

SUMMIT  DISTRICT

SUMMIT DISTRICT PUD

TABLE OF CONTENTS

Section 01.01: Development, Description, and Phases

01.01.010 Neighborhoods.....	1
01.01.020 Summit District Development Standards.....	4
01.01.030 Sustainability.....	5
01.01.040 Affordable Housing	6
01.01.050 Summit District Phasing.....	7

Section 02.02: Summit District PUD: Districts

02.02.010 Districts Established.....	9
(a) Summary Table of Districts	9
(b) Districts	10
(c) Base Districts	16
(d) PUD Official Map Revisions	17
02.02.020 Standards.....	17
02.02.030 District Dimensional Standards.....	18

Section 03.03: Summit District Use Regulations

03.03.010 General	19
03.03.020 Use-Specific Standards.....	24
(a) Generally	24
(b) Residential Uses.....	24
(c) Commercial Uses.....	25

Section 04.04: Development Standards & Incentives

04.04.010	Applicability	27
	(a) New Development	27
	(b) Activities That Trigger Compliance.....	27
04.04.020	Dimensional Standards	28
	(a) Purpose	28
	(b) Applicability	28
	(c) General Dimension Standards	28
	(d) Lot and Space Requirements	29
04.04.030	Site and Building Design.....	29
	(a) Applicability of Section.....	29
	(b) Building Design	29
	(c) Transition to Arbor Ridge Subdivision.....	29
04.04.040	Landscaping, Buffering, and Fences.....	30
	(a) Applicability	30
	(b) District – Specific Applicability.....	30
	(c) Exception.....	30
	(d) Conversion of Uses “Surface Parking Lot” and Off-Site Parking/Surface Parking Lot Shared”	31
04.04.050	Signs	31
	(a) Applicability	31
	(b) District – Specific Applicability.....	32
04.04.060	Incentives	32
	(e) Purpose	32
	(f) Applicability	32
	(g) Summit District PUD-specific applicability	33

Section 07.07.010 Definitions

07.07.010	Definitions	34
-----------	-------------------	----

SUMMIT DISTRICT PLANNED UNIT DEVELOPMENT Bloomington, Monroe County, Indiana

Section 01.01 DEVELOPMENT, DESCRIPTION, AND PHASES

01.01.010 Neighborhoods

The neighborhoods for development with the Summit District PUD are depicted in the below map. The neighborhoods have varying districts applied to each to reflect the base-zoning and uses, as well as design and dimensional standards associated with each neighborhood. The PUD is designed to create walkable communities, interconnected by roadways as well as bike and pedestrian pathways while preserving and protecting environmental features throughout the property.

FIGURE 1: Neighborhood Map

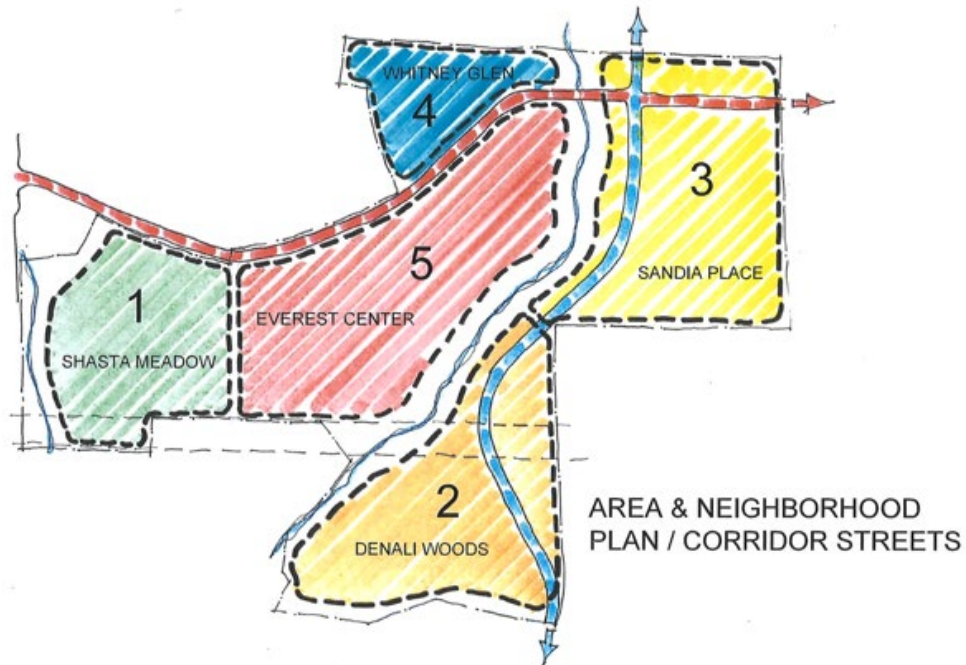
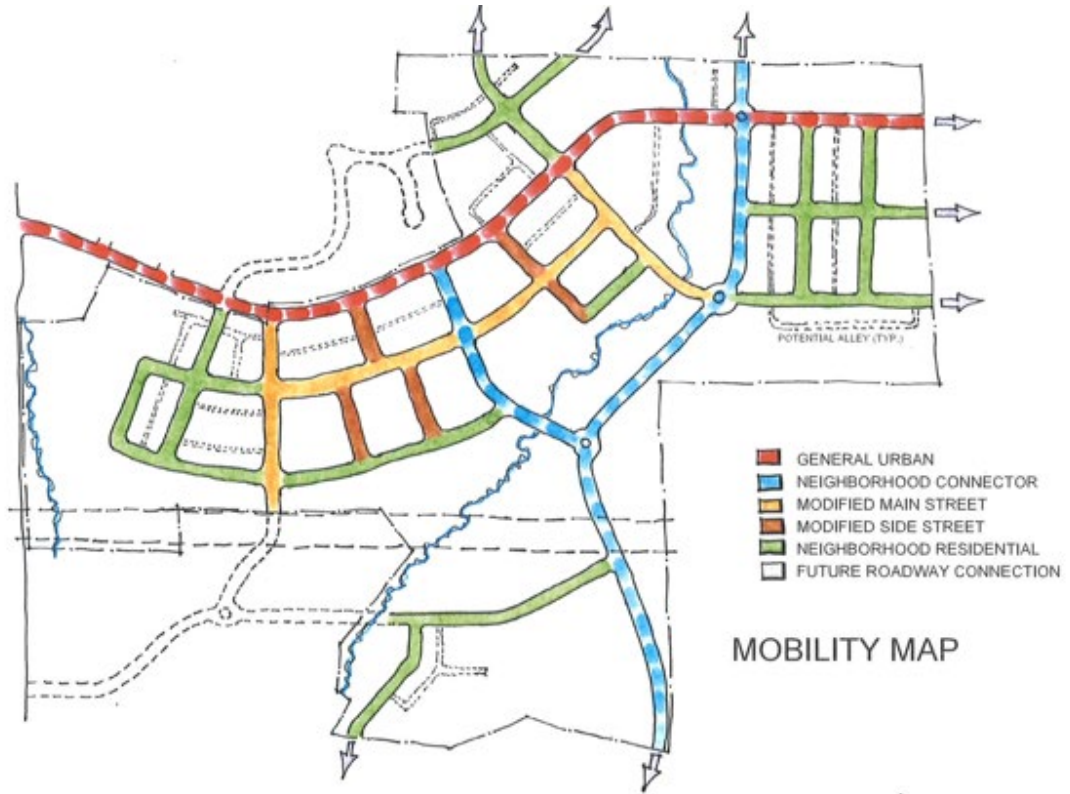


FIGURE 2: Mobility Map



Shasta Meadow

Shasta Meadow consists of approximately 23 acres and will be subdivided and developed into separate areas for development with expected delivery in 2025-2028. This neighborhood is designed as a single family and multi-family development at mid-scale and will promote affordability and ownership in the single-family area. In total the neighborhood is estimated to have approximately 550 dwelling units. Alleys will be incorporated to the extent possible and on-street parking will be available on all public streets. The mature tree, creek and floodway located in the western part of this area will be preserved with a total of over 7.5 acres (30%) of the neighborhood being set aside as greenspace and designated as park and open space.

Denali Woods

Denali Woods consists of approximately 33 acres and will be subdivided and developed into areas with expected delivery in 2025-2029. Denali Woods will allow for the development of single family and multi-family buildings abutting the preservation areas. The neighborhood is also the location of a proposed new fire station and trail head and access to RCA Park. The total neighborhood is estimated to have 500 dwelling units. Alleys will be incorporated with single-family homes as much as possible, given the constraints of the area. Parking will be incorporated on the neighborhood streets in accordance with the Transportation Plan. The Duke Trail will be continued through this neighborhood and connect with existing Clear Creek Trail at Breaking A Way. The southern portion of this neighborhood has a large stand of mature trees and some karst features which will be preserved. The mature trees preservation will provide connectivity of the conservation area to the south and the RCA park woods to the east. A total of 13 acres of preservation is planned for this neighborhood, nearly 40 % of the total land area and designated parks and open space on the land use plan. The continuation of Adams to the north will be included as part of Denali Woods and the potential connectivity of a neighborhood and the Everest Center.

Sandia Place

Sandia Place consists of approximately 33 acres, with expected delivery in 2028-2032. Structures located within Sandia Place are designed to allow for density and transition to the Everest Center. The development will promote high-density mixed-use buildings providing services and amenities to the neighborhood, with a total estimated unit count of approximately 1,100 units. A smaller area is set aside, near the preservation area, for single family development of townhomes with alley access as a transition from the preservation area to the denser center of the neighborhood, similarly the norther portion of the site is reserved for less dense multi family buildings. Street parking is planned for all public streets in accordance with the Transportation Plan. This neighborhood has natural features that will require preservation and designated parks and open space on the land use plan, this represents about 20% of the neighborhood or just under 7 acres.

Whitney Glen

Whitney Glen consists of approximately 11 acres and will be subdivided into areas with expected delivery in 2033-2034. Structures within Whitney Glen are designed to allow for density and transition to the Everest Center and the existing residential areas to the north and west. Special transition standards address development adjacent to Arbor Ridge. This is the smallest neighborhood in both density and area with a total of 400 residential units planned. Alleys will be incorporated with the single-family development and street parking is planned for all streets. The mature trees located in the northwestern part of this neighborhood is about 2 acres and will be preserved as park and open space providing connectivity of the existing conservation area to the west.

Everest Center

Everest Center consists of approximately 38 acres and will be subdivided into three areas with expected delivery in 2027-2034. Everest Center will allow for the development of mixed-use buildings with high density residential above commercial uses on the ground floor. Special transition standards are designed to address the adjacent PUD Arbor Ridge to the north. A large park and open space is planned in the center of the neighborhood which will serve as an area serving amenity and public space. The center of Summit District, Everest, will have a variety of retail and entertainment establishments, which will not only serve the District but the greater residential neighborhoods of the city and aid in creating a walkable community. The area will have parking facilities as well as on-street parking of urban design and including gridded streets, alleys where appropriate and wider sidewalks and pedestrian facilities. Overall density in Everest Center is estimated to be just under 1700 residential units. While this is the most urban portion of the District, just under 10 percent of the land area or 3 acres is set aside as preservation area and additional areas is set aside as park and open space.

01.01.020 Summit District Development Standards

- (1) Summit District PUD sets forth zoning designations by district, as well as design and development standards, creating a combination of zoning and standards that will enhance overall development of the property in an orderly and predictable manner.
- (2) Summit District PUD sets forth residential and mixed-use areas with specifically defined standards, dimensions, and design & development standards to maintain consistency in development over a period of years. Where such development standards are made in this PUD, the UDO will not apply.
- (3) Unless expressly stated otherwise in the PUD, to resolve any conflict that might exist, Districts designated as R, RH1 and RH2 shall adopt the UDO provisions of RH zoning district.
- (4) Unless expressly stated otherwise in this PUD, to resolve any conflict that might exist, Districts designated as MN and MX shall adopt UDO provisions of the MN zoning district.
- (5) Unless expressly stated otherwise in this PUD, to resolve any conflict that might exist, Districts designated PO shall adopt UDO provisions of the PO zoning district.

01.01.030 Sustainability

Summit District is fully approved as a Duke Energy NCEEDA project. The program through Duke Energy is an energy design assistance program that provides energy consultants for the development and individual projects and buildings to assist in the most efficient design and construction possible. Energy Design Assistance assists in the design and construction of energy-efficient buildings better for the environment and less expensive to operate. The Duke program provides construction incentives to assist in lower cost implementation of energy-efficient strategies. The program assists in the engineering, application, and verification support necessary to qualify for Smart \$aver Customer Program.

Summit District will promote programs appropriate for the development, including but not limited to Indiana's GoGreen initiative.

All residential and commercial structures must meet a minimal standard for environmental stewardship for site plan approval, as required below. Affordability and sustainability, along with the available incentives provided in Section 04.04.070, will accompany development plans submitted to achieve goals articulated in this ordinance. A minimum design standard for projects to include the following:

All Non-Multi-Family Residential

Must demonstrate sustainability by meeting the minimum requirements of ENERGY STAR's Single-family New Homes National (SFNH) program. Requirements shall be based on the current standard at the time of plan submission for building permits. Additionally, the homes shall:

- Utilize all electric services for heating, cooling, cooking, and water heaters.
- Include Heat Pumps.
- Provide infrastructure for future installation of rooftop solar panels. Includes, at a minimum, conduit from roof to location of main electrical gear and a roof structural load assuming an additional 10 lbs / sq. ft. above code minimum.
- Where private garage parking is provided for individual residential units, including cable/ conduit and space in the electrical panel for future installation of an electrical vehicle charging station.

Multi-family residential, Commercial and Mixed-use:

Must demonstrate energy efficiency built to the minimum standards established by one of the following programs:

- ENERGY STAR Multifamily New Construction (MFNC) program (Multifamily buildings with dwellings that are not sleeping units and mixed-use buildings with dwellings)
- LEED certification – V4 Certified for single family attached, detached low-rise and mid-rise residential structures, and V4 Certified for commercial and mixed-use structures
- Bronze Rating National Green Building Standards
- Enterprise Green Communities – 2020 Criteria Community Certification

All dwelling units shall utilize all electric services for heat pumps for heating & cooling, cooking, and water heaters within the dwelling unit.

Buildings shall also be equipped with the following:

- Provide infrastructure for future installation of rooftop solar panels. Including, at a minimum, conduit from roof to location of main electrical gear, space for electrical gear, and a roof structural load assuming an additional 10 lbs / sq. ft. above code minimum.
- Where covered parking is provided and dedicated for tenant use, include infrastructure: cable/ conduit, space in the electrical panel, space for future panels, and space for future transformers for the future installation of electrical vehicle charging stations. For every fifty (50) parking spaces built, 4% shall include an electrical vehicle charging station.

01.01.040 Affordable Housing

Affordable housing is necessary to help maintain a diverse housing stock and to allow all residents to have better access to jobs and to improve economic status. The Summit District PUD requires a minimum of 15% of the units constructed to meet the permanent affordability standard by being income restricted to households earning below 120 percent of the HUD AMI for Monroe County Indiana. There are elements in the design of the PUD where the minimum percentage of affordable housing increases to 20% to achieve certain incentives.

Affordability and sustainability, along with the available incentives provided in Section 04.04.070, will accompany development plans submitted to achieve goals articulated in this ordinance. A minimum of 15% of the residential housing offered by the PUD will fall in the affordable category and be permanently income limited. The entire project will achieve the minimum 15% dedication of affordable residential housing and it will be integrated over the

entire Property. This integration of this housing requirement across the entire scope of the development will ensure that there is no single concentration of affordable housing to attain the 15% calculation, but that it is appropriately disbursed throughout the development. The calculation of affordability for each development project will be carried forward from area-to-area such that the aggregate housing dedicated to affordability will total a minimum of 15%, thereby meeting the PUD requirement for affordability.

- Affordable units will be in each of the five described neighborhoods of the PUD.
- The first two neighborhoods platted will each meet the minimum 15% affordable housing requirement.
- As development expands to the third, fourth and fifth neighborhoods, there shall be allowed an affordable unit credit carryover to the extent that the excess from a neighborhood that exceeds the 15% minimum requirement, except where incentives are utilized in the MN or MX districts to achieve a 20% affordability level and any carry-over must exceed the 20%. The available carry-over will be applied to neighborhoods three, four and five, up to a total carryover credit of five percent (5%) of the excess units from one neighborhood to any other single neighborhood.

01.01.050 Summit District Phasing

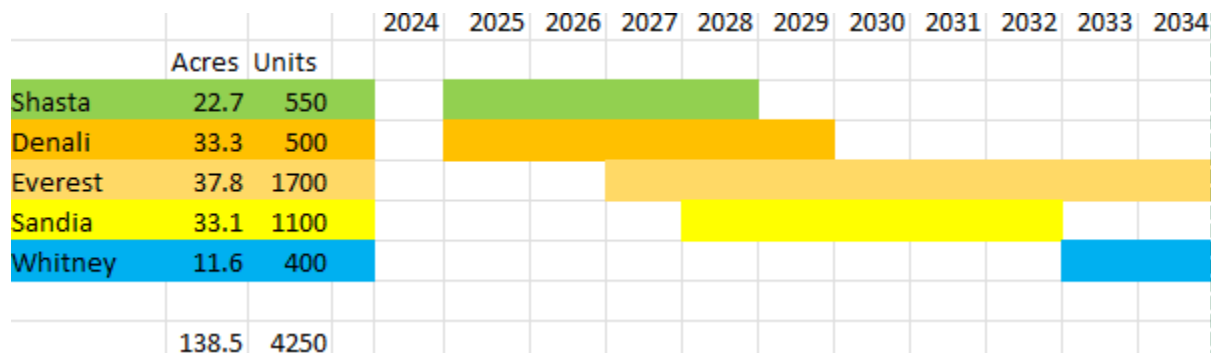
An important part of a large, planned development is to assure that the infrastructure, both public and private, is delivered as planned and on a schedule that supports the development and the larger area of the community. There is a need for predictability on both the part of the developer and City as to infrastructure obligations over the development period, which in this case is estimated to be up to ten (10) years. Specific infrastructure improvements must be completed before specific neighborhoods are activated for construction in some instances, while others can accompany construction or even follow construction.

Infrastructure improvements are classified as onsite or off site and generally are limited to public streets, utilities, paths/trails, and storm water facilities. Improvements such as Sudbury Drive and Adams Street are required to be in place early in the development of the Summit District and prior to occupancy of any improvements. Other improvements such as local streets, utilities, drainage, and paths would be committed to and delivered with specific phases of development, though each will have a separate time limit for delivery. Affordable housing is an essential part of the Summit District Planned Development and important to the overall community, thus the phasing plan for this is also important and commitment to affordable housing must also accompany each phase of development, to ensure overall minimum requirements as set forth herein are met.

These goals and commitments are identified on the Preliminary Plan and will be subsequently developed through Final Plans, Preliminary Plats, and Secondary Plats or amendments to the Preliminary Plan. Goals or requirements for completion of specific infrastructure may be triggered with the completion, platting, or permitting of a specific area, number of units, percentage of units, percentage of buildable areas or a predetermined date. The phasing and scheduling of these commitments may be modified to accompany market demands and physical constraints with subsequent plan approvals as allowed by the Plan Commission.

The proposed phasing plan of the development by neighborhood is outlined below, showing construction periods for each.

1. Shasta Meadows 2025-2028
2. Denali Woods 2025-2029
3. Everest Center 2027-2034
4. Sandia Place 2028-2032
5. Whitney Glen 2033-2034



FN: The above schedule is necessarily dependent on the City of Bloomington’s support concerning utility capacity and expansion as well as developing funding sources, including tax incremental financing to support road and related infrastructure completion.

01.01.060 Subdivision Standard applicable to R and RH-1 Districts

In the R and RH-1 Districts, all projects must comply with the Traditional Subdivision type, as provided by UDO 20.05.030(c).

Section 02.02 Summit District PUD: Districts

02.02.010 Districts Established.

(a) Summary of PUD Districts.

The following districts are established in Summit District PUD, as described below. All development shall comply with standards and regulations in the Planned Unit Development except where no such PUD standard is articulated, in which case the UDO shall apply as to the specific zoning designation, as provided in the below equivalency standards.

- (i) Unless expressly stated otherwise in the PUD, Districts designated as R, RH1 and RH2 shall adopt the UDO provisions of the RH zoning district.
- (ii) Unless expressly stated otherwise in this PUD, Districts designated as MN and MX shall adopt UDO provisions of the MN zoning district.
- (iii) Unless expressly stated otherwise in this PUD, the District designated PO shall adopt UDO provisions of the PO zoning district.

Summit District has land areas which are defined by natural boundaries as well as land uses and locations on the site. These areas are designed and designated to reflect specific land uses that when put together make up the Summit District PUD. The district has six designated zoning districts. These areas allow for a wide range of uses that support the overall neighborhood concept of walkability and connectivity and diversity in housing type and building type.

The districts will each focus on developing in areas with limited environmental and infrastructure constraints, while continuing infrastructure including roads, streets, pathways and trails consistent with the City's vision, transportation, and planning policies. Roads will be designed to promote connectivity and walkability including gridded patterns to the extent possible, while respecting constraints of the property.

(b) Districts

(1) Residential -R

The Residential district includes a wider range of housing types in an effort to increase the viability of owner-occupied and affordable housing.

FIGURE 4: District - R



(2) Mixed Residential -RH1

The Mixed Residential district includes a wider range of housing types to allow for greater density and diversity, including townhomes, condominiums, and apartments to support affordability and home ownership opportunities.

Figure 5: District - RH 1



(3) Mixed Multi-Family -RH2

The Mixed Multi-Family district includes a broader range of housing types. The limited list of nonresidential uses is designed to aid in the transition between Neighborhoods. Natural features will limit the overall connectivity to a larger gridded street pattern. In addition to the local streets, Adams Street and Sudbury Street will continue through these areas, which have an integrated street design to support the other shared transportation facilities.

FIGURE 6: District - RH 2



(4) Mixed Use -MX

The Mixed-Use District includes a broader range of uses and housing types to better promote the walkability of Summit District. Development in this area is intended to promote high-density mixed-use buildings providing services and amenities to the neighborhood. While ground floor residential is allowed, the area will promote walkability and nonresidential uses at the street-level. This area will include structure parking and shared parking options, as well as adequate on-street parking for the retail, service, and restaurant tenants.

FIGURE 7: District - MX



(5) District Center -MN

The District Center district includes a broader range of uses and housing types. The Center is conceived as a gathering space for the broader neighborhood and the larger southwest residential areas of the City of Bloomington. Standards are provided in the PUD to provide appropriate transition from the development to the Arbor Ridge Subdivision to the north. While ground floor residential is allowed, the area will promote walkability and nonresidential uses at the street-level. This designated area will include structure parking and shared parking options, as well as on-street parking for the retail, service, and restaurant tenants. Development in this area is intended to promote high-density mixed-use buildings providing services and amenities. Roads within the Center will be designed to promote connectivity and walkability, while providing visitors with on-street parking.

FIGURE 8: District - MN



(6) PO - Parks and Open Space

The PO district is based on the PO District in the UDO intended to accommodate and protect public and privately owned parks, open spaces, and conservation areas. All land uses, structures, and development in the PO district shall comply with all other provisions of the PUD except as otherwise specifically stated. While the PO District in the UDO includes only public spaces, in the PUD, it will also include privately owned property, designated as Parks and Open Spaces. The PO District includes 53 acres which are designated conservation areas, tree preservation, park space, water and drainage area, karst features, and trails – all enhancing the natural attributes of the PUD (See Figure 10).

FIGURE 9: District - PO



FIGURE 10: TRAILS & OPEN SPACE MAP



Green denotes Open Space.
Red denotes protected bike lanes.
Dotted lines refer to off-street/pedestrian trails.

(c) Base Districts

- (1) Each of the districts described by this PUD authorizes the land uses listed for that base district in Section 03.03 (Use Regulations), subject to the development standards applicable to that type of development in PUD Section 04.04 and UDO Section 20.04 (Development Standards and Incentives), as applicable, and subdivision standards in UDO Section 20.05 (Subdivision Standards) and the requirements for development approval in UDO Section 20.06 (Administration & Procedures).
- (2) In the event of an inconsistency between the provisions of the Summit District PUD and the provisions in UDO Sections 20.03, 20.04, 20.05 or 20.07, the provisions of the PUD shall apply.

(d) PUD Official Map Revisions

- (1) Only persons authorized by the Planning and Transportation Director may revise the PUD Preliminary Plan Map when amendments are passed. Such revisions shall be made as soon as possible after the effective date of the amendment.

02.02.020 Standards

Upon subdivision within the Summit District PUD, the specific district boundaries shall be interpreted as follows:

- (1) District boundaries indicated as following or being parallel to section or fractional sectional lot lines, or city corporate boundary lines shall be construed as following or paralleling such lines.
- (2) District boundaries indicated as approximately following the center line of streams, rivers, or other bodies of water shall be construed to follow such centerlines.
- (3) Where a district boundary divides a lot or parcel or follows or crosses property that is not subdivided the location of such boundary, unless indicated by legal description with distance and bearing or other dimension, shall be determined by the scale of the Preliminary Plan Map as interpreted by the Planning and Transportation Director.
- (4) Whenever any street, alley, public right-of-way, waterway, or other similar area is vacated by proper authority, the districts adjoining each side of vacated areas shall be extended automatically to the center of the vacated area. All areas included in the vacation shall after the vacation be subject to all regulations of the extended districts. In the event of a partial vacation, the adjoining district or district nearest the portion vacated, shall be extended automatically to include all of the vacated area.
- (5) Any disputes as to the exact district boundaries shall be determined by the Planning and Transportation Director. The Planning and Transportation Director may refuse to make a determination when the Director cannot definitely determine the location of a district boundary. In such cases, the Planning and Transportation Director shall refer the interpretation to the Plan Commission. The Plan Commission may then interpret the location of the district boundary with reference to the scale of the Preliminary Plan Map and the purposes set forth in all relevant provisions of this PUD and the UDO, where applicable.

All district boundary determinations made pursuant to this section may be appealed to the Board of Zoning Appeals.

02.02.030 District Dimensional Standards

The color-coded district map is below (Figure 11). Additional standards from Section 02.04.020 (Dimensional Standards) also apply.

FIGURE District 11: Area Map

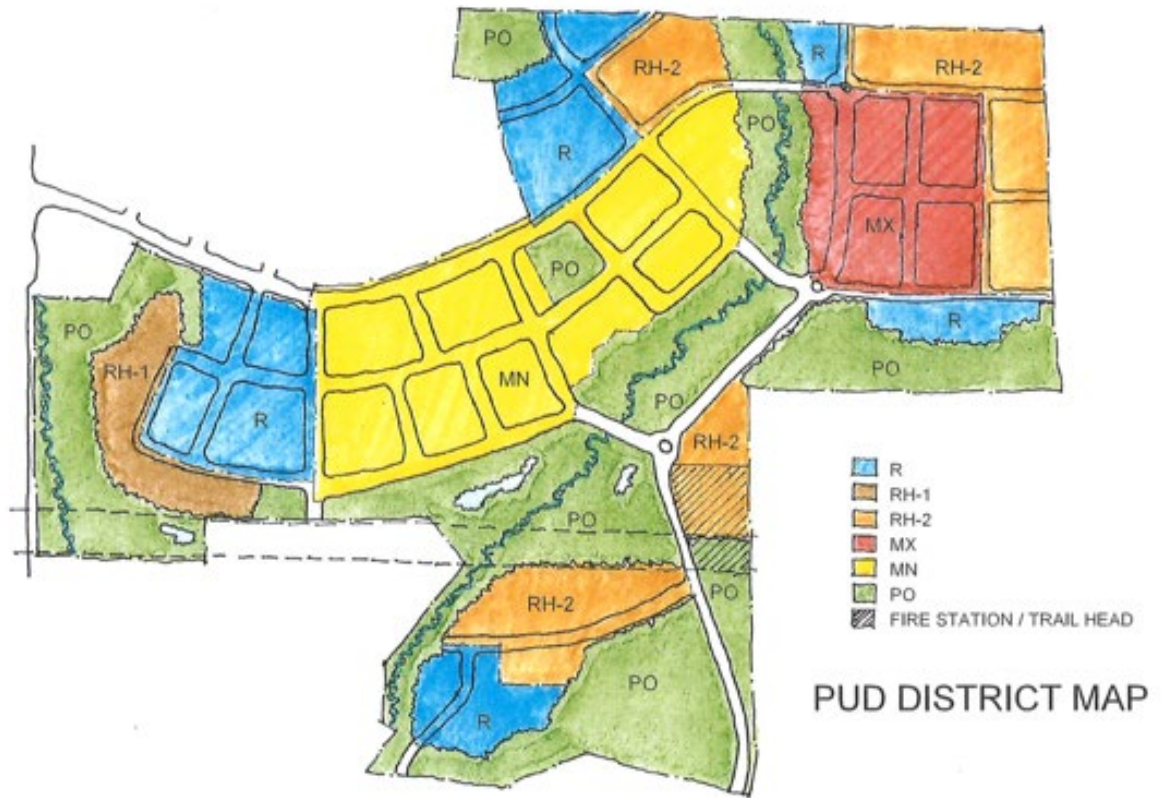


FIGURE 12: District Dimensional Standards

Summit District PUD						
District Dimensional Standards						
	Residential	Mixed Residential	Mixed Multi- Family	District Center	Mixed Use	Parks & Open Space
District	R	RH1	RH2	MN	MX	PO
Lot Dimensions (Minimum unless noted)						
A Lot area (Sq Ft)	1,000	2,000	2,000	5,000	5,000	N/A
B Lot width (feet)	15	20	20	50	50	N/A
Building Setbacks (Minimum unless noted)						
C Front build-to range - (feet)	5-15	5-15	5-15	0-10	0-10	15**
D Front building façade at build-to-range (feet)	80%	80%	80%	80%	80%	N/A
E Side (feet)	5	5	5	5	5	15
F Rear (feet)	3	3	3	3	3	15
Other Standards						
G Primary structure height (maximum -feet)	40	63	63	86	75	20
H Step back required at (story / depth Ft.)	N/A***	4/15	4/15	7/15***	6/15	N/A
I Non-Residential on ground level height (minimum ft)	N/A	N/A	N/A	12	12	N/A
J Impervious surface coverage (maximum percent of lot)	70%	70%	70%	95%	90%	10%
K Landscape area (minimum percent of lot)	None	0	0	0	0	None
L Front parking setback (minimum feet)*	None	20	20	20	20	N/A
M Accessory structure height (maximum - feet)	30	30	30	30	30	20

Note: See Section 04.04.060 (Incentives for Alternative Standards)

* Behind primary structures front building wall, excluding drive entrance/exit.

** PO has a setback of 15 feet from property line.

*** Transitional Standards specific to Arbor Ridge see (PUD 04.04.030(c))

Section 03.03: Summit District Use Regulations

Section 03.03.010: General

- (1) In the Allowed Use Table, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into the appropriate district.

- (2) A lot or parcel may include multiple principal uses, including a combination of residential and non-residential uses.
- (3) When a proposed land use is not explicitly listed in the Allowed Use Table, the Planning and Transportation Director shall make a determination in accordance with UDO Section 20.06.080(c).
- (4) All uses required by any unit of local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license or permit in effect at all times, and failure to do so is a violation of this PUD and the UDO.
- (5) All uses subject to operational standards of a local, state, or federal government agency, including without limitation the regulations of the Bloomington Municipal Code, and regulations of the Indiana Department of Health and Human Services, shall operate in compliance with those standards and regulations at all times and failure to do so is a violation of this PUD and the UDO.

FIGURE 13: Summit District PUD Allowed Use Table

Summit District PUD						
Allowed Use Table						
RESIDENTIAL USES	R	RH1	RH2	MN	MX	PO
Household Living						
Dwelling, single family (detached)	P*					
Dwelling, single family (attached)	P*	P*	P*			
Dwelling, duplex	P*	P*	P*			
Dwelling, triplex		P*	P*			
Dwelling, fourplex		P*	P*			
Dwelling, multifamily		P*	P*	P*	P*	
Dwelling, live/work	P**	P**	P**		P**	

Group Living

Assisted living facility		P	P	P	P	
Continuing care retirement facility		P	P	P	P	
Group care home, FHAA small	p**	p**	p**	p**	p**	
Group care facility, FHAA large	p**	p**	p**	p**	p**	
Nursing or convalescent home		P	P		P	
Supportive housing, small			P		P	
Supportive housing, large			P		P	
PUBLIC, INSTITUTIONAL, AND, CIVIC USES	R	RH1	RH2	MN	MX	PO

Community and Cultural Facilities

Art gallery, museum, or library				P	P	
Community center	p**	p**	P	P	P	
Day-care center, adult or child				p**	p**	
Meeting, banquet, or event facility				P	P	
Places of worship	P	P	P	P	P	
Club or Lodge	P	P	P	P	P	
Parks			P		P	
Police Station, Fire or Rescue			P		P	

Education Facilities

School, college, or university			P	P	P	
School, public or private		p**	p**	p**	p**	
School, trade or business			P	P	P	

COMMERCIAL USES

R	RH1	RH2	MN	MX	PO
---	-----	-----	----	----	----

Healthcare Facilities

Medical clinic

			P		
--	--	--	---	--	--

Agricultural and Animal Uses

Pet Grooming

			P**		
--	--	--	-----	--	--

Veterinarian clinic

			P		
--	--	--	---	--	--

Entertainment and Recreation

Amenity center

		P**	P**	P**	P**
--	--	-----	-----	-----	-----

Recreation, indoor

		P**	P**	P	P
--	--	-----	-----	---	---

Recreation, outdoor

			P		
--	--	--	---	--	--

Food, Beverage, and Lodging

Bar or dance club

				P	
--	--	--	--	---	--

Bed and Breakfast

	P**	P**		P	
--	-----	-----	--	---	--

Brewpub, distillery, or winery

				P**	P**
--	--	--	--	-----	-----

Hotel or motel

				P	P
--	--	--	--	---	---

Restaurant

		P**	P**	P**	P**
--	--	-----	-----	-----	-----

Office, Business, and Professional Services

Artist studio or workshop

		P**	P**	P	P
--	--	-----	-----	---	---

Financial institution

				P	P
--	--	--	--	---	---

Fitness center, small

			P	P	P
--	--	--	---	---	---

Fitness center, large

			P	P	P
--	--	--	---	---	---

Office

			P	P	P
--	--	--	---	---	---

Personal service, small

				P	P
--	--	--	--	---	---

Personal service, large

				P	
--	--	--	--	---	--

Tattoo or piercing parlor

				P	
--	--	--	--	---	--

Retail Sales

Grocery or supermarket

				P	
--	--	--	--	---	--

Liquor or tobacco sales				P		
Retail sales, small				P		
Retail sales, medium				P		
Vehicles and Equipment						
Off site parking / Surface parking lot shared		P*	P*	P*	P*	
Surface parking lot				P*		
Vehicle fleet operations, small				P		
Vehicle fuel station				P*		
Vehicle parking garage			P**	P**	P**	
Vehicle sales or rental				P		
EMPLOYMENT USES	R	RH1	RH2	MN	MX	PO
Artisan Manufacturing			P	P	P	
UTILITIES AND COMMUNICATION	R	RH1	RH2	MN	MX	PO
Solar collector, ground- or building-mounted	P**	P**	P**	P**	P**	P**
Utility substation and transmission facility				P**	P**	
Wind energy system, small	P**	P**	P**	P**	P**	P**
ACCESSORY USES	R	RH1	RH2	MN	MX	PO
Detached garage	P**	P**				
Dwelling, accessory unit	P**	P**				
Electric vehicle charging facility	P	P	P	P	P	P
Home occupation	P**	P**	P**	P**	P**	
Swimming pool	P**	P**	P**	P**	P**	P**
TEMPORARY USES	R	RH1	RH2	MN	MX	PO
Real estate sales or model home	P**	P**	P**	P**	P**	
Seasonal sales	P**	P**	P**	P**	P**	P**
Special event	P**	P**	P**	P**	P**	P**

No * means there are no applicable Use-Specific Standards

* Refer to Use-Specific Standards in 03.03.020 of the Summit District PUD as defined below, as applicable.

**Refer to Use-Specific Standards in UDO Use-Specific Standards 20.03.030, as applicable.

Section 03.03.020 Use-Specific Standards

(a) Generally

The Use Specific Standards listed in this Section 03.03.020 apply to those uses listed in Figure 13 and are exclusive to application in the Summit District PUD. Where a Use-specific standard is not referenced in this PUD Section 03.03.020, the provisions of the UDO shall apply as to applicable Use Specific Standard(s).

(b) Residential Uses

- (1) Dwelling, Single-Family (Attached), Dwelling, Single-Family (Detached), Dwelling Duplex, Dwelling Triplex and Dwelling Fourplex
as provided by UDO Sections 20.03.030(b)(1)(2), (3) and (4) do not apply to this PUD, except that Occupancy of a residence is subject to the definition of “family” in UDO Section 20.07: (Definitions).
- (2) Dwelling, Multifamily
 - (A) Ground Floor Parking
 - i. Any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building façade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.
 - (B) Size
 - i. In the RH-1 district no more than 24 multifamily dwelling units shall be constructed in a single Building, except as provided in PUD Section 04.04.060(c)v with the use of affordability incentives, in which case the Building shall not exceed 50 multifamily dwelling units.
 - (C) Building Floor Plate
 - i. Buildings in the RH1 and RH2 districts cannot have a floor plate larger than 10,000 square feet. Buildings in the MN or MX Districts cannot have a floor plate larger than 30,000 square feet.

(c) Commercial Uses

(1) Vehicle Fuel Station

- (A) The use shall be limited to a total of eight metered fuel dispenser units. For the purpose of this section, each hose shall count as one fuel dispenser unit.
- (B) Major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.
- (C) All activities other than vehicle fueling shall be conducted within a completely enclosed building.
- (D) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (E) Outdoor storage of more than one wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (F) All structures including fuel canopies shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials.
- (G) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from public streets.
- (H) At least 50% of the total number of dispenser units shall provide alternate fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas.

(2) Surface Parking Lot

- (A) A freestanding primary use vehicle surface parking lot for a maximum of 50 cars shall be permitted only in accordance with these provisions:
 - i. The surface parking lot shall have ingress and egress to adjacent rights-of-way that are clearly marked with directional signage.
 - ii. A surface parking lot shall be limited by a minimum of 600' separation by distance from another surface parking lot.
 - iii. Surface parking may be shared by the public or its owners through a Shared Parking Agreement.
 - iv. A surface parking lot shall be approved for use for a period not

to exceed three (3) years from the date of approval of temporary use and may be extended two times for a period of up to one (1) year each by the Director of Planning and Transportation but only upon submission of a study by petitioner demonstration of a continuing need.

- v. Upon the end of the approved time period for use of a surface parking lot, the area must be converted by the owner through approved construction of improvements or a conversion of the lot to greenspace in compliance with PUD Section 04.04.080 (Landscaping, Buffers and Fences).

(3) Off-Site Parking / Surface Parking Lot Shared

- A. With the filing of a final site plan for development of a different approved use, the owners of two or more properties may request the use of a shared parking lot on a parcel that is adjacent to at least one of the proposed development sites. Upon review of the request, the Planning and Transportation Department may authorize the offsite parking/surface parking lot shared use.
- B. Any property utilizing the parking created by this use shall be located within 600 feet of the off-site parking/surface parking lot shared facility providing compliant pedestrian connections to all developments utilizing the off-site parking/surface parking lot shared.
- C. Off-site parking/Surface parking lot shall be approved for use for a period not to exceed three (3) years from the date of the approval of the related final plan and may be extended for a period of up to three (3) years by the Director of Planning and Transportation but only upon a submission of a study by petitioner demonstrating a continuing need.
- D. Upon the end of the approved time period for use of an Off-Site Parking / Surface Parking Lot Shared, the area must be converted by the owner through approved construction of improvements or a conversion of the lot to greenspace in compliance with PUD Section 04.04.080 (Landscaping, Buffers and Fences).

Section 04.04 Development Standards & Incentives

04.04.010 Applicability

(a) New Development

The requirements of this Section shall apply to all new development pursuant to Section 04.04.010 (Applicability) of this PUD, unless otherwise exempted in this Section 04.04.010.

(b) Activities That Trigger Compliance

- (1) Construction of any new primary structure on a lot shall require compliance with all standards in this Section unless an exception is stated in this PUD.
- (2) Figure 14: identifies activities that trigger compliance for conforming sites and structures with specific development standards contained in this Section 04.04. These standards shall not exempt development activity that falls below the thresholds identified in Figure 14: from complying with applicable standards of this PUD or any applicable federal, state, or local regulations. Additional information on applicability is provided in the referenced sections.
- (3) Section 20.06.090(f) (Nonconforming site features) identifies activities that trigger full and limited compliances for lawful nonconforming sites and structures with specific development standards as set forth by the UDO 20.04, except if a specific provision of the PUD in this Section 04.04 applies, in which case the PUD section 04.04 Standard shall apply.
- (4) For purposes of this section, "entire site" shall mean the total area of the lot on which development is occurring. "Disturbed area" shall mean those areas of the lot or those portions of the structure that are included in the project area or that are affected by the proposed development activity.

FIGURE 14: Development Standards Compliance Thresholds For Conforming Sites and Structures

PUD or UDO Standard	Section	Change in Use		New Development		Redevelopment			
						Minor Site Plan		Major Site Plan	
		Entire Site	Disturbed Areas Only	Entire Site	Disturbed Areas Only	Entire Site	Disturbed Areas Only	Entire Site	Disturbed Areas Only
Dimensional Standards	04.04.020		✓	✓			✓	✓	
Environment	20.04.030		✓	✓			✓	✓	
Floodplain	20.04.040		✓	✓			✓	✓	
Access and Connectivity	20.04.040		✓	✓			✓	✓	
Parking and Loading	20.04.050		✓	✓			✓	✓	
Site and Building Design	04.04.060		✓	✓			✓	✓	
Landscape, Buffering, and Fences	04.04.070		✓	✓			✓	✓	
Outdoor Lighting	20.04.090		✓	✓			✓	✓	
Signs	04.04.080		✓	✓			✓	✓	

04.04.020 Dimensional Standards

(a) Purpose

This section is intended to provide dimensional standards and uniform methods of measurement for interpretation and enforcement of the lot and building standards in this PUD.

(b) Applicability

Compliance with this Section 04.04.020 (Dimensional Standards) shall be required pursuant to Section 04.04.010 (Applicability). The Development Standards provided by this Section 04.04.020 are applicable to all development within the Summit District PUD as expressly provided without reference to the UDO provisions regarding the same standards. Where a standard is not specified in this Section 04.04.020, the relevant provisions of the UDO shall apply.

(c) General Dimensional Standards

Figure 12 establishes the dimensional standards for residential, mixed- use, and other districts contained in Section 02.02: (Districts). In case of a conflict between the dimensions shown in

Section 04.04.020 and the dimensions referenced in Figure 12, the provisions of this Section 04.04.020 shall govern.

(d) Lot and Space Requirements

(1) Minimum Lot Dimensions

No space that is needed to meet the width, setback, area, open space, impervious surface coverage, landscaping, or other requirements of this PUD for a lot or building may be sold, leased, or subdivided away from such lot or building. All lots affected by a proposed subdivision shall meet the standards of this PUD.

(2) Number of Primary Buildings or Uses per Lot

Where a lot or parcel is used for multifamily, mixed-use, or commercial, more than one primary building may be located upon the lot when such buildings conform to all requirements of this PUD applicable to the uses and district.

04.04.030 Site and Building Design

(a) Applicability

- (1) Compliance with this Section (Site and Building Design) shall be required pursuant to Section 04.04.010 (Applicability) and the specific applicability criteria established in Sections 04.04.060(b). Except as expressly provided by Sections 04.04.030(a), Section 04.04.030(b) and 04.04.030(c), UDO Section 20.04.060 (Site and Building Design) shall be applied to all Site and Building Design standards.

(b) Building Design

(1) Applicability

The following building design standards shall apply to all development.

- (2) Exception: UDO 20.04.070(d)(1) Third Party Review shall not apply to this PUD.

(c) Transition to Arbor Ridge Subdivision

(1) Setback

- i. Buildings located adjacent to Arbor Ridge Subdivision in Whitney Glen shall comply with minimum setbacks of an eight-foot side building setback and a twenty-five foot rear building setback.

- (2) Height
 - i. Buildings located adjacent to Arbor Ridge Condominiums in Whitney Glen, when exceeding three (3) stories shall step back at the fourth (4th) story at a minimum five (5) additional feet from the required step back above.
 - ii. Buildings located along Sudbury Drive in Everest Center or Shasta Meadows directly across from Arbor Ridge Condominiums shall comply with a step back at the fourth (4th) floor for a minimum of ten (10) additional feet from the property line. For buildings that exceed six (6) stories, any additional step back shall be in compliance with the requirements provided in Figure 12.

04.04.040 Landscaping, Buffering, and Fences

(a) Applicability

Compliance with this Section 04.04.070 (Landscaping, Buffering and Fences) shall be required pursuant to Section 04.04.010 (Applicability) and the specific applicability criteria established in Sections 04.04.040(a), 04.04.040(b), and 04.04.040(c). Except as expressly provided by Sections 04.04.040(a), Section 04.04.040(b) and 04.04.040(c), UDO Section 20.04.080 (Landscape, Buffering and Fences) shall be applied to all Landscape, Buffering and Fences.

(b) District-Specific Applicability

- i. For purposes of the PUD, the Multifamily Development Landscaping standard found in Section 20.04.080(i), shall apply to PUD districts R, RH1 and RH2.
- ii. For purposes of the PUD, the MD District Landscaping standard found in Section 20.04.080(j), shall apply to PUD districts MX and MN.

(c) Exception

- i. The PUD shall not be subject to the standards of Section 20.04.080(g) (Buffer Yards).
- ii. Single family dwellings and plexes shall not be subject to the requirements of landscaping of UDO Section 20.04.080.

(d) Conversion of Uses “Surface Parking Lot” and Off-Site Parking/Surface Parking Lot Shared”

- i. If the time period for the approved use under PUD 03.03.020(c)2 and PUD 03.03.020(c)3 has ended, all portions of the parcel for which no new development has been approved must be converted to green space with ground cover.

04.04.050 Signs

(a) Applicability

No sign or advertising device shall be established, altered, changed, erected, constructed, reconstructed, moved, divided, enlarged, demolished, or maintained except in compliance with this Section 04.04.050. Compliance with this Section 04.04.050 (Signs) shall be required pursuant to Section 04.04.010 (Applicability) and the specific applicability criteria established in Sections 04.04.050(a) and 04.04.050(b). Except as expressly provided by Sections 04.04.050(a), and Section 04.04.050(b), UDO Section 20.04.100 (Signs) shall be applied to all Sign standards.

(b) District-Specific applicability

- i. For purposes of the PUD, the Residential District Sign Standards found in Section 20.04.100(i), shall apply to residential uses in PUD districts R, RH1 and RH2.
- ii. For purposes of the PUD, the MD District Sign Standards found in Section 20.04.100(l) and the Multifamily Sign Standard found in Section 20.04.100(j) shall apply to PUD districts MX and MN and non-residential uses with the RH1 and RH2 districts.
- iii. The following provisions of the UDO 20.04.100 shall be modified as expressly stated below:
 - 1. Section 20.04.100(l)(4)(B) shall state:
 - i. Lots with 30 feet or less of public street frontage are not permitted any freestanding signs. Multiple free-standing signs shall be allowed for lots with 30 feet or more of public street frontage, but each free-standing sign must be a minimum of 60 feet apart.
 - 2. Section 20.04.100(l)(4)(E) shall state that “No freestanding sign shall be allowed unless the primary structure on a lot is set back from the public right-of-way by a minimum of 10 feet.”

3. Section 20.02.100(l)(2)(A)(iv) shall state “no property shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 300 square feet of wall signage.”

04.04.060 Incentives

(a) Purpose

Affordable housing and sustainable development incentives are available to all development within the PUD. The purpose of this Section 04.04.060 is to establish a framework by which affordability and sustainability standards may be implemented to achieve the requirements of the PUD and create standards to allow development to incorporate expanded affordability and sustainability measures by providing enhanced development incentives.

(b) Applicability

Except as expressly provided by PUD Section 04.04.060(a), Section 04.04.060(b), and Section 04.04.060(c), the UDO Section 20.04.110 (Incentives) shall apply.

(c) Summit District PUD-specific applicability

- i. UDO Section 20.04.110(c)(5)(A) shall provide: For purposes of the PUD, regarding the Reduced Bulk Requirements, the dimension standards found in UDO Section 20.04.110(c)(5)(A) shall apply to residential single family and plexes in Districts R, RH-1 and RH-2.
- ii. UDO Section 20.02.110(c)(5)(B)(i) Eligibility shall provide: In addition to the UDO requirements, a project in the “R” district shall not be eligible for an increase in primary structure height over one floor regardless of the incentives achieved
- iii. UDO Section 20.04.110(c)(5)(B)(iv)(2) shall provide: Tier 2 Projects: Projects that are eligible for increased primary structure height for the affordable housing and sustainable development shall be eligible for two additional floors or building height not to exceed 24 feet. The additional floors of building height granted under this subsection (iv)(2) shall step-back at least 10 feet further than the lower floors of the building.

- iv. In the MX and MN Districts, if the affordability incentive is utilized for a Project, the percentage of affordable housing shall equal twenty percent (20%) and not fifteen percent (15%) otherwise required under this PUD.
- v. In the RH-1 District, if the affordability incentive is utilized for a Building, the Building may have a maximum number of units not to exceed 50.
- vi. UDO Section 20.04.110(d)(2) Eligibility shall be modified to provide: Projects seeking the sustainable development incentives established by Section 20.04.110(d)(3) shall meet the qualifying criteria established in 20.04.110(a) and shall satisfy one of the following two options below.”
- vii. UDO Section 20.04.110(d)(3) shall be modified as follows:

Sustainable Development Incentives

(A) Single-Family, Duplex, Triplex, and Fourplex Uses

- i. Single-family and duplex residential projects in the R, RH1 and RH2 districts that satisfy the sustainable development criteria in Option 1 or Option 2 above shall be eligible for the reduced bulk requirements established in Section 20.04.110(c)(5)(A) (Reduced Bulk Requirements).
- ii. Single-family, duplex, triplex and fourplex in the R district that satisfy the sustainable development criteria in Option 1 or Option 2 above shall not be eligible for additional primary structure height.

(B) All Other Uses

Projects that satisfy the sustainable development criteria in Option 1 or Option 2 above shall be eligible for additional primary structure height as established below:

- i. One floor of building height, not exceed 12 feet, beyond the maximum primary structure height established for zoning district where the project is located, as identified in Section 04.04.02 (Dimensional Standards).

- ii. Projects that qualify for the affordable housing incentives in Section 20.04.110(c) (Affordable Housing) in addition to the sustainable development incentive in 20.04.110(d)(2) shall be eligible for the additional incentive height described in Section 04.04.060(c)(iii).

07.07.010 Definitions

(A) The following definitions apply specifically to this PUD:

- i. **Surface Parking Lot**

A free-standing parcel of land with single, ground-level improvements, such as paved parking areas, constructed to allow for the parking of motor vehicles in accordance with the Use Specific Standards in PUD 03.03.020(C)2.

- ii. **Off-Site Parking/ Surface Parking Lot Shared**

A free-standing parcel of land with single, ground-level improvements, such as paved parking areas, constructed to allow for the parking of motor vehicles, which parking lot is utilized by other property owners or users and may be shared by users from different properties, in accordance with the Use Specific Standards in PUD 03.03.020 (c)3.