkton Charter and Code, Elkton Zoning Ordinance, Elkton Subdivision Regulations, and State, County, and Federal Regulations.
- g. Final Review and Approval Procedure
1. The Planning Commission may approve, approve with conditions, disapprove the application, or refer the Final Site Plan to the Mayor and Commissioners for review pursuant to Section 17(h) of this Article.
 2. The approval of the Final Site Plan shall expire after two (2) years if no permits have been pulled and/or no construction has begun for the project.

3. Upon approval of a Final Site Plan, the Applicant shall:
 - a. Within ninety (90) business days, submit a final site plan in the form of a final plat which shall be prepared, filed, and recorded among the Cecil County Land Records. The final plat shall comply with the specifications set forth in Appendix A, and applicable State, County and Town laws, regulations and ordinances governing the subdivision of land;
 - i. Provided there have been no revisions to the controlling regulations and law, any Applicant that fails to timely file a final plat shall be permitted to reapply for Final Site Plan approval within one (1) year following the original approval date.
 - ii. Any Applicant that fails to timely file a final plat and seeks reapproval more than one (1) year subsequent to the original approval date shall not preserve approvals and shall reinitiate a new Concept Plan Application and proceed via the beginning of the administrative process.
 - b. Prior to the issuance of any permits and/or the commencement of any work on the project, the Applicant shall provide a surety bond or equivalent to be filed for/or deposited in escrow with the Town in an amount sufficient to ensure completion of all requirements established by the Final Plans. Such surety shall be reviewed annually and adjusted to reflect current costs; and
4. Permits for building shall be issued in accordance with the schedule for construction approved as part of the final approval.
5. When a PUD is to be developed in phases, each phase shall be processed as a separate development after first submitting and receiving approval of the PUD zone for the entire project during the General PUD Floating Zone application.
6. For good cause, the Planning Commission may grant two (2) one-year extensions upon request and good cause shown by the Applicant. Any granted extension shall be conditioned upon the Final Site Plan being updated to address current standards (as of the date of the extension) set forth in the Town of Elkton Charter and Code, Elkton Zoning Ordinance, Elkton Subdivision Regulations, and State, County and Federal Regulations.
- h. If at any time, within the sole discretion of the Planning Commission, it is determined that a Preliminary and/or Final Site Plan proposed for the PUD is different in a significant manner from the original General PUD Floating Zone approved by the Mayor and Commissioners, the Planning Commission may refer the plan back to the Mayor and Commissioners for review. At such time, the Applicant shall submit an amended General PUD Floating Zone Request for all undeveloped phases and the Mayor and Commissioners may approve, approve with conditions, or disapprove of the request. If the Mayor and Commissioners approve of the amended General PUD Floating Zone, the plan shall be reset for review by the Planning Commission where the Planning Commission may vote for approval, approval with conditions, or disapproval of the plan.
 1. "Different in a significant manner" is to be construed broadly to mean any deviation from the initial General PUD Floating Zone that the Planning Commission, in its sole discretion, believes alters the character and intent of the PUD as originally presented to the Mayor and Commissioners.
- i. The Planning Commission may recommend and the Town Commissioners may require conditions regarding the layout and design of the proposed development and, where applicable, shall require the appropriate deed restrictions be filed to assure compliance with the development plan.

18. Amendment of PUD
 - a. Nothing within this ordinance shall be construed to prohibit an Applicant from filing to amend a PUD Floating Zone by filing a request for an amendment that is consistent with the requirements expressed within Section 17(a).
19. Conflict with other Articles
 - a. Provisions of the PUD ordinance when found to be in conflict with other provisions of the Elkton Zoning Ordinance shall supersede those other provisions with which they conflict.
 - b. Provisions of the PUD ordinance when found to be in conflict with other provisions of the Elkton Subdivision Regulations shall supersede those other provisions with which they conflict.
 - c. To the extent that the PUD ordinance is silent on a topic, the standards set forth in the Town of Elkton Charter and Code, Elkton Zoning Ordinance, Elkton Subdivision Regulations, or State or County Regulations shall be applicable, whichever is more strict.