

- 401.98 PERSONS - Any individual, firm, partnership, corporation, company, association, joint stock association or body politic; includes any trustee, receiver, assignee, or other similar representative thereof.
- 401.99 PLANNED UNIT DEVELOPMENT (PUD) - A development which is pre-planned in its entirety and permits variations in the rigid zoning and subdivision regulations. Typically the residential development includes a variety of housing types (single family, duplexes, townhouses, and condominiums) which are designed to fit together and complement one another. Infrequently the PUD also includes a mixture of land uses (such as shopping centers, industrial and office parks) which may be in any combination, depending on the local ordinance. A unique feature of the PUD involves the Planning and Zoning Commission and/or the Board of Adjustment, which have considerable involvement in determining the nature of the development. Through negotiations, variations may be permitted in lot size, front and side yard setbacks, street right-of-way, sidewalk locations, and height restrictions. *(Ord. 443 - Dec. 96 Supp.)*
- 401.100 PLANNING AND ZONING COMMISSION - The Planning and Zoning Commission of the City of Baxter, Iowa, as established in Table \_\_\_\_, Chapter \_\_\_\_, Article \_\_\_\_ of the City Code.
- 401.101 PREMISES - A lot or plat with the required front, side and rear yards for a dwelling or other uses as allowed under this Ordinance.
- 401.102 PRIVATE OPEN SPACE - Any land owned by private persons or homes association wherein the land is dedicated for a use such as public open space but for use by the private persons or association.
- 401.103 PUBLIC OPEN SPACE - Any publicly owned open area, including but not limited to the following: parks, playgrounds, school sites, parkways, and streets.
- 401.104 PUBLIC UTILITY - Any person, firm, corporation, municipal department, or board fully authorized to furnish and furnishing under municipal regulation to the public, electricity, gas, steam, communication services, telegraph services, transportation, cable T.V. or water.
- 401.015 PUBLIC WATERS - Means a body of water capable of substantial beneficial public use. This shall be construed to mean for the purposes of these regulations, any body of water which has the potential to support any type of recreational pursuit or water supply purpose. A body of water created by a private user where there was no previous shoreland, as defined herein, for a designated private use authorized by the Iowa Natural Resources Council shall be exempt.