

NINTH GUAM LEGISLATURE
1968 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This certifies that Bill No. 560, "An Act to amend Section 17002, of the Government Code of Guam to repeal Section 17605 thereof, and to enact a new Section 17605 relating to planned unit development districts", was on the 9th day of July, 1968, duly and regularly passed.

W. D. L. Flores

W. D. L. FLORES
Vice-Speaker

ATTESTED:

F. T. Ramirez

F. T. RAMIREZ
Legislative Secretary

This Act was received by the Governor this 29th day
of July, 1968 at 2:43 o'clock P. M.

/s/ Denver Dickerson

Secretary of Guam

APPROVED:

/s/ MANUEL F. L. GUERRERO

Governor of Guam

DATED: August 10, 1968
10:30 P.M.

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NINTH GUAM LEGISLATURE
1968 (SECOND) Regular Session

Bill No. 560

Introduced by _____
R. F. Taitano

AN ACT TO AMEND SECTION 17002, OF THE GOVERN-
MENT CODE OF GUAM TO REPEAL SECTION 17605 THEREOF,
AND TO ENACT A NEW SECTION 17605 RELATING TO
PLANNED UNIT DEVELOPMENT DISTRICTS.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. Section 17002, Government Code of Guam is hereby amended by
3 inserting the following definition between the definitions for "Nonconforming Use"
4 and "Story":

5 "Planned Unit Development District. A substantial area in which
6 development follows an approved plan integrating a combination of uses in
7 an appropriate and unified manner."

8 Section 2. Section 17605 of the Government Code of Guam is hereby repealed
9 and a new Section 17605 is hereby enacted to read as follows:

10 "Section 17605. Planned Development Districts. A "PD" District enables the
11 unified development of a substantial land area with such combination of uses as shall
12 be appropriate to an integrated plan for the area. The procedure for establishing a
13 "PD" District is the same as that for the rezoning of an area, providing that a detailed
14 plan be submitted to and discussed with the Territorial Planning Commission. The
15 application shall be accompanied by the appropriate fee and the detailed plan, or re-
16 vision thereof. The Territorial Planning Commission may approve the detailed plan and
17 rezoning, following the required hearing, upon findings that the plan considering
18 structures, uses, access, regulations and layout fixed in it comprises:

19 (a) An area of sufficient acreage to constitute a large planning
20 unit having special attributes for integrated development;

21 (b) An appropriate development of the area from the view-
22 points of its natural features, location and suitability for
23 particular uses;

24 (c) A combination of structures and uses which are in reasonable
25 association and proportion to make a harmonious unit and likely to
26 continue compatible with one another;

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(d) All structures, including accessory structures, shall not cover more than 30% of the area;

(e) A project adequately serviced by the necessary public services, existing or proposed;

(f) A project consistent with an appropriate development of adjacent areas and not unreasonably detrimental to the existing structures and uses in such areas; and

(g) An appropriate evolution of the comprehensive plan for that portion of the Territory.

In approving a detailed development plan, the Territorial Planning Commission may impose such regulations of yards, open space, lot coverage, density, and height as are reasonably required to permit the foregoing findings."

Section 2. This Act is an urgency measure.