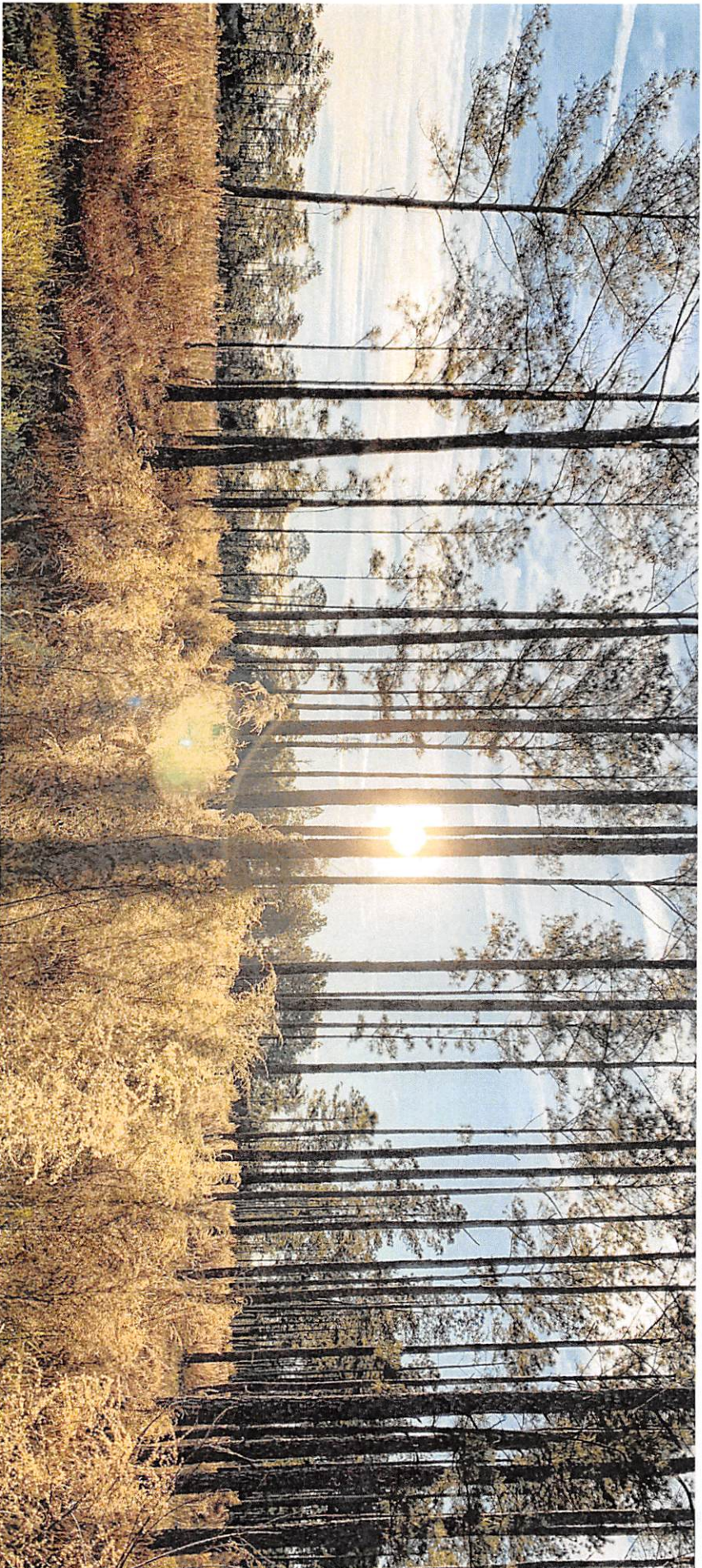


SEQ PUD REZONING

2019 REGULATORY VOLUME |

FOR SUBMITTAL
MAY 21, 2019



SEQ PUD: PROJECT TEAM



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SEQ PUD: INTRODUCTION / PUD WRITTEN DESCRIPTION

INTRODUCTION

A. 2019 REGULATORY VOLUME.

This 2019 Regulatory Volume is submitted in connection with the SEQ PUD rezoning for the PUD Property described below. It includes the following items required by City Ordinance Code Section 656.341 (Planned Unit Developments):

- I. PUD Written Description of Intended Plan of Development
- II. Commitment by Owner
- III. Pre-Application Conference
- IV. PUD Review Criteria
- V. Modifications

B. GENERAL PROJECT CONCEPT.

The Project is intended to create pedestrian-oriented development. Rather than being primarily focused on use, regulation of the Project is character-based (also called "form"-based), which focuses both on use and an intended development pattern and result.

Development standards are provided for various Character Areas within the PUD Property, which are intended to result in a range of natural and built environments, from natural preserve, to predominantly Residential neighborhoods, to general mixed use, village center, commercial, office, and regional uses.

C. DEFINED TERMS.

Capitalized terms used herein shall have the meanings as set forth throughout this document, including "Definitions" in Section 1K.13 below. If not so defined, the terms used within this Regulatory Volume shall have the meanings given in the City Ordinance Code, as it may be amended.

I. PUD WRITTEN DESCRIPTION OF INTENDED PLAN OF DEVELOPMENT

A. PROJECT NAME

SEQ PUD (the "Project")

B. PROJECT TEAM

Owner / Applicant: Sawmill Timber, LLC (together with its successors and assigns, "Owner" or "Applicant")

Attorney: Rogers, Towers PA

Partner: Town Planning & Urban Design Collaborative, LLC

Engineer: ETM, Inc.

C. SUMMARY DESCRIPTION OF PUD PROPERTY

The property is comprised of approximately 1,068 acres and is located at the southeast quadrant of J. Turner Butler Boulevard and I-295

RE #: 167728-0005, 167728-0010, 167729-0100, 167740-0000, 167741-0000 & 167741-4500

The Property subject to this Application is more specifically described on **Exhibit A (Legal Description of PUD Property)** attached hereto (the "PUD Property").

Current Land Use Designation: MU

Current Zoning District: PUD

Proposed Zoning District: PUD

D. CHARACTER AREAS

Within the PUD Property, there are one or more designated Character Areas, which are areas that have specific development standards intended to create the range of intended natural and built environments. The Character Areas within the PUD Property are as follows:

| | |
|----------------------|--------------------------------|
| Character Area CA-1 | Natural Preserve |
| Character Area CA-3 | Neighborhood |
| Character Area CA-3E | Neighborhood Estate |
| Character Area CA-4 | General Mixed Transition |
| Character Area CA-4R | General Residential Transition |
| Character Area CA-5 | Village Center |
| Character Area CA-5C | Regional Commercial |

The Character Areas within the PUD Property are shown in **Exhibit B-1 (Composite Site Plan: Regulating Site Plan - Character Areas)**

Character Areas do not define or correlate to ownership and do not subdivide the PUD Property. Size, configuration, and boundaries of the Character Areas as shown on **Exhibit B-1** may be revised in the verification of substantial compliance process or during final design without modification of the PUD, but subject to the review and approval of the Planning and Development Department. **[SENTENCE DELETED]**

E. SITE ANALYSIS

The PUD Property is located at the southeast quadrant of J. Turner Butler Boulevard and I-295, as shown on **Exhibit C-1 (Site Analysis: Area Map)**

Surrounding land use designations, zoning districts, and existing uses are shown on **Exhibit C-2 (Site Analysis: Adjoining Properties Map)**, generally described as follows:

| Land Use Category | Zoning | Use |
|------------------------|--------------------------|--|
| South II, PBF | PUD, RR-ACRE, AGR, PBF-2 | Single family, Office, Medical |
| East AGR-III, AGR-I | PUD | Vacant |
| North | PBF-1, CO, PUD, IGP | Multi-Family, Office, UNF, Technology Park, Vacant |
| West | RP, CGC, MDR, PUD | Office, Condominiums, Multi-Family, Commercial |

Existing conditions of the PUD Property are shown on **Exhibit C-1 and C-2**

F. SUMMARY AND PURPOSE OF THE PUD

The Applicant proposes to rezone the PUD Property from Planned Unit Development to Planned Unit Development. The PUD Property is currently governed by the Planned Unit Development that was adopted in 2005 (Ordinance No. 2005-1226-E) (the "**2005 Planned Unit Development**"). When the 2005 Planned Unit Development was adopted, the Duval County School Board ("**School Board**") had proposed a new high school to be located on a parcel within the PUD Property.

Since that time, circumstances affecting the PUD Property have changed in several respects. The School Board constructed a new high school on

SEQ PUD: PUD WRITTEN DESCRIPTION

a nearby, alternate site (Atlantic Coast High School). As of the date of this application, the School Board has informed the Owner that it is not planning a new school in the area of the PUD Property in the foreseeable future. Also, new development has occurred west of the PUD Property and I-295, and area roadway improvements have been proposed and are being constructed. These changes in circumstances dictate a need to amend and update the 2005 Planned Unit Development.

The Owner envisions development under the amended and updated PUD as a walkable, mixed-use, community comprised of distinct neighborhoods featuring a mixed-use village center adjacent to predominantly Residential neighborhoods.

Many activities of daily living can occur within walking distance of the homes and businesses located within a five to ten minute walk from the village center. This will allow independence to those who do not drive, especially the elderly and the young. An interconnected network of streets is designed to encourage walking and reduce the number and length of automobile trips, minimizing the impact on adjacent thoroughfares and the environment.

Within neighborhoods, a broad range of housing types and price points can bring people from all backgrounds and stages of life into daily interaction, strengthening the personal and civic bonds essential to an authentic community.

Also included in the PUD Property is a predominantly office, retail, and mixed use area adjacent to the I-295 right-of-way that will serve as a regional commercial anchor.

A range of open spaces, including parks, playgrounds, village greens, natural preserves and community gardens, will be distributed within neighborhoods and provide opportunities for both active and passive recreation. Conservation areas and open lands, such as the large Gum Swamp preserve, will be used to define and connect various neighborhoods and other areas.

Development of the PUD Property will be governed by the standards provided herein. Such standards address (a) overall maximum densities and intensities, (b) overall minimum active recreation and passive Open Space, (c) overall amount of public and private rights of way, (d) the access and vehicular circulation system, (e) pedestrian and low-speed vehicle internal roadways, (f) the pedestrian circulation system and sidewalks, trails and bikeways, (g) Thoroughfares, (h) landscaping, (i) buffers, (j) signage, (k) Character Areas, (l) permitted uses and structures and their permitted

locations, as well as certain other uses and performance standards for uses, (m) temporary uses and structures, and (n) parking and loading.

Such standards also include supplemental provisions regulating (i) Block Perimeter, (ii) Open Space types, (iii) Building Site occupation, (iv) number of buildings on a Building Site, (v) building standards (such as height and facade), (vi) Building Types, (vii) Encroachments, (viii) vehicular parking and loading, and (ix) signs.

In addition, the Project will be privately regulated by covenants and restrictions, which will include a Pattern Book addressing development and architectural patterns. Those private regulations will be enforceable by a property owners association and/or architectural review board.

It is intended that a property owner's association, community development district, and/or land trust or conservancy foundation will provide for the continued operation and maintenance of common areas and facilities within the Project that are not to be provided, operated, or maintained by the City.

The standards herein and such private regulations are intended to result in the envisioned natural and built environment.

The PUD Property lies within the Transportation Management Area ("TMA"), which is designated in the Transportation Element of the 2030 Comprehensive Plan and approved as part of a Development Agreement (most recently amended in Ordinance 2014-104-E). The PUD permits uses that comply with the specified trip generation levels and enables the City to regulate road configuration and design, access, mobility, pedestrian travel, uses, and characteristics of uses within the Property, such that the goals and policies of the TMA are served. See, e.g., 2030 Comprehensive Plan Transportation Element, Policies 1.3.1 - 1.3.5, 1.3.8 and 1.3.9.

G. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complementary to the pedestrian, as well as a regional office and commercial area. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;

- Creation of employment opportunities; and
- The inclusion of standards that will establish the unique quality, identity and character of the community.

Additionally, considering the location of this site, the mixed-use nature, configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed Residential densities within the PUD are appropriate and compatible with nearby development.

H. PUD/DIFFERENCE FROM USUAL APPLICATION OF CITY ZONING CODE

The PUD differs from the usual application of the City Ordinance Code in the following respects:

- It binds the Applicant and successors to this PUD Written Description of Intended Plan of Development, including the standards herein and in **Exhibit B-1 (Composite Site Plan: Regulating Site Plan - Character Areas)**;
- It provides for maximum densities and intensities;
- It establishes Character Areas within which the development standards unique to the design and character of the various Project areas are applicable;
- It **establishes** Principal Building Types with development standards unique to the various types;
- It establishes permitted principal uses which vary from the zoning districts in the Zoning Code, including:
 - It permits certain uses without reference to additional performance standards.
 - It consolidates under the Office and Institutional use categories various office, medical, and institutional uses, which would be applicable to multiple, different zoning districts;
 - It consolidates under the Retail Services and Lodging use categories various neighborhood and community retail and other uses appropriate in scale to the area and which are otherwise set forth in multiple, different zoning districts;
 - It sets forth under the Recreation, Civic, Civil Support, and

SEQ PUD: PUD WRITTEN DESCRIPTION

Conservation use categories various passive and active recreational uses and conservation uses which will serve the overall PUD;

- It permits silviculture and land clearing uses throughout the PUD;
- It includes variations to the accessory use and performance standards provisions, which are consistent with the urban, mixed use design of this PUD;
- It provides for a reduction in the number of required vehicle, loading, and bicycle parking spaces for certain uses;
- It includes variations from otherwise applicable parking standards to accommodate the urban design of the PUD, shared parking, and other features of a complete mixed-use development; and
- It provides for PUD – specific signage tailored to the frontage on J. Turner Butler Boulevard and I-295, as well as Character Area – specific sign standards.
- It provides that Frontage and access may be provided by either public or private Thoroughfares or Driveways and other means of vehicular and pedestrian access for individual parcels within the PUD that may be owned in fee simple;
- It provides for specific roadway design standards which, in some instances, vary from those in the Code and Land Development Procedures Manual to fit the urban and walkable nature of this PUD.
- It contains Open Space provisions, which ensure compliance with applicable Comprehensive Plan requirements;
- It includes variations from the landscaping provisions consistent with the urban design of the PUD;

I. ZONING OVERLAYS INAPPLICABLE

The PUD Property is not within or required to conform to any zoning overlay.

J. PROJECT DEVELOPMENT PLAN

1. General.

The PUD Property is proposed to be developed in accordance with **Exhibit B-1 (Composite Site Plan: Regulating Site Plan – Character**

Areas)

2. Quantitative Data (Acreages are approximate)

- a. The total development in the PUD consists of approximately 1063.24 gross acres, including property designated as Character Area CA-1.
- b. The maximum number of Residential Dwelling Units in the PUD shall be 4,600 Dwelling Units.
- c. The maximum non-Residential floor area in the PUD shall be 3,500,000 square feet.
- d. The total amount of recreation open space in the PUD shall be a minimum of 50 acres.
- e. The total amount of passive open space in the PUD shall be a minimum of 150 acres.
- f. The total amount of public rights-of-way and/or private Thoroughfares proposed for the PUD will be approximately 165 acres.
- g. The total land coverage of all buildings and structures proposed for the PUD is the total maximum land coverage of buildings and structures specified for the various Character Areas by **Table I.K.4.a.1-7 (Character Area Standards)**

3. Compliance with Comprehensive Plan

The PUD and the development proposed herein are consistent with the 2030 Comprehensive Plan, as noted throughout this PUD Written Description.

The PUD Property is designated as Multi-Use ("MU") on the Future Land Use Map ("FLUM") of the 2030 Comprehensive Plan and is within the Suburban Development Area. The PUD shall be developed consistent with the applicable MU – Suburban Area land use category of the 2030 Comprehensive Plan. Pursuant to Policy 4.3.12 of the 2030 Comprehensive Plan, the MU land use category governing the PUD Property permits uses consistent with the following land use categories identified in the 2030 Comprehensive Plan:

- Low Density Residential ("LDR"),

- Medium Density Residential ("MDR")
- Residential-Professional-Institutional ("RPI"),
- Community/General Commercial ("CGC"), and
- Agriculture ("AGR")

4. Phasing

Construction of Residential and non-Residential uses will be initiated when the market dictates and will be completed as the market dictates. Unless otherwise required in the TMA or other development agreement, construction of supporting infrastructure and facilities will be initiated when needed and feasible and will be completed within a reasonable time thereafter.

5. Maximum Density

The PUD proposes an overall maximum Residential density of 4.33 units per acre (4,600 Dwelling Units/1063.24 acres), measured cumulatively throughout the PUD. This density is consistent with 2030 Comprehensive Plan Future Land Use Element Policy 4.3.12, which permits a maximum density under CGC of twenty (20 units per acre as well as an overall maximum number of residential units in the PUD of 5,463 residential units. The density on individual Building Sites may exceed 4.33 units per acre, so long as, cumulatively throughout the PUD, the maximum density is 4.33 units per acre.

6. Graphic Depictions

The graphic depictions throughout this PUD Written Description, including depictions of development within the Character Areas, Building Types, signage, Thoroughfare Types, and Open Space Types, are conceptual illustrations intended to help the reader envision the concepts being discussed. These illustrations are not intended to be, and shall not be, restricting, limiting, or binding upon development within the PUD.

K. PROJECT DEVELOPMENT STANDARDS

1. Compliance.

Except as may otherwise be required by applicable federal laws and regulations related to the Americans with Disabilities Act or the Federal Emergency Management Administration, all development, land, improvements, buildings, structures, Building Sites, Character Areas,

SEQ PUD: PUD WRITTEN DESCRIPTION

Open Space Sites, Open Space, subdivision or re-subdivision, and all uses thereof will comply with the standards set forth herein, in each case to the extent set forth herein and as applicable to the PUD Property.

2. Character Areas, Open Space, Open Space Sites, & Building Sites.

a. Character Areas.

The PUD Property has designated within it several Character Areas, as described in **Table I.K.4.a.1-.7 (Character Area Standards)** and as shown on **Exhibit B-1 (Composite Site Plan: Regulating Site Plan – Character Areas)**

Character Areas are utilized to describe a range of intended natural to urban environments to which specific development standards are applicable.

b. Open Space & Open Space Sites.

Open Space within the PUD Property will consist of areas designated as Character Area CA-1 Natural Preserve and Open Space Sites.

Certain Open Space is designated on **Exhibit B-1 (Composite Site Plan: Regulating Site Plan – Character Areas)** and is located within Character Area CA -1 (Natural Preserve). Additional Open Space Sites are indicated on **Exhibit B-2 (Composite Site Plan: Development Plan – Green Network & Recreation Open Space Plan)**, and **Exhibit B-1 (Composite Site Plan: Regulating Site Plan – Character Areas)**. Additional Open Space may be designated as Open Space, as and when the various areas within the PUD Property are developed.

c. Building Sites.

Buildings within the PUD Property will be constructed on Building Sites, each of which will be within a designated Character Area.

3. Regulating Site Plan.

The Regulating Site Plan identifies Character Areas, Open Spaces, and Thoroughfares within the PUD Property. It is comprised of the following:

a. Exhibit B-1 (Composite Site Plan: Regulating Site Plan – Character Areas)

b. Exhibit B-2 (Composite Site Plan: Development Plan – Green Network & Recreation Open Space Plan)

c. Exhibit B-3 (Composite Site Plan: Development Plan – Overall Right of Way / Access Plan)

d. Exhibit B-4 (Composite Site Plan: Regulating Site Plan– Thoroughfare Plan) and

e. Exhibit B-5 (Composite Site Plan: Development Plan – Pedestrian & Bicycle Accommodations Plan)

4. Building Site & Open Space Standards

a. General.

Lots, Building Sites, Open Space, other Sites, and buildings shall comply with this Section I.K.4.

b. Building Sites and Open Space.

Standards for lots, Building Sites and Open Space are set forth in **Table I.K.4.A.1 – .7 (Character Area Standards)** and elsewhere herein.

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CA-1

TABLE I.K.4.A.1 CHARACTER AREA STANDARDS: NATURAL PRESERVE

General Description

The CA-1 Natural Preserve Character Area consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



| Block Size | |
|-----------------|------------|
| Block Perimeter | No Maximum |

| Lot & Other Building Site Occupation | |
|--------------------------------------|----|
| Width | NA |
| Coverage | NA |

| Open Space Types | |
|--|----|
| Natural Area | P |
| Green | NP |
| Square | NP |
| Plaza | NP |
| Playground | NP |
| Sport Field | NP |
| Community Garden | NP |
| Pocket Park | NP |
| See Table I.K.14 (Open Space - Specific Standards) | |

| Permitted Uses |
|--|
| Conservation/Open Space See Table I.K.4.n (Permitted Principal Uses) |

| Building Types |
|---|
| Buildings are not permitted with the exception of those related to recreational and other uses identified as Permitted Principal Uses, such as boardwalks and scenic observation platforms (which may be roofed). |

| | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

CA-3

TABLE I.K.4.A.2 CHARACTER AREA STANDARDS: NEIGHBORHOOD

General Description

The CA-3 Neighborhood Character Area consists primarily of a low density, single-family, detached residential area in which Small Houses, Houses, and Estate Houses are the predominant Building Types.





| Block Size | |
|-----------------|--------------|
| Block Perimeter | 3000 ft. max |

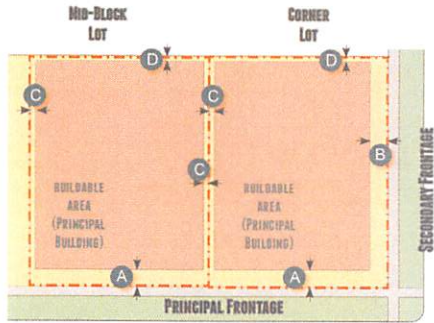
| Open Space Types | |
|-------------------------------------|----|
| Natural Area | P |
| Green | P |
| Square | NP |
| Plaza | NP |
| Playground | P |
| Sport Field | P |
| Community Garden | P |
| Pocket Park | P |
| See Table I.K.14 (Open Space Types) | |

| Permitted Uses | |
|---|--|
| Residential; Education; Civic; Utility; Conservation/Open Space; Other See Table I.K.4.n (Permitted Principal Uses) | |

| Lot & Other Building Site Occupation | |
|--------------------------------------|-------------------|
| Width | 40 ft. min |
| Lot Area | 2,800 sq. ft. min |
| Coverage | 70% max |

| Number of Buildings on Building Site | |
|--------------------------------------|-------|
| Principal Building | 1 max |
| Accessory Buildings | 1 max |

| | | | | | |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table. | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

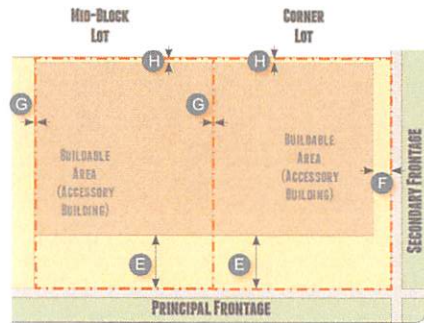


Setbacks – Principal Building

| | | |
|-----------------------------------|--|----------|
| Front Setback, Principal Frontage | 10 ft. min; 20 ft max along R-2 roads and 15 ft max along R-3 roads as identified in Exhibit B-4 Composite Site Plan: Regulations Site Plan - Thoroughfare Plan. | A |
| Front Setback, Secondary Frontage | 10 ft. min | B |
| Side Setback | 3 ft. min | C |
| Rear Setback | If no Rear Alley, 5 ft. min, If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley | D |

Setbacks – Accessory Building

| | | |
|-----------------------------------|---|----------|
| Front Setback, Principal Frontage | 20 ft. min + Principal Building Front Setback | E |
| Front Setback, Secondary Frontage | 10 ft. min | F |
| Side Setback | 0 ft. min | G |



Setbacks – Accessory Building (continued)

| | | |
|--------------|---|----------|
| Rear Setback | If no Rear Alley, 5 ft. min, If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley | H |
|--------------|---|----------|

Building Standards

| | |
|------------------------|---------------|
| Building Height | |
| Principal Building | 2 Stories max |
| Accessory Building | 2 Stories max |

Facade

| | |
|----------|---|
| Position | Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line |
|----------|---|

| | |
|-------------|-----------------------|
| Blank Walls | NP at Frontage |
|-------------|-----------------------|

Finished Floor

| | |
|-------|-------------------------------------|
| Level | 18" min above grade at front Facade |
|-------|-------------------------------------|

Porches Private covenants shall be recorded at time of platting, requiring 50% of Houses to have a front porch (open or screened space under roof attached to the front Facade)

Building Types

| | | | |
|-------------------|-----------|---------------------|-----------|
| Small House | P | Live/Work | NP |
| House | P | Small Mixed Use | NP |
| Large House | P | Large Mixed Use | NP |
| Duplex | P | Commercial | NP |
| Townhouse | NP | Large Format Retail | NP |
| Stacked Townhouse | NP | Jewel Box/Kiosk | NP |
| Small Multifamily | NP | Flex | NP |
| Large Multifamily | NP | Civic | P |

See Table I.K.4.J (Principal Building Types - Specific Standards)

Encroachments – Required Setbacks

| Encroachment Type | Front | Side | Rear |
|-------------------------------|-------------------------------|----------|----------|
| Steps to Building Entrance | P up to 75% of Setback | P | P |
| Open Porches, including steps | P up to 75% of Setback | P | P |
| Stoops | P up to 50% of Setback | P | P |
| Balconies and Bay Windows | P | P | P |

Vehicular Parking Requirements

| | |
|----------------------------|---|
| Required Parking | See Table I.K.5-1 (Vehicular Parking Requirements) |
| Off-Street Parking Surface | Prepared surface of gravel, asphalt, concrete or other hard surface |
| Garage Location | If facing the Frontage, must be min 10' from front roofline of Principal Building |
| Parking Structures | NP |

Signs

Residential Community Identity Monument signs; see Sign Standards in Table I.K.9 (Sign Types – Specific Standards)

| | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

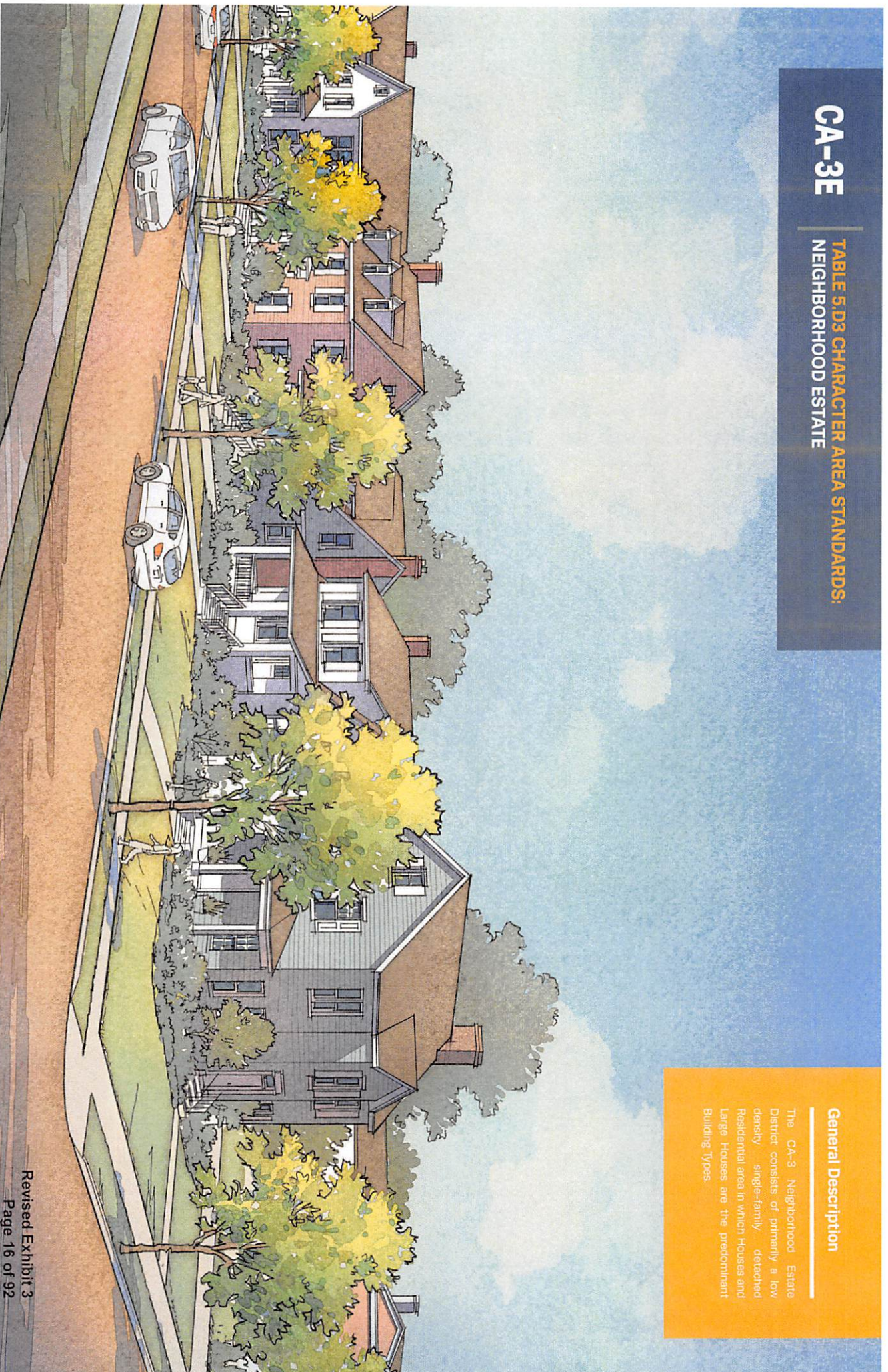
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CA-3E

TABLE 5.D3 CHARACTER AREA STANDARDS: NEIGHBORHOOD ESTATE

General Description

The CA-3 Neighborhood Estate District consists of primarily a low density, single-family detached Residential area in which Houses and Large Houses are the predominant Building Types.





| Block Size | |
|-----------------|--------------|
| Block Perimeter | 3000 ft. max |

| Open Space Types | |
|------------------|----|
| Natural Area | P |
| Green | P |
| Square | NP |
| Plaza | NP |
| Playground | P |
| Sport Field | P |
| Community Garden | P |
| Pocket Park | P |

See Table I.K.14 (Open Space Types)

| Permitted Uses | |
|--|--|
| Residential; Education; Civic; Utility; Conservation/Open Space; Other See Table I.K.4o (Permitted Principal Uses) | |

| Lot & Other Building Site Occupation | |
|--------------------------------------|-------------------|
| Width | 60 ft. min |
| Lot Area | 4,200 sq. ft. min |
| Coverage | 65% max |

| Number of Buildings on Building Site | |
|--------------------------------------|-------|
| Principal Building | 1 max |
| Accessory Buildings | 1 max |

| LEGEND | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| The following notations are utilized in this table. | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |

PROJECT DEVELOPMENT STANDARDS

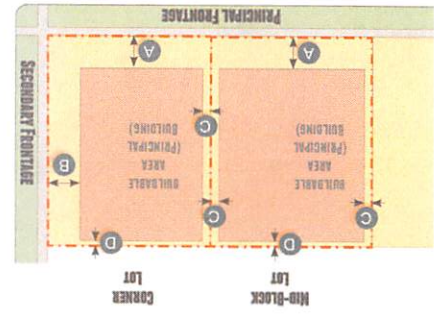
| Building Types | NP | P | R | NP | NP | NP | NP | NP | NP |
|-------------------|----|---|---|----|----|----|----|----|----|
| Small House | NP | P | P | NP | NP | NP | NP | NP | NP |
| House | NP | P | P | NP | NP | NP | NP | NP | NP |
| Small Mixed Use | NP | P | P | NP | NP | NP | NP | NP | NP |
| Large House | NP | P | P | NP | NP | NP | NP | NP | NP |
| Large Mixed Use | NP | P | P | NP | NP | NP | NP | NP | NP |
| Commercial | NP | P | P | NP | NP | NP | NP | NP | NP |
| Duplex | NP | P | P | NP | NP | NP | NP | NP | NP |
| Townhouse | NP | P | P | NP | NP | NP | NP | NP | NP |
| Stacked Townhouse | NP | P | P | NP | NP | NP | NP | NP | NP |
| Jewel Box/Kiosk | NP | P | P | NP | NP | NP | NP | NP | NP |
| Small Multifamily | NP | P | P | NP | NP | NP | NP | NP | NP |
| Flex | NP | P | P | NP | NP | NP | NP | NP | NP |
| Large Multifamily | NP | P | P | NP | NP | NP | NP | NP | NP |
| Civic | NP | P | P | NP | NP | NP | NP | NP | NP |

See Table I.K.4j (Principal Building Types - Specific Standards)

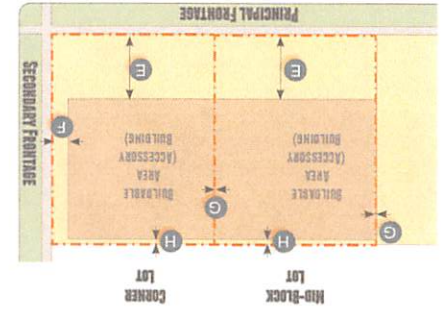
Encroachments - Required Setbacks

| Encroachment Type | Front | Side | Rear |
|-------------------------------|------------------------|------|------|
| Steps to Building | P up to 50% of Setback | P | P |
| Open Porches, including steps | P up to 50% of Setback | P | P |
| Stoops | P up to 50% of Setback | P | P |
| Balconies and Bay Windows | P | P | P |

| Vehicle Parking Requirements | See Table I.K.5-1 | NP | NP | NP |
|---|--|----|----|----|
| Required Parking (vehicular parking requirements) | NP | NP | NP | NP |
| Off-Street Parking Surface | Prepared surface of gravel, asphalt, concrete or other hard surface | NP | NP | NP |
| Garage Location | If facing the Frontage, must be min 10' from front roofline of Principal Building | NP | NP | NP |
| Parking Structures | | NP | NP | NP |
| Signs | Residential Community Identity Monument signs: See Sign Standards in Table I.K.9 (Sign Types - Specific Standards) | NP | NP | NP |



| Setbacks - Principal Building | Setbacks - Accessory Building |
|---|---|
| Front Setback, Principal | Front Setback, Principal |
| 20 ft. min., 20 ft. max along R-2 roads and 15 ft max along R-3 roads as identified in Exhibit B-4 | 20 ft. min + Principal Building Front Setback |
| Composite Site Plan - Regulations Site Plan - Thoroughfare Plan | |
| Front Setback | Front Setback, Principal |
| 20 ft. min | 20 ft. min + Principal Building Front Setback |
| Secondary Frontage | Secondary Frontage |
| 5 ft. min | 5 ft. min |
| Side Setback | Side Setback |
| If no Rear Alley, 5 ft. min; If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley | |
| Rear Setback | Rear Setback |
| 20 ft. min | 20 ft. min |
| Secondary Frontage | Secondary Frontage |
| 10 ft. min | 10 ft. min |
| Front Setback, Principal | Front Setback, Principal |
| 10 ft. min | 10 ft. min |
| Secondary Frontage | Secondary Frontage |
| 0 ft. min | 0 ft. min |



Setbacks - Accessory Building (continued)

Rear Setback

If no Rear Alley, 5 ft. min; If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley

Building Standards

Building Height

Principal Building 3 Stories max

Accessory Building 2 Stories max

Facade

Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line

Blank Walls

NP at Frontage

Finished Floor

18' min above avg. grade at Facade

Level

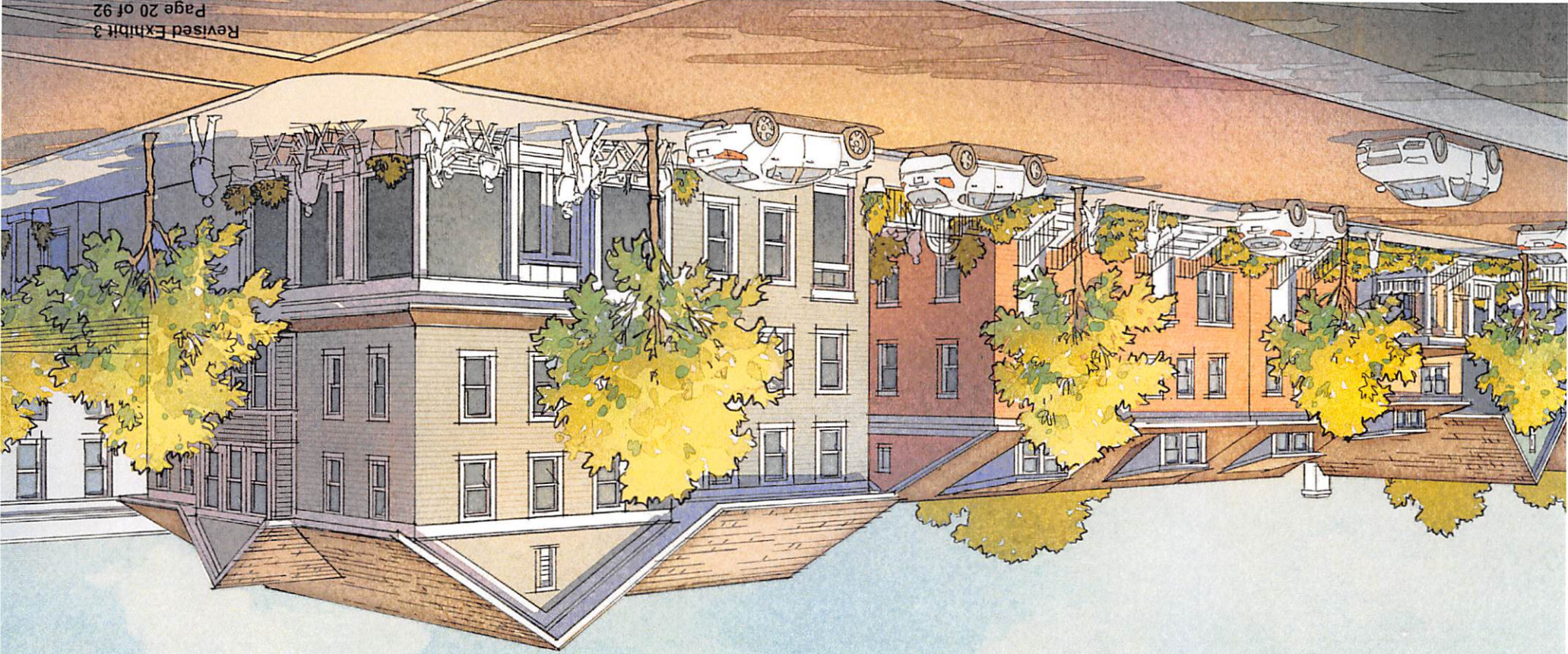
18' min above avg. grade at Facade

LEGEND

The following notations are utilized in this table.

| | |
|----|----------------|
| P | Permitted |
| NP | Not Permitted |
| NA | Not Applicable |
| R | Required |
| NR | Not Required |

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The CA-4 Neighborhood Mixed Use Transition Character Area consists of a medium density area that has a mix of Building Types and primarily Residential Retail / Personal Service, Office, Lodging and Civic Uses.

General Description

TABLE 1.K.4.A.4 CHARACTER AREA STANDARDS:
NEIGHBORHOOD MIXED USE TRANSITION

CA-4



| Block Size | |
|-----------------|--------------|
| Block Perimeter | 2400 ft. max |

| Open Space Types | |
|-------------------------------------|----|
| Natural Area | P |
| Green | P |
| Square | P |
| Plaza | NP |
| Playground | P |
| Sport Field | P |
| Community Garden | P |
| Pocket Park | P |
| See Table I.K.14 (Open Space Types) | |

| Permitted Uses | |
|--|--|
| Residential; Lodging; Retail/Services; Office; Education; Institutional; Recreation; Civic; Utility; Conservation/Open Space; Other See Table I.K.4.n (Permitted Principal Uses) | |

| Lot & Other Building Site Occupation | |
|--------------------------------------|--|
| Width | 15 ft. min attached housing, 30 ft. min detached housing |
| Lot Area | 1,200 sq. ft. min |
| Coverage | 80% max |

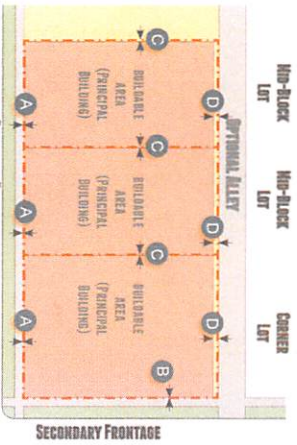
| Number of Buildings on Building Site | |
|--------------------------------------|--|
| Principal Building | 1 max; except for Multifamily, Townhouse, and Duplex, which may have multiple buildings on a Building Site |
| Accessory Buildings | 1 max |

| LEGEND | Permitted | Not Permitted | Not Applicable | Required | Not Regulated |
|---|-----------|---------------|----------------|----------|---------------|
| The following notations are utilized in this table. | | | | | |

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.A.4 CHARACTER AREA STANDARDS:
NEIGHBORHOOD MIXED USE TRANSITION

CA-4



Setbacks – Principal Building or Parking Structure

0 ft. min., 20 ft. max along R-2 roads and 15ft. max. along R-3 roads as identified in Exhibit B-4.

Frontage **A** Composite Site Plan: Regulations Site Plan - Thoroughfare Plan

Front Setback, Secondary **B** 0 ft. min

Side Setback **C** 0 ft. min per side for attached housing; 3 ft. min per side for detached housing

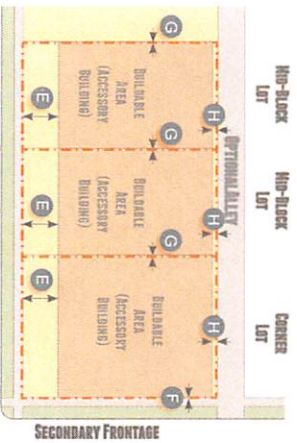
Rear Setback **D** If no Rear Alley, 5 ft. min; if Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley

Setbacks – Accessory Building

Front Setback, Principal **E** 20 ft. min + Principal Building Front Setback

Frontage **F** 0 ft. min

Side Setback **G** 0 ft. min



Setbacks – Accessory Building (continued)

If no Rear Alley, 5 ft. min; if Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley

Rear setback **H**

Building Standards

Building Height 4 Stories max

Principal Building 2 Stories max

Parking Structure Max same as Principal Building

Facade Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line

Blank Walls **NA** at Frontage

Finished Floor

If Small House, House, Duplex, Central Living, Townhouse, or Stacked Townhouse: 18' min above grade at front Facade

| Building Types | MP | NP | PA | PC | PP |
|-------------------|----|----|----|----|----|
| Small House | MP | | | | PP |
| House | MP | | | | PP |
| Central Living | | PP | | | PP |
| Estate House | MP | | | | PP |
| Duplex | | PP | | | PP |
| Townhouse | | PP | | | PP |
| Stacked Townhouse | | PP | | PC | PP |

See Table I.K.4.1 (Principal Building Types - Specific Standards)

Encroachments – Required Setbacks

| Encroachment Type | Front | Side | Rear |
|----------------------------|-------|------|------|
| Steps to Building Entrance | PP | PP | PP |

Open Porches, including steps **P** up to 50% of Setback

Stoops **P** **P** **P**

Balconies and Bay Windows **P** **P** **P**

Vehicle Parking Requirements

Off-Street Parking Location Except in a Garage, must be setback at least 10' from front roofline of building

Garage Location If facing the Frontage, min 10' from front roofline of Principal Building

Parking Structures **P**

Signs

All sign types, see Sign Standards in Table I.K.9 (Sign Types - Specific Standards)

| LEGEND | P | MP | NP | NA | R | MP |
|---|-----------|---------------|---------------|----------------|----------|--------------|
| The following notations are utilized in this table. | Permitted | Not Permitted | Not Permitted | Not Applicable | Required | Not Required |

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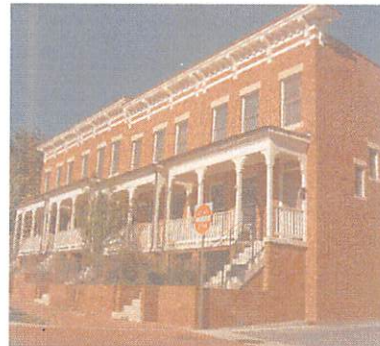
CA-4R

TABLE I.K.4.A.5 CHARACTER AREA STANDARDS: NEIGHBORHOOD RESIDENTIAL TRANSITION

General Description

The CA-4R Neighborhood Residential Transition Character Area consists of a medium density area that has a mix of Residential Building Types and exclusively Residential and Civic Uses.





| Block Size | |
|-----------------|--------------|
| Block Perimeter | 2400 ft. max |

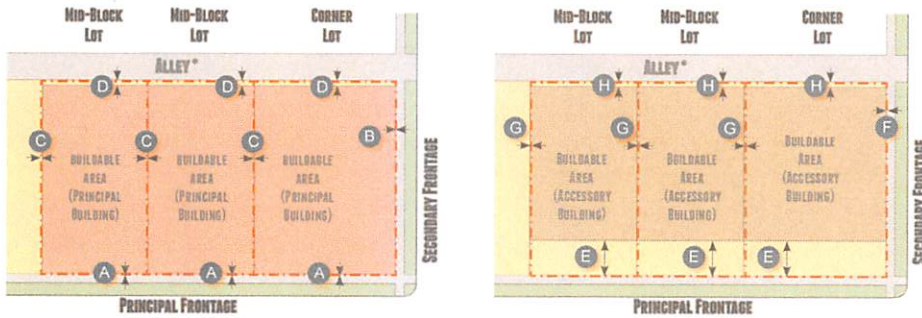
| Open Space Types | |
|-------------------------------------|----|
| Natural Area | P |
| Green | P |
| Square | P |
| Plaza | NP |
| Playground | P |
| Sport Field | P |
| Community Garden | P |
| Pocket Park | P |
| See Table I.K.14 (Open Space Types) | |

| Permitted Uses | |
|--|--|
| Residential; Education; Civic; Utility; Conservation/Open Space; Other See Table I.K.4.n (Permitted Principal Use) | |

| Lot & Other Building Site Occupation | |
|--------------------------------------|--|
| Width | 15 ft. min attached; 30 ft. min detached |
| Lot Area for detached homes | 1200 sq. ft. min |
| Coverage | 80% max |

| Number of Buildings Building Site | |
|-----------------------------------|-------|
| Principal Building | 1 max |
| Accessory Buildings | 1 max |

| | | | | | |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table. | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|



* ALLEY OPTIONAL, EXCEPT AS REQUIRED BY ADDITIONAL REQUIREMENTS

Setbacks – Principal Building or Parking Structure

| | | |
|-----------------------------------|--|----------|
| Front Setback, Principal Frontage | 0 ft. min; 20 ft max along R-2 roads and 15ft max along R-3 roads as identified in Exhibit B-4 Composite Site Plan: Regulations Site Plan - Thoroughfare Plan. | A |
| Front Setback, Secondary Frontage | 0 ft. min | B |
| Side Setback | 0 ft. min per side for attached housing; 3 ft. min per side for detached housing | C |
| Rear Setback | If no Rear Alley, 5 ft. min; If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley | D |

Setbacks – Accessory Building

| | | |
|-----------------------------------|---|----------|
| Front Setback, Principal Frontage | 20 ft. min + Principal Building Front Setback | E |
| Front Setback, Secondary Frontage | 0 ft. min | F |
| Side Setback | 0 ft. min | G |
| Rear Setback | If no Rear Alley, 5 ft. min; If Rear Alley, 0 ft. min, or 3 ft. min from edge of alley pavement if Garage door faces Rear Alley | H |

| | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

| Building Standards | |
|---|---|
| Building Height | |
| Principal Building | 3 Stories max |
| Accessory Building | 2 Stories max |
| Parking Structure | Max same as Principal Building |
| Facade | |
| Position | Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line. |
| Blank Walls | NP at Frontage |
| Finished Floor | |
| Level | If Small House, House, Duplex, Central Living, Townhouse, or Stacked Townhouse: 18" min. above grade at front Facade. |
| Building Types | |
| Small House | P Live/Work NP |
| House | P Small Mixed Use NP |
| Central Living | P Large Mixed Use NP |
| Large House | NP Commercial NP |
| Duplex | P Large Format Retail NP |
| Townhouse | P Jewel Box/Kiosk NP |
| Stacked Townhouse | NP Flex NP |
| Small Multifamily | P Civic P |
| Large Multifamily | NP |
| See Table I.K.4.J (Principal Building Types - Specific Standards) | |

| Additional Requirements | |
|---|--|
| Location | |
| Unless built to the standards for Character Area CA-3, each CA-4R Building Site north of Central Park West must: | |
| (1) have its Principal Frontage on (a) an Open Space, (b) a Thoroughfare in a Block having an Open Space or in an Adjacent Block, or (c) a Thoroughfare in a Block Adjacent to a Block described in (b); (2) be clustered with at least three other CA-4R Building Sites; (3) have a rear boundary contiguous to an alley; and (4) have a Garage located only within the Principal Building or between the rear wall of the Principal Building and the rear boundary line of the Building Site, and in either case, with the vehicular entrance of the Garage facing an alley. | |
| Unless built to the standards for Character Area CA-3, each CA-4R Building Site except those north of Central Park West must: | |
| (1) have its Principal Frontage on (a) an Open Space, (b) a Thoroughfare in a Block having an Open Space or in an Adjacent Block; (2) be clustered with at least three other CA-4R Building Sites; (3) have a rear boundary contiguous to an alley; and (4) have a Garage located only within the Principal Building or between the rear wall of the Principal Building and the rear boundary line of the Building Site, and in either case, with the vehicular entrance of the Garage facing an alley. | |

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**TABLE I.K.4.A.5 CHARACTER AREA STANDARDS:
NEIGHBORHOOD RESIDENTIAL TRANSITION**

CA-4R

| Encroachments – Required Setbacks | | | | |
|-----------------------------------|------------------------|------|------|---|
| Encroachment Type | Front | Side | Rear | |
| Steps to Building Entrance | P | P | P | P |
| Open Porches, including steps | P up to 50% of Setback | P | P | P |
| Stoops | P | P | P | P |
| Balconies and Bay Windows | P | P | P | P |

| Vehicular Parking Requirements | |
|--------------------------------|--|
| Off-Street Parking Location | Except in a Garage, min. 10' from front roofline of Principal Building. |
| Garage Location | If facing the Frontage, must be setback at least 10' from front roofline of building |
| Parking Structures | P |

Signs
Residential Community Identity Monument signs; see Sign Standards in **Table I.K.11 (Sign Types – Specific Standards)**

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| LEGEND | The following notations are utilized in this table | P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Requested |
|--------|--|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|
|--------|--|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|

CA-5

TABLE I.K.4.A.6 CHARACTER AREA STANDARDS: VILLAGE CENTER

General Description

The CA-5 Village Center Character Area consists of higher density mixed Use areas.





Block Size

Block Perimeter **NR** north of the Primary Access Route;
Otherwise, 3,500 ft. max

Open Space Types

| | |
|------------------|----|
| Natural Area | P |
| Green | P |
| Square | P |
| Plaza | P |
| Playground | P |
| Sport Field | NP |
| Community Garden | P |
| Pocket Park | P |

See **Table I.K.14 (Open Space Types)**

Permitted Uses

Residential; Lodging; Retail/Service; Office; Education;
Institutional; Recreation; Civic; Utility; Conservation/Open
Space; Other See **Table I.K.4.n (Permitted Principal Uses)**

Lot & Other Building Site Occupation

Building Site Width 15 ft. min

Lot Area **NR**

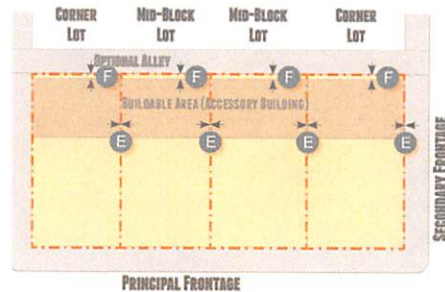
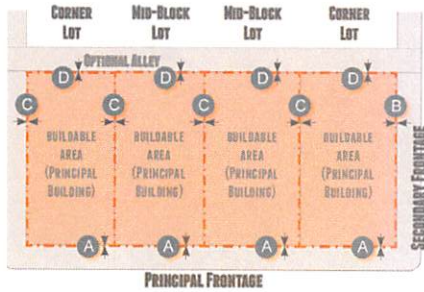
Coverage **NR**

| | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.A.6 CHARACTER STANDARDS:
VILLAGE CENTER

CA-5



| Setbacks - Principal Building or Parking Structure | | |
|--|-----------|---|
| Front Setback, Principal Frontage | 0 ft. min | A |
| Front Setback, Secondary Frontage | 0 ft. min | B |
| Side Setback | 0 ft. min | C |
| Rear Setback | 0 ft. min | D |

| Setbacks - Accessory Building | | |
|-----------------------------------|-----------|---|
| Front Setback, Principal Frontage | NR | |
| Side Setback | 0 ft. min | E |
| Rear Setback | 3 ft. max | F |

| Building Standards | |
|------------------------|---|
| Building Height | |
| Principal Building | 8 Stories max |
| Accessory Building | 2 Stories max |
| Parking Structure | Max same as Principal Building |
| Facade | |
| Position | Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line |
| Blank Walls | NP at Principal Frontage |
| Finished Floor | |
| Level | If Townhouse or Stacked Townhouse: 18' min. above grade at front Facade; otherwise NR |

| Building Types | | | |
|---|----|---|----|
| Small House | NP | Live/Work | P |
| House | NP | Small Mixed Use | P |
| Large House | NP | Large Mixed Use | P |
| Duplex | NP | Commercial | P |
| Townhouse | P | Large Format Retail, south of Primary Circulation Route | NP |
| | | Large Format Retail, north of Primary Circulation Route | P |
| Stacked Townhouse | P | Jewel Box/Kiosk | P |
| Small Multifamily | P | Flex | P |
| Large Multifamily | P | Civic | P |
| See Table I.K.4.J (Principal Building Types - Specific Standards) | | | |

| Encroachments - Required Setbacks | | | |
|-----------------------------------|-------|------|------|
| Encroachment Type | Front | Side | Rear |
| Steps to Building Entrance | P | P | P |
| Open Porches, including steps | P | P | P |
| Stoops | P | P | P |
| Balconies and Bay Windows | P | P | P |

Frontage
At least fifty percent (50%) of the Frontage (not including curb cuts) on the south side of the Primary Circulation Route East and seventy-five percent (75%) of the Frontage (not including curb cuts) on other vehicular Thoroughfares within that portion of CA-5 south of the Primary Circulation Route East will be lined with allowable Principal Building Types or Open Space. Throughout the portion of CA-5 south of the Primary Circulation Route East, Frontages shall be designed to create a hierarchy of Thoroughfares which includes identified streets along which the Principal Frontages of Buildings or activated space of Buildings (including areas of patron access and usage, visible from the street) are located.

| Vehicular Parking Requirements | |
|--------------------------------|---|
| Required Parking | See Table I.K.5.I (Vehicular Parking Requirements) |
| Parking Structures | P, if Screened from Frontage as provided in Section 8.b |

Signs
All sign types; see Sign Standards in Table I.K.9 (Sign Types - Specific Standards)

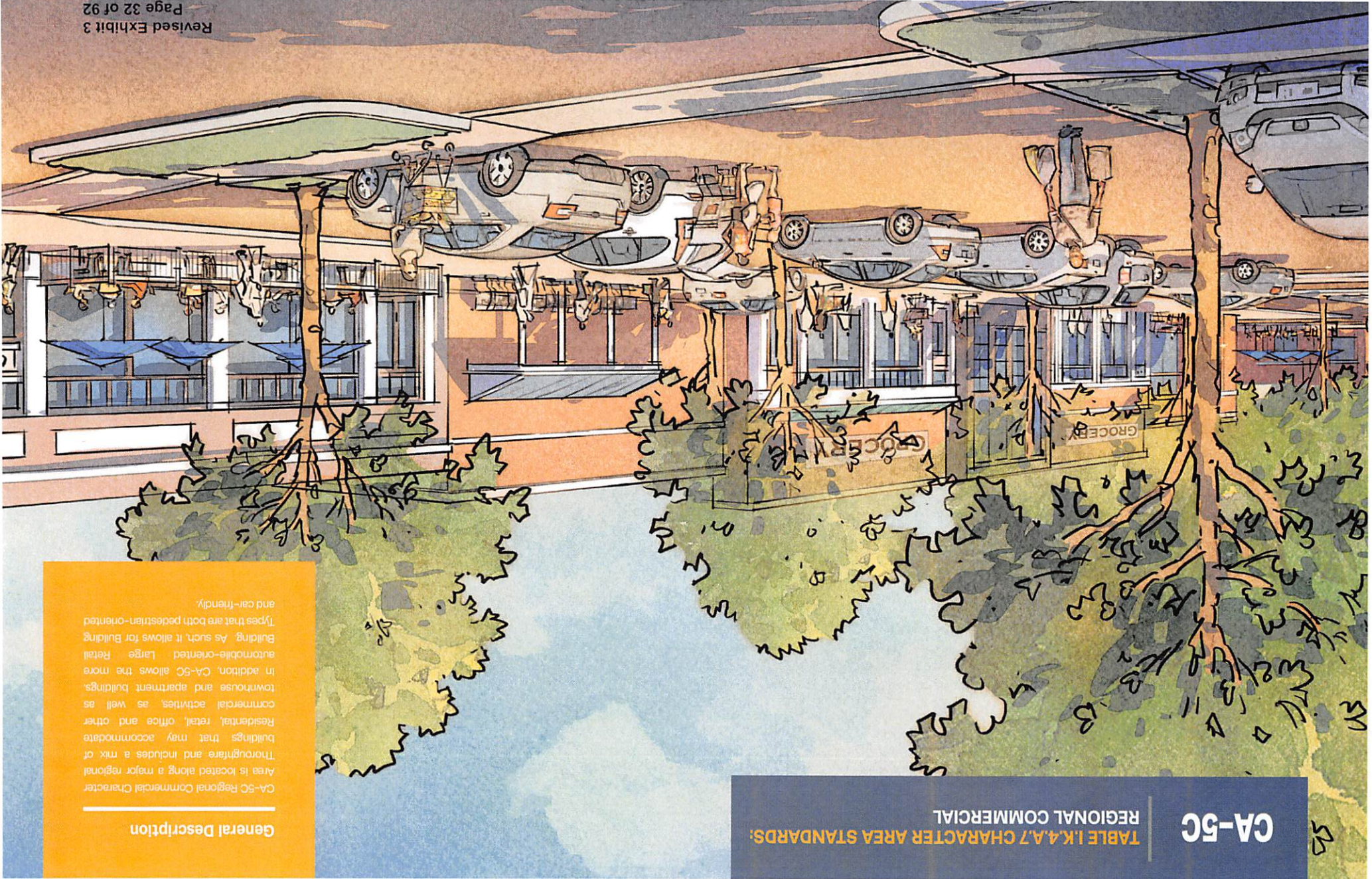
| LEGEND | | | | | | | | | | |
|---|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|
| The following notations are utilized in this table. | P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.A.6 CHARACTER STANDARDS:
VILLAGE CENTER

CA-5

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CA-5C Regional Commercial Character Area is located along a major regional thoroughfare and includes a mix of buildings that may accommodate residential, retail, office and other commercial activities, as well as townhouse and apartment buildings. In addition, CA-5C allows the more automobile-oriented Large Retail Building. As such, it allows for Building Types that are both pedestrian-oriented and car-trendy.

General Description

CA-5C
TABLE I.K.4.A.7 CHARACTER AREA STANDARDS:
REGIONAL COMMERCIAL



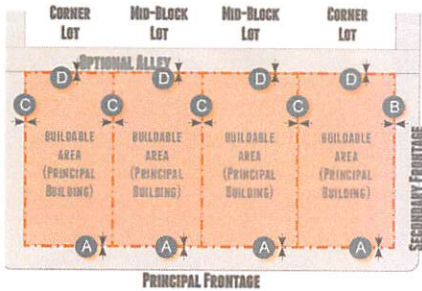
| Block Size | |
|-----------------|----|
| Block Perimeter | NR |

| Open Space Types | |
|-------------------------------------|---|
| Natural Area | P |
| Green | P |
| Square | P |
| Plaza | P |
| Playground | P |
| Sport Field | P |
| Community Garden | P |
| Pocket Park | P |
| See Table I.K.14 (Open Space Types) | |

| Permitted Uses | |
|---|--|
| Residential; Lodging; Retail/Service; Office; Education; Institutional; Recreation; Civic; Utility; Conservation/Open Space; Other See Table I.K.4.n (Permitted Principal Uses) | |

| Lot & Other Building Site Occupation | |
|--------------------------------------|-----------|
| Building Site Width | 15 ft min |
| Lot Area | NR |
| Coverage | NR |

| LEGEND | | | | | |
|---|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| The following notations are utilized in this table. | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |



Setbacks – Principal Building or Parking Structure

| | | |
|-----------------------------------|-----------|---|
| Front Setback, Principal Frontage | 0 ft. min | A |
| Front Setback, Secondary Frontage | 0 ft. min | B |
| Side Setback | 0 ft. min | C |
| Rear Setback | 0 ft. min | D |

Setbacks – Accessory Building

| | |
|-----------------------------------|-----------|
| Front Setback, Principal Frontage | NR |
| Side Setback | 0 ft. min |
| Rear Setback | NR |

Building Standards

Building Height

| | |
|--------------------|--------------------------------|
| Principal Building | 8 Stories max |
| Accessory Building | 2 Stories max |
| Parking Structure | Max same as Principal Building |

Facade

| | |
|----------|---|
| Position | Within 20 degrees of parallel to straight Frontage Line or to tangent of curved Frontage Line |
|----------|---|

Finished Floor

| | |
|-------|---|
| Level | If Townhouse or Stacked Townhouse: 18" min. above grade at front Facade; otherwise NR |
|-------|---|

Building Types

| | | | |
|-------------------|----|---------------------|---|
| Small House | NP | Live/Work | P |
| House | NP | Small Mixed Use | P |
| Large House | NP | Large Mixed Use | P |
| Duplex | NP | Commercial | P |
| Townhouse | P | Large Format Retail | P |
| Stacked Townhouse | P | Jewel Box/Kiosk | P |
| Small Multifamily | P | Flex | P |
| Large Multifamily | P | Civic | P |

See Table I.K.4.j (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

| | |
|---|--|
| Required Parking | See Table I.K.5-1 (Vehicular Parking Requirements) |
| Off-Street Parking Location | NR |
| Driveway to Off-Street Parking & Passenger Drop-off | NR |
| Parking Pedestrian Exit | Via pedestrian access to Frontage |
| Parking Structure | P |

Encroachments – Required Setbacks

| Encroachment Type | Front | Side | Rear |
|-------------------------------------|-------|------|------|
| Steps to Building Entrance | P | P | P |
| Open Porches, including steps | P | P | P |
| Stoops | P | P | P |
| Awnings | P | P | P |
| Arcade Frontage | P | P | P |
| Balconies | P | P | P |
| Gallery Frontage | P | P | P |
| Architectural Features | P | P | P |
| Signs | P | P | P |
| Sidewalk- Pedestrian Accommodations | P | P | P |

Signs

All sign types, see Sign Standards in Table I.K.11 (Sign Types – Specific Standards)

LEGEND
The following notations are utilized in this table

| | | | | | | | | | |
|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|
| P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |
|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.A-7 CHARACTER AREA STANDARDS:
GENERAL URBAN COMMERCIAL

CA-5C

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SEQ PUD: PUD WRITTEN DESCRIPTION

c. Width of Lots & Other Building Sites.

Standards for the width of lots and other Building Sites within each Character Area are set forth in **Table I.K.4.A.1 - .7 (Character Area Standards)**. There are no standards regulating area of lots and other Building Sites.

d. Land Coverage by Buildings & Structures.

Standards for maximum land coverage by buildings and structures for each Character Area are set forth in **Table I.K.4.A.1 - .7 (Character Area Standards)**. The term "coverage" herein is as defined in the City Ordinance Code, as it may be amended.

e. Yard Requirements.

Minimum yard requirements for each Character Area are determined by the Setback standards set forth in **Table I.K.4.A.1 - .7 (Character Area Standards)**.

f. Building Placement.

- i. Buildings shall be located in relation to the boundaries of their respective lots, Building Sites, or Open Space Sites, and shall comply with the Setback standards, according to **Table I.K.4.A.1 - .7 (Character Area Standards)**. See **Illustration I.K.4.B.1 (Setback Designations)**.
- ii. A building situated on a lot, Building Site, or an Open Space Site that is bounded by two or more Thoroughfares which do not intersect (i.e. "Through Sites") is not required to maintain a Rear Setback, and instead must comply with the applicable Front Setback standard with respect to each of such non-intersecting Thoroughfares. See **Illustration I.K.4.B.2 (Setbacks for Through Sites)**.
- iii. Buildings shall be oriented and situated generally as specified in **Table I.K.4.A.1 - .7 (Character Area Standards)**.

ILLUSTRATION I.K.4.B.1 SETBACK DESIGNATIONS

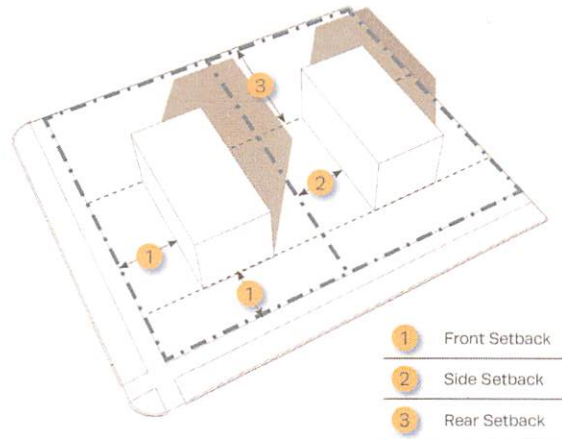
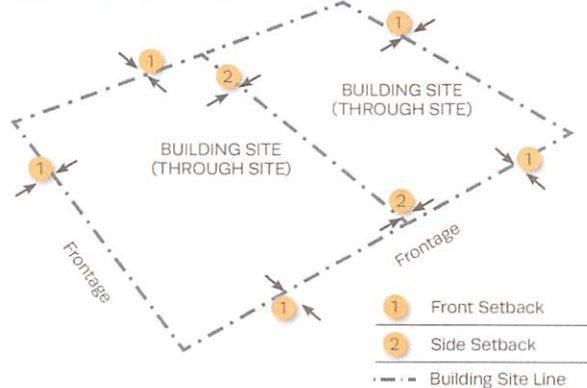


ILLUSTRATION I.K.4.B.2 SETBACKS FOR THROUGH SITES



g. Building & Structure Standards – General.

Buildings and structures shall conform to **Table I.K.4.A.1 - .7 (Character Area Standards)**.

h. Building Height; Floor Finish Elevation.

Without limitation to Section I.K.4.g.

- i. Building height shall conform to **Table I.K.4.A.1 - .7 (Character Area Standards)**.
- ii. In calculating the height of a building, none of the following shall be considered:
 - (1) Attics;
 - (2) Basements;
 - (3) Rooftop masts, belfries, clock towers, chimneys, chimney flues, rooftop silos, water tanks, elevator bulkheads, stairways, recreational, terrace, entertainment, bar, restaurant, or deck areas, or enclosed equipment and mechanical areas; or
 - (4) Decorative rooftop structures including: screening, mechanical equipment, roof access, spires, cupolas, parapets, antennas, chimneys and other appurtenances not generally intended for human occupancy.

i. Building Types.

Without limitation to Section I.K.4.g:

Buildings shall be of one or more of the Building Types specified in **Table I.K.4.j (Principal Building Types)** for the applicable Character Area.

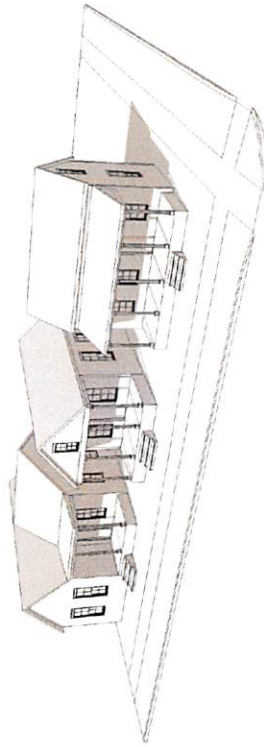
SEQ PUD: PUD WRITTEN DESCRIPTION

SMALL HOUSE

Permitted Character Areas

CA-3

CA-4&4R



HOUSE

Permitted Character Areas

CA-3

CA-4&4R

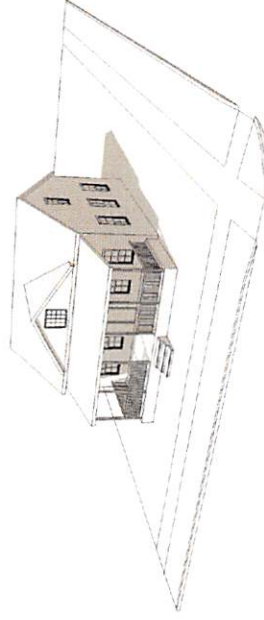


TABLE I.K.4.J PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS

| | |
|-----------------------------|--|
| General Description | A small building designed as a single-family detached dwelling, situated on a small lot or Building Site with a yard on all sides. |
| Lot or Building Site | Per Character Area Width |
| Width | Not Regulated |
| Number of Units | 1 max. (excluding any Accessory Dwelling Unit) |
| Units per Building | 1 max. (excluding any Accessory Dwelling Unit) |

| | |
|-----------------------------------|---|
| Building Size and Massing | 2 Stories max |
| Height | 2 Stories max |
| Width | Not Regulated |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare, where Enticing a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan, Regulations Site Plan-Thoroughfare Plan or where lot width for detached housing or multifamily in CA 4R is less than 40 ft., parking shall be accessed from a Rear Alley. |

| | |
|-----------------------------|--|
| General Description | A medium-sized building designed as a single-family detached dwelling with an Edgeyard that may be shared with an Accessory Structure in the backyard. |
| Lot or Building Site | Per Character Area Width |
| Width | Not Regulated |
| Number of Units | 1 max. (excluding any Accessory Dwelling Unit) |
| Units per Building | 1 max. (excluding any Accessory Dwelling Unit) |

| | |
|-----------------------------------|---|
| Building Size and Massing | 2 Stories max |
| Height | 2 Stories max |
| Width | Not Regulated |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare, where Enticing a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan, Regulations Site Plan-Thoroughfare Plan or where lot width for detached housing or multifamily in CA 4R is less than 40 ft., parking shall be accessed from a Rear Alley. |

LEGEND
The following notations are utilized in this table

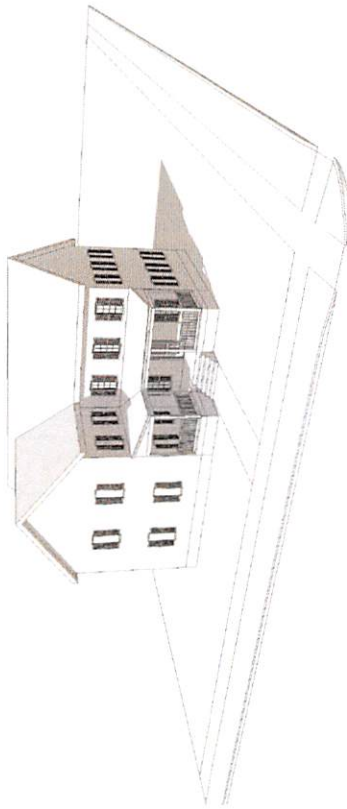
| | | | | | | | |
|----|---------------|----|----------------|---|----------|----|---------------|
| NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |
|----|---------------|----|----------------|---|----------|----|---------------|

SEQ PUD: PUD WRITTEN DESCRIPTION

**TABLE I.K.4.j PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

ESTATE HOUSE

Permitted Character Areas **CA-3&3E**

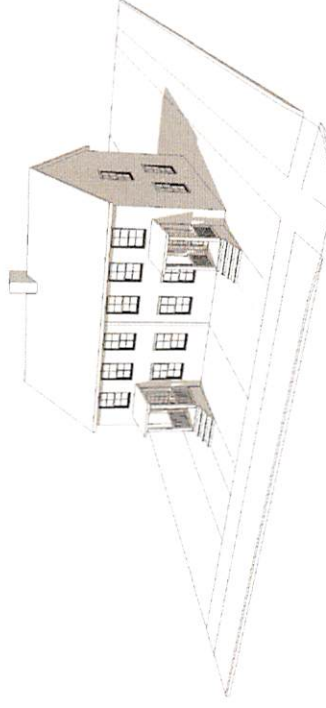


| | |
|-----------------------------|--|
| General Description | A large building designed as a single-family detached dwelling, situated on a large lot or Building Site with a yard on all sides, often shared with an Accessory Structure in the rear. |
| Lot or Building Site | Per Character Area Width |
| Width | 1 max. (excluding any Accessory Dwelling Unit) |

| | |
|-----------------------------------|---|
| Building Size and Massing | |
| Height | 2 Stories max. |
| Width | Not Regulated |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare, where Enfronting a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan; Regulations Site Plan-Thoroughfare Plan or where lot width for single family detached housing or multifamily in CA 4R is less than 40 ft., parking shall be accessed from a Rear Alley. |

DUPLEX

Permitted Character Areas **CA-3 CA-4&4R**



| | |
|-----------------------------|--|
| General Description | A small- to medium- sized building, other than a manufactured housing unit, situated on a small- to-medium sized lot or Building Site which building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare. Both Dwelling Units, whether side-by-side, front-to-back or over-and-under, are contained within a single Building Massing. |
| Lot or Building Site | Per Character Area Width |
| Width | 1 / each of 2 attached buildings (excluding any Accessory Dwelling Unit) |

| | |
|-----------------------------------|---|
| Building Size and Massing | |
| Height | 2 Stories max. |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare, where Enfronting a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan; Regulations Site Plan-Thoroughfare Plan or where lot width for single family detached housing or multifamily in CA 4R is less than 40 ft., parking shall be accessed from a Rear Alley. |

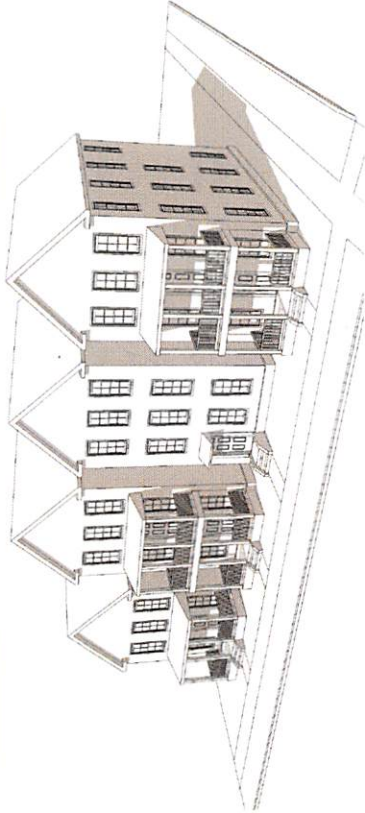
LEGEND
The following notations are utilized in this table.

| | | | |
|-------------------------|--------------------------|-------------------|-------------------------|
| MP Not Permitted | NA Not Applicable | R Required | NR Not regulated |
| P Permitted | | | |

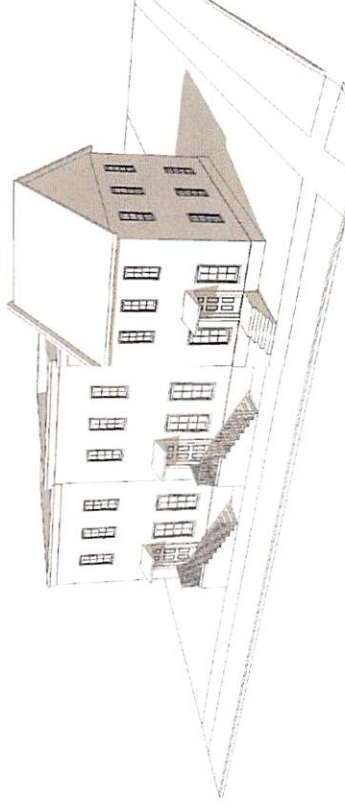
SEQ PUD: PUD WRITTEN DESCRIPTION

**TABLE I.K.4.j PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

CENTRAL LIVING Permitted Character Areas **CA-4** **CA-4R**



TOWNHOUSE Permitted Character Areas **CA-3** **CA-4&4R** **CA-5&5C**



| | |
|-----------------------------|---|
| General Description | A small building designed as a single-family detached dwelling, conceptually described as a detached townhouse situated on a small lot or Building Site with a yard on all sides. |
| Lot or Building Site | |
| Width | Per Character Area Width |
| Number of Units | 1 max. (excluding any Accessory Dwelling Unit) |
| Units per Townhouse | |

| | |
|-----------------------------------|---|
| Building Size and Massing | |
| Height | 2 stories max; the Principle Frontage of any street facing elevations will have a width to height ratio of 1.0 or less (where height is defined by distance from grade to plate height) |
| Width | |
| NR | |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare; where Enfronting a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan; Regulations Site Plan-Thoroughfare Plan or where lot width for single family detached housing or multifamily in CA 4R is less than 40 ft., parking shall be accessed from a Rear Alley. |

LEGEND
The following notations are utilized in this table

| | | | | |
|---------------|-------------|----------------|----------|---------------|
| Not Permitted | Not Allowed | Not Applicable | Required | Not Regulated |
| NP | NA | R | NR | |

| | |
|--------------------------------------|---|
| General Description | A building in a collection of very narrow- to medium-sized attached buildings on contiguous lot or Building Sites, which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare. Each building occupies the full Frontage Line of its Building Site and shares at least one party wall with another building of the same type |
| Lot or Building Site | |
| Width | Per Character Area Width |
| Number of Units | 1 max. |
| Units per Townhouse | 3 min. - 10 max. |
| Number of Townhouses | |
| connected to other Townhouses | |

| | |
|-----------------------------------|---|
| Building Size and Massing | |
| Height | Per Character Area Height Standards |
| Width | |
| NR | |
| Pedestrian Access | Main Entrance shall be provided in the Principal Frontage |
| Vehicle Access and Parking | Parking may be accessed from an alley or Thoroughfare; where Enfronting a road identified as an R-1, R-2, R-3, or R-4 road in Exhibit B-4 Composite Site Plan; Regulations Site Plan-Thoroughfare Plan, parking shall be accessed from a Rear alley. |

SEQ PUD: PUD WRITTEN DESCRIPTION

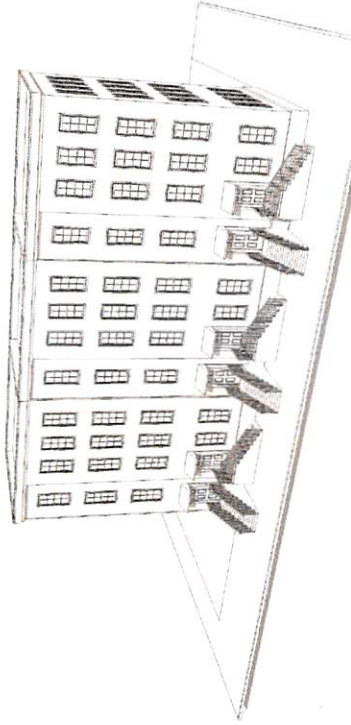
**TABLE I.K.4.j PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

STACKED TOWNHOUSE

Permitted Character Areas

CA-4&4R

CA-5&5C

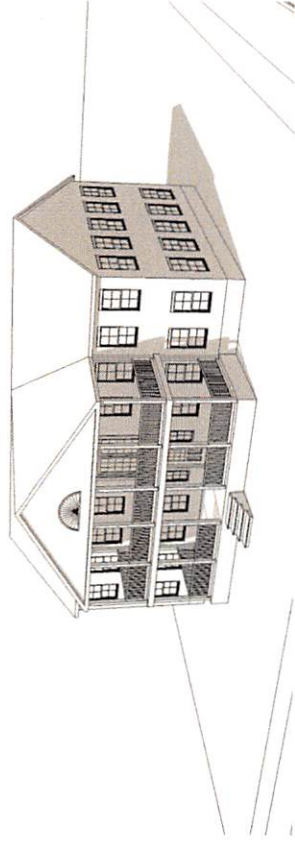


SMALL MULTI-FAMILY

Permitted Character Areas

CA-4&4R

CA-5&5C



General Description

A Residential building that provides by itself or with another such building two narrow- to -medium-sized stacked Dwelling Units, either stacked or situated alongside one or more other units with separate entries facing the Thoroughfare. This type adjoins and shares at least one party wall with another building of the same type and occupies the full Frontage Line.

Lot or Building Site

Width Per Character Area Width

Number of Units

Stacked Dwelling Units per Building 2, 1 above and 1 below

Number of pairs of Stacked Townhouse Units connected to other pairs of Stacked Townhouse units

No max.

Building Size and Massing

Height

5 Stories max (2 Stories max per unit)

Width

NR

Pedestrian Access

Main Entrance shall be provided in the Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an alley or Thoroughfare; where Enfronting a road identified as an **R-1, R-2, R-3, or R-4** road in Exhibit B-4 Composite Site Plan; Regulations Site Plan-Thoroughfare Plan, parking shall be accessed from a Rear alley.

General Description

A Principal Building that incorporates up to ten (10) vertically and/or horizontally stacked Dwelling Units, typically with one or more shared entries.

Building Site

Width Per Character Area Width

Number of Units

Units per Building 10 max.

Building Size and Massing

Height

Per Character Area Height Standards

Width

Per Character Area Building Site Width and side Setback standards

Pedestrian Access

Main Entrance shall be provided in the Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Parking Structure, or Thoroughfare

LEGEND

The following notations are utilized in this table

| | | | | | | | | |
|---------------|----|---------------|----|----------------|---|----------|----|---------------|
| Not Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |
|---------------|----|---------------|----|----------------|---|----------|----|---------------|

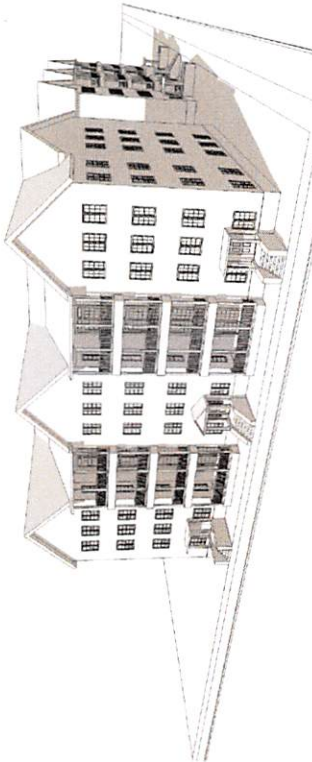
SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.j PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS

LARGE MULTI-FAMILY

Permitted Character Areas

CA-4 CA-5&5C



LIVE/WORK

Permitted Character Areas

CA-4 CA-5&5C



General Description

A Principal Building that incorporates eleven (11) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.

Building Site

Per Character Area Width

Number of Units

Units per Building 11 min.

Building Size and Massing

Height

Per Character Area Height Standards

Width

Per Character Area Building Site Width and side Setback standards

Pedestrian Access

Main Entrance shall be provided in the Principal Frontage. **additional entrances permitted at Driveway, Parking Structure, or Parking Area. Upper floor units shall be accessed by a conditioned interior corridor. The number of access points is not limited.**

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Parking Structure, or Thoroughfare

General Description

A small- to medium-sized attached or detached building that consists of a flexible space used for artisan, studio, or Retail/Personal Service uses, and a Residential unit above and/or behind. The flexible space and the Residential unit are internally connected. This type is appropriate for providing affordable and flexible Mixed Use space for incubating neighborhood-serving Retail/Personal Service uses, artists and other craftspeople.

Building Site

Per Character Area Width

Number of Dwelling Units

1 Residential unit per 1 flexible space

Units per Building

1 Residential unit per 1 flexible space

Building Size and Massing

Height

Max per Character Area

Width

NR

Pedestrian Access

Frontage, Driveway, or Parking Structure

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Parking Structure, or Thoroughfare

LEGEND

The following notations are utilized in this table

| | | | |
|---------------|----------------|----------|--------------|
| Not Permitted | Not Applicable | Required | Not Required |
| NP | NA | R | NR |

SEQ PUD: PUD WRITTEN DESCRIPTION

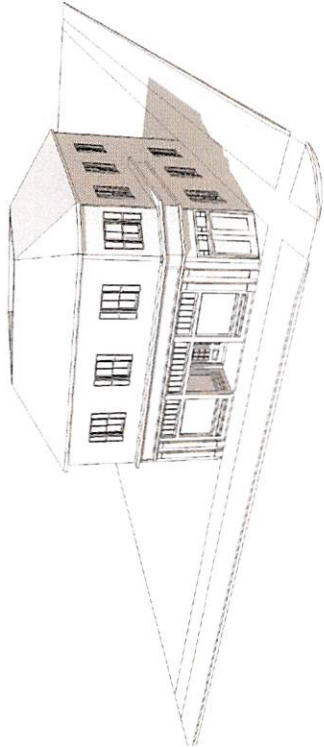
**TABLE I.K.4.j PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

SMALL MIXED-USE

Permitted Character Areas

CA-4

CA-5&5C



General Description

A typically attached building, which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail / Personal Service, Lodging, or Office uses on the ground floor, with upper floors typically designed for Residential or Office uses.

Number of Units

2 min, which must accommodate different Principal Uses

Lot

Per Character Area Width

Per Character Area Width

Building Size and Massing

Height

3 Stories max in CA-4; 8 Stories max in CA-5 or CA-5C

Width

Per Character Area Building Site Width and side Setback standards

Pedestrian Access

Frontage, Driveway, or Parking Structure, or Parking Area

Upper floors units must be accessed by an interior entry

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Parking Structure, Parking Area, or Thoroughfare

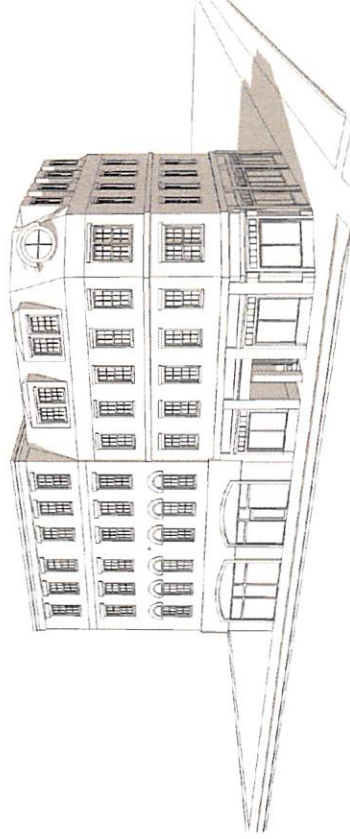
LEGEND
The following notations are utilized in this table

| | | | | |
|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not regulated |
|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

LARGE MIXED-USE

Permitted Character Areas

CA-5&5C



General Description

An attached or detached building that may provide a vertical and/or horizontal mix of uses, typically designed to facilitate pedestrian-oriented Retail/ Personal Service, Lodging, Business/Commercial, Office, and Residential and related amenity uses on the ground floor, with upper floors typically designed for Residential and related amenity uses, Lodging or Office uses.

Number of Units

Dwelling Units per Building Not Regulated

Building Size and Massing

Height

8 Stories max

Width

Per Character Area Building Site Width and side Setback standards

Pedestrian Access

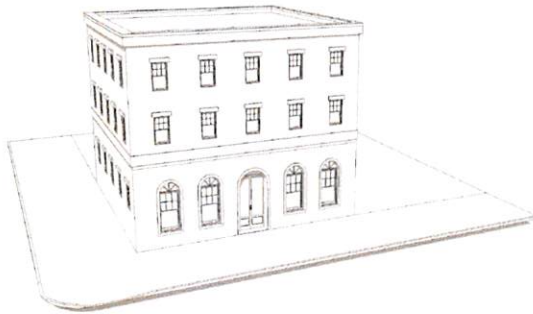
Main Entrance shall be provided in the Principal Frontage additional entrances permitted at Driveway, Parking Structure, or Parking Area. Upper floor units shall be accessed by a conditioned interior corridor. The number of access points is not limited

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Thoroughfare, or Parking Structure, or Parking Area

COMMERCIAL

Permitted Character Areas **CA-4** **CA-5&5C**



General Description

A small- to medium-sized attached or detached non-Residential building, typically designed to facilitate pedestrian-oriented Retail / Personal Service, Lodging, and Office uses.

Number of Units

Units per Building Unrestricted, except as may be due to Building Code

Lot

Width Per Character Area Lot Width

Building Size and Massing

Height

Per Character Area Height Standards

Width

Per Character Area lot width and side Setback standards

Floorplate

Max single tenant floor plate 80,000 SF

Pedestrian Access

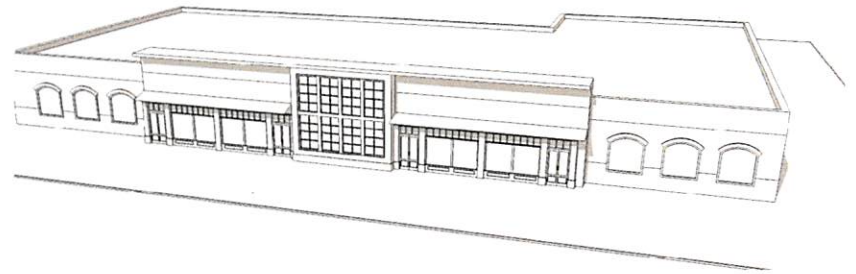
Frontage, Driveway, Parking Structure, or Parking Area. Upper floors units shall be accessed by an interior entry. The number of access points is not limited.

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Thoroughfare, Parking Structure, or Parking Area.

LARGE FORMAT RETAIL

Permitted Character Areas **CA-5** north of Primary Circulation Route **CA-5C**



General Description

This Building Type is most commonly associated with large-format commercial Uses. It may have several commercial establishments under the same roof or have in-line retail, either beside or in front of, the primary anchor tenant.

Number of Units

Units per Building Varied

Lot

Width Per Character Area lot width

Building Size and Massing

Height

6 Stories max

Floorplate

NR

Pedestrian Access

Frontage, Driveway, Parking Structure, or Parking Area. Any upper floor units shall be accessed by an interior entry, which may be the same entry provided for the first floor. The number of access points is not limited.

Vehicle Access and Parking

Parking may be accessed from an alley, Driveway, Thoroughfare, Parking Structure, or Parking Area.

| | | | | | |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| LEGEND The following notations are utilized in this table. | P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|--|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

SEQ PUD: PUD WRITTEN DESCRIPTION

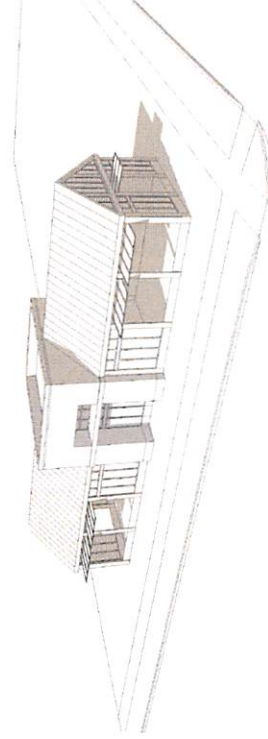
**TABLE I.K.4.J PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

JEWEL BOX/KIOSK

Permitted Character Areas

CA-5

CA-5C



General Description

A temporary or permanent building intended to facilitate Retail/Personal Service, Commercial or Civic Uses.

Number of Units

1 Non-Residential

Units per Building

Per Character Area lot width

Lot

Per Character Area lot width

Width

Per Character Area lot width

Building Size and Massing

Height

2 Stories max

Width

Per Character Area lot width and side Setback standards

Pedestrian Access

Frontage, Driveway, Parking Structure, or Parking Area

Vehicle Access and Parking

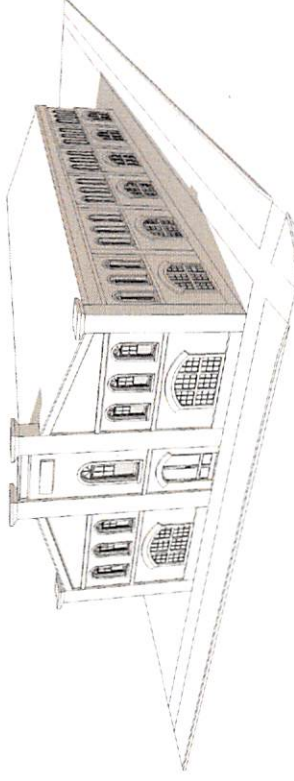
Any parking may be accessed from an alley, Driveway, Thoroughfare or Parking Structure, or Parking Area

FLEX

Permitted Character Areas

CA-4

CA-5&5C



General Description

A large footprint building designed to accommodate either a single use or a vertical or horizontal mix of uses.

Number of Units

Not Regulated.

Lot or Building Site

Per Character Area width

Width

Per Character Area width

Building Size and Massing

Height

8 stories max.

Pedestrian Access

Frontage, Driveway, Parking Structure, or Parking Area

Vehicle Access and Parking

Upper floors units must be accessed by a common entry, which may be the same entry provided for the first floor. The number of access points is not limited. Parking may be accessed from an alley, Driveway, Thoroughfare, Parking Structure, or Parking Area

LEGEND

The following notations are utilized in this table

| | | | | | | | | | |
|----------|-----------|-----------|---------------|-----------|----------------|----------|----------|-----------|---------------|
| P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |
|----------|-----------|-----------|---------------|-----------|----------------|----------|----------|-----------|---------------|

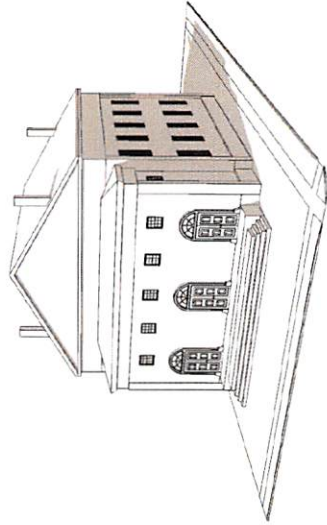
SEQ PUD: PUD WRITTEN DESCRIPTION

**TABLE I.K.4.J PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**

CIVIC

Permitted Character Areas

ALL CAs



General Description

A medium- to large-sized attached or detached building which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include libraries, places of worship, places of assembly, courthouses, schools, centers of government, performing arts venues, and museums. Civic Buildings are often the most prominently sited and architecturally significant buildings in a community.

Number of Units

NR

Lot or Building Site

Width

NR

Building Size and Massing

Height

6 stories max.

Width

Not Regulated

Pedestrian Access

Except as specifically provided in these development standards, Civic Buildings are not subject to the building or Building Site requirements of these Development standards.

Vehicle Access and Parking

Parking may be accessed from an alley or Thoroughfare

LEGEND

The following notations are utilized in this table

| | | | | |
|--------------------|-------------------------|--------------------------|-------------------|-------------------------|
| P Permitted | NP Not Permitted | NA Not Applicable | R Required | NR Not Regulated |
|--------------------|-------------------------|--------------------------|-------------------|-------------------------|

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SEQ PUD: PUD WRITTEN DESCRIPTION

J. Landscaping.

- a. Landscaping and tree protection shall be provided in accordance with the City Ordinance Code, unless otherwise provided herein.
- b. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among multiple individual uses within a Building Site. For individual uses owned in fee simple within a Building Site, required landscaping may be provided "off-site" and may be shared with other uses, as long as sufficient landscaping is provided for all such uses in their entirety.
- c. Without limitation, trees within the Public Frontage may be included in meeting the landscaping and tree protection requirements for private Lots under the City Ordinance Code.
- d. The maximum width of any Driveway not containing a landscaped island through the perimeter landscape area shall be measured beyond turn lanes (to allow for return radii and turn lanes and turn lanes to meet the needs of the traveling public).

K. Fence/Buffers.

Prior to the development of any portion of the PUD Property within 100 ft. of the "Hodges Tract" as shown on **Exhibit C-2 (Site Analysis: Adjoining Properties Map)**, a woven wire farm fence ten (10) feet in height as depicted on **Exhibit C-3 (Fence at Hodges Tract)** shall be installed along the eastern boundary of the PUD Property. (Provided, however, that no barbed wire is required as part of the fence; the same woven wire as used in the lower portion of the fence may be used in the upper portion of the fence.) At any time, an owner, developer, or builder within the PUD may seek written permission from the person(s) or entit(ies) who/which own the Hodges Tract **not to install the fence**, to remove the fence, to install gates/entrances in the fence, and/or to allow pedestrian and bicycle access to the Hodges Tract. If permitted in writing by the owner of the Hodges Tract, such fence removal, gate installation, and/or access shall not require any modification to the PUD.

Except for the fence required along the Hodges Tract as described above, buffers are not required within the PUD Property.

I. Encroachments.

Encroachments of building elements into a Setback, Open Space, common space, or public or private right-of-way are allowed as set

forth in **Table I.K.4.A.1 - .7 (Character Area Standards)**.

M. Uses.

i. Principal Uses.

- (1) Pursuant to Policy 4.3.12 of the 2030 Comprehensive Plan, the PUD is a Multi-Use Area. Accordingly, and as shown on **Exhibit B-1 (Composite Site Plan: Regulating Site Plan - Character Areas)**, the categories of uses proposed for the PUD include LDR, MDR, RPI, CDC, and AGR, as identified in the 2030 Comprehensive Plan.
- (2) The location of all land use categories is indicated in **Exhibit B-1 (Composite Site Plan: Regulating Site Plan - Character Areas)**.
- (3) Specific Principal Uses within these categories are permitted within the various Character Areas of the PUD Property pursuant to **Table I.K.4.n (Permitted Principal Uses)**.
- (4) Building Sites, buildings, Civic Sites, and Principal Uses thereof must conform to the Principal Uses specified on **Table I.K.4.A.1 - .7 (Character Area Standards)** and **Table I.K.4.n (Permitted Principal Uses)** for the applicable Site.
- (5) Multiple permitted Principal Uses may exist within a building or Building Site.

ii. Accessory Uses.

In addition to the Principal Uses permitted pursuant to **Table I.K.4.A.1 - .7 (Character Area Standards)** and **Table I.K.4.n (Permitted Principal Uses)** the following Accessory Uses are permitted, subject to compliance with the other applicable standards hereof:

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SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.n PERMITTED PRINCIPAL USES

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 3E | CA-3 | CA-4 4R | CA-5 5C |
|---|------------|------|------------|------------|
| RESIDENTIAL | | | | |
| Accessory Dwelling Unit | NP | P | P | NP |
| Single-family detached dwellings | NP | P | P | NP |
| Duplex | NP | P | P | NP |
| Townhouses and Stacked Townhouses, provided that City Ordinance Code Section 656.414 shall not be applicable to Townhouses and Stacked Townhouses | NP | P | P | P* |
| Multi-family dwellings other than Townhouses and Stacked Townhouses | NP | NP | P | P* |
| only | | | | |
| S. of | | | | |
| Pri- | | | | |
| mary | | | | |
| Cir- | | | | |
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| E. of | | | | |
| Ker- | | | | |
| nan | | | | |
| Blvd | | | | |
| Residential portion of Live/Work, Small Mixed Use, Large Mixed Use, or Flex Building | NP | NP | P | P |

* Townhouse and Multi-family uses are permitted on a maximum of 55 acres, cumulatively, within CA-5C, provided that Multi-family dwellings that are vertically integrated with non-Residential uses are not subject to this limitation.

| LEGEND | Not Permitted | Permitted | Not Applicable | Required | Not regulated |
|--|---------------|-----------|----------------|----------|---------------|
| The following rotations are utilized in this table | NP | P | NA | R | NR |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 3E | CA-3 | CA-4 4R | CA-5 5C |
|---|------------|------|------------|------------|
| Recreational amenity facilities for Residential uses, including clubhouse, pool(s), fitness center(s), playgrounds, playfields, pet parks, similar recreation facilities, owners' association office, meeting and gathering facilities, and service of beer, wine, and alcohol for residents and/or guests as catered and/or provided for special events, which shall be exempt within the PUD from the distance limitations from certain uses set forth in Part 8 of the City Ordinance Code | NP | P | P | P |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 3E | CA-3 | CA-4 4R | CA-5 5C |
|---|------------|------|------------|------------|
| Senior Housing, including food and beverage shops and services, entertainment, activities, fitness and rehabilitation, massage therapy, education, Retail shops, Personal Services, resident assistance services, pharmacy and medical services, professional offices associated with such Senior Housing, nursing services, recreation, housekeeping, coin-operated laundromats and other vending machine facilities, and related services for guests and residents, as well as service of beer, wine, and alcohol for residents and guests as catered and/or provided for special events, which shall be exempt within the PUD from the distance limitations from certain uses set forth in Part 8 of the City Ordinance Code | NP | NP | P | P |
| Foster care homes | NP | P | P | P |
| Family day care homes meeting the performance standards and development criteria set forth in City Ordinance Code Part 4 | NP | NP | P | P |
| Group Care Homes | NP | NP | P | P |
| Adult Congregate Living Facility (but not Group Care Home or Residential Treatment Facility) | NP | NP | P | P |

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.4.n PERMITTED PRINCIPAL USES

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| Car rental agencies, provided that vehicles for rental must be kept off-site | NP | NP | NP | P | NP | P | P |
| Other Retail/ Personal Service not provided for under any Use category | NP | NP | NP | P | NP | P | P |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| Schools meeting the performance standards and development criteria set forth in Zoning Code Part 4. | NP | P | P | P | P | P | P |
| Day care centers meeting the performance standards and development criteria set forth in Zoning Code Part 4. | NP | P | P | P | P | P | P |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| Rehabilitation hospitals, including in-patient, out-patient, and skilled nursing programs and services | NP | NP | NP | P | NP | P | P |
| Residential Treatment Facilities | NP | NP | NP | NP | NP | P | P |

OFFICE

| | | | | | | | |
|---|----|----|----|---|----|---|---|
| Medical and dental or chiropractor offices | NP | NP | NP | P | NP | P | P |
| Business or Professional Offices | NP | NP | NP | P | NP | P | P |
| Radio and television broadcasting studios and offices | NP | NP | NP | P | NP | P | P |
| Banks, savings and loan institutions, other financial institutions, and similar uses | NP | NP | NP | P | NP | P | P |
| Travel agencies | NP | NP | NP | P | NP | P | P |
| Veterinarians without outside boarding of animals and meeting the performance standards and development criteria set forth in Zoning Code Part 4. | NP | NP | NP | P | NP | P | P |

EDUCATION

| | | | | | | | |
|--|----|----|----|---|----|---|---|
| Day care centers incidental to a permitted Professional Office | NP | NP | NP | P | NP | P | P |
| Kindergarten, pre-school, or nursery school | NP | NP | NP | P | NP | P | P |
| Personal Improvement Education | NP | NP | NP | P | NP | P | P |
| Vocational school or trade or business school | NP | NP | NP | P | NP | P | P |
| Colleges and universities | NP | NP | NP | P | NP | P | P |

RECREATION

| | | | | | | | |
|---|----|----|----|---|----|---|---|
| Hospitals including Professional Offices, Medical Clinics and pharmacies associated therewith | NP | NP | NP | P | NP | P | P |
| Emergency medicine, urgent care, imaging / radiology services, ancillary uses, and similar uses, including 24-hour care but not overnight lodging | NP | NP | NP | P | NP | P | P |
| Care centers meeting the performance standards and development criteria set forth in Zoning Code Part 4 | NP | NP | NP | P | NP | P | P |

EMPLOYMENT OFFICE (but not a day/labor pool)

| | | | | | | | |
|---|----|----|----|---|----|---|---|
| Other Office uses not provided for under any use category | NP | NP | NP | P | NP | P | P |
|---|----|----|----|---|----|---|---|

INSTITUTIONAL

| | | | | | | | |
|--|----|----|----|---|----|---|---|
| Medical or Dental Clinic | NP | NP | NP | P | NP | P | P |
| Long Term Care Facility | NP | NP | NP | P | NP | P | P |
| Hospice facilities and overnight-stay facilities for families and caregivers of patients | NP | NP | NP | P | NP | P | P |
| Rehabilitation facility | NP | NP | NP | P | NP | P | P |

RECREATION

| | | | | | | | |
|---|----|----|----|---|----|---|---|
| Commercial or non-commercial/recreation fitness athletic, or recreation facilities, including bowling alleys, swimming pools, skating rinks, cinemas, and Theaters, all of which facilities shall be exempt from the distance from certain uses limitations of Zoning Code Part 8 | NP | NP | NP | P | NP | P | P |
| Civic, social, or private club, lodge, or organization | NP | NP | NP | P | NP | P | P |

LEGEND

The following notations are utilized in this table

| | | | | | | | | | |
|---|-----------|----|---------------|----|----------------|---|----------|----|--------------|
| P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NP | Not Required |
|---|-----------|----|---------------|----|----------------|---|----------|----|--------------|

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TABLE I.K.4.n PERMITTED PRINCIPAL USES

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|-------|------|-------|
| Civic Building | NP | P | P | P | P | P |
| Conference / Convention / Exhibition Center | NP | NP | NP | P | NP | P |
| Courthouse branch or satellite | NP | NP | NP | P | NP | P |
| Churches or other places of worship, including a rectory or similar use; provided that the performance standards and development criteria set forth in Zoning Code Part 4 shall not be applicable. | NP | P | P | P | P | P |
| Place of assembly | NP | NP | NP | P | NP | P |
| Post office | NP | NP | NP | P | NP | P |
| Libraries, museums and community centers | NP | P | P | P | P | P |
| Open Space - Natural Area | P | P | P | P | P | P |
| Open Space - Green | NP | P | P | P | P | P |
| Open Space - Square or Plaza | NP | NP | NP | P | P | P |
| Open Space - Community Garden or Playground | NP | P | P | P | P | P |
| Open Space - Sports Field | NP | P | P | P | P | NP |
| Open Space - Pocket Park | NP | P | P | P | P | P |

CIVIC

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-4 | CA-4R | CA-5 | CA-5C |
|---|------|-------|------|-------|------|-------|
| Lawful government uses; provided such uses are consistent with the Comprehensive Plan. This shall not preclude essential services meeting the performance standards and development criteria set forth in Zoning Code Part 4 herein; as permitted in a Character Area | NP | P | P | P | P | P |
| Public institutions | NP | NP | NP | P | NP | P |
| Civic ball parks, stadiums and arenas, etc. | NP | NP | NP | P | NP | P |
| Civic art galleries, libraries, museums and community centers | NP | NP | NP | P | NP | P |
| Cemeteries and mausoleums but not funeral homes or mortuaries | NP | NP | NP | NP | NP | NP |
| Mausoleums, funeral homes and mortuaries | NP | NP | NP | NP | NP | P |
| Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Zoning Code Part 4. | NP | NP | NP | NP | NP | NP |
| Criminal justice facilities | NP | NP | NP | NP | NP | P |
| Police or other law enforcement station | NP | NP | NP | NP | NP | P |

CIVIL SUPPORT

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|-------|------|-------|
| Fire stations and emergency medical services | NP | NP | P | P | P | P |
| Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Zoning Code Part 4. | P | P | P | P | P | P |
| Private utilities | NP | P | P | P | P | P |
| Utility Distribution, Substation, pumping, or switching facility | NP | P | P | P | P | P |

UTILITY

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TABLE I.K.4.n PERMITTED PRINCIPAL USES

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| CONSERVATION / OPEN SPACE | | | | | | | |
| Conservation, Open Space, green space, and passive and low intensity recreation uses, including parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, green ways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, scenic observation platforms (which may be roofed), storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as greenhouses, birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity / low impact recreational / Open Space uses | P | P | P | P | P | P | P |
| Over-water walkways or promenades and similar facilities | P | P | P | P | P | P | P |
| Regional, state or national forests, parks, sanctuaries and preserves | P | NP | NP | NP | NP | NP | NP |
| Sidewalks, low-speed vehicle, pedestrian and bicycle paths | P | P | P | P | P | P | P |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|---|------|-------|------|------|-------|------|-------|
| Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies | P | P | P | P | P | P | P |
| Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies | P | P | P | P | P | P | P |
| Open Space, including natural vegetation/landscaping, water-bodies, etc. | P | P | P | P | P | P | P |
| OTHER | | | | | | | |
| Adult entertainment or dancing entertainment facility | NP | NP | NP | NP | NP | NP | NP |
| Animals, other than household pets, meeting the performance standards and development criteria set forth in City Ordinance Code Part 4. | NP | NP | NP | NP | NP | NP | NP |
| Excavations, lakes, and borrow pits subject to the regulations contained in Zoning Code Part 9. | NP | P | P | P | P | P | P |
| Wireless Communication facilities pursuant to Zoning Code Part 15 | NP | P | P | P | P | P | P |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| Breweries, brewpubs, taprooms, distilleries, wineries, wine clubs, tasting rooms, and similar uses, for on and/or off premises consumption, all of which shall be exempt from the distance from certain uses limitations of Zoning Code Part 8. | NP | NP | NP | P | NP | P | P |
| Nursery, garden center, and retail sale of other outdoor goods, including outside display | NP | NP | NP | NP | NP | P | P |
| Light industrial and light manufacturing, including distribution, warehousing, self-storage, and assembly of components, which uses shall not include outside storage or display, and whether or not such uses are in conjunction with a Retail or Personal Services establishment | NP | NP | NP | NP | NP | NP | P |
| Off-street Parking Lots & Parking Structures provided that the performance standards and development criteria set forth in City Ordinance Code Part 4 shall not be applicable | NP | NP | NP | P | P | P | P |
| Vehicles other than passenger automobiles or trucks of not more than 3/4-ton payload capacity or 5,000 pounds in actual scale weight shall be used in the business operation. | NP | NP | NP | NP | NP | NP | P |

| | | | | | | | | | | |
|---|---|-----------|----|---------------|----|----------------|---|----------|----|---------------|
| LEGEND | P | Permitted | NP | Not Permitted | NA | Not Applicable | R | Required | NR | Not Regulated |
| The following notations are utilized in this table. | | | | | | | | | | |

TABLE I.K.4.n PERMITTED PRINCIPAL USES

| PRINCIPAL USE | CA-1 | CA-3E | CA-3 | CA-4 | CA-4R | CA-5 | CA-5C |
|--|------|-------|------|------|-------|------|-------|
| Outside storage | NP | NP | NP | NP | NP | NP | P |
| In connection with Senior Housing facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities. | NP | NP | NP | P | NP | P | P |
| Drive-Through Establishment | NP | NP | NP | P | NP | P | P |
| Yard waste composting facility, including the yard waste mulching process, meeting the performance standards and development criteria set forth in Zoning Code Part 4. | NP | NP | NP | NP | NP | P | P |
| Outside events such as festivals, markets, and holiday celebrations which include the outside retail sale of goods, food, and beverages, including the sale of alcoholic beverages, which shall be exempt from the distance limitations from certain uses provisions of Zoning Code Part 8 | NP | NP | NP | NP | NP | P | P |

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- (1) in Character Areas CA-3E, CA-3, CA-4, and CA-4R, an Accessory Dwelling Unit;
- (2) in all Character Areas except CA-1, home occupations meeting the performance standards and development criteria set forth in City Ordinance Code Part 4 Sections (n)(1)(i)-(vii) & (ix)-(xi);
- (3) related to multi-family dwellings as a permitted Principal Use or as one of a mix of permitted Principal Uses, and without limitation to other Accessory Uses that may be permitted, the following are allowed as Accessory Uses:
 - leasing / management offices, models, and similar uses;
 - amenity / recreation centers for residents and their guests, which may include hot tub, pet washing, business center, pools, cabanas / clubhouses, health / exercise facilities, storage, parks, playgrounds, community structures, playfields, dog / pet parks, and similar uses;
 - docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities;
 - uses on or adjacent to a waterbody including use of small pram boats, paddle boats, kayaks, canoes, and similar small recreational boats, excluding boats with powered motors other than boats used to maintain the waterbody;
 - mail center;
 - laundry (self) facilities for residents;
 - car wash (self) area for residents; and
 - detached or attached Garages, under-building parking, covered parking spaces, structured parking, and Parking Areas for residents and their guests;
- (4) related to museums, art galleries, music studios, event venues (for weddings, parties, meetings, etc.), and Theaters as a permitted Principal Use, and without limitation to other Accessory Uses that may be permitted, bottle clubs or the Retail sale and service of alcoholic beverages, including liquor, beer or wine for on-premises consumption in conjunction with performances, shows, events, meeting, and similar activities shall be permitted as an Accessory Use, which shall be exempt within the PUD from the distance limitations from certain uses set forth in Part 8 of the City Ordinance Code;
- (5) in all Character Areas except CA-1, Accessory Structures, which

are of a nature customarily incidental and clearly subordinate to a permitted principal structure located on the same or a contiguous Building Site in the same ownership as the Principal Use or principal structure, which in Character Areas CA-3E, CA-3, CA-4, and CA-4R includes noncommercial greenhouses and plant nurseries, Garages, carports, boat shelters, tool-houses, storage, garden sheds, garden work centers, children's play areas, play equipment, barbecue pits, swimming pools, swimming pool enclosures, and similar structures, which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a Residential neighborhood.

iii. Temporary Uses.

In addition to permitted Principal Uses and Accessory Uses, the following Temporary Uses are permitted, subject to the requirements indicated for each of them:

- (1) Temporary or portable buildings or structures, including without limitation on-site construction offices/trailers/model units/rental and sales offices and associated parking, are allowed for development, construction, leasing, or sales activities;
- (2) Real estate rental or sales activities are permitted within model units; and
- (3) Temporary Signs allowed under the City Ordinance Code.

iv. Additional Permitted Uses Specifically Authorized.

In addition to the permitted uses set forth in Sections I.K.4.0.I-III, the following uses and structures are specifically authorized:

(1) Silviculture

Silviculture may continue as a permitted use on all or any portion of the PUD Property until build-out.

(2) Land Clearing

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the PUD Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the City Ordinance Code.

(3) Food Trucks

Food trucks shall be permitted in CA-5 and CA-5C, subject to Chapter 250, Part 12 of the City Ordinance Code.

5. Parking & Loading Space Requirements

a. Parking Requirement.

i. Parking will be provided within the PUD Property in accordance with Part 6 of the City Ordinance Code, as it may be amended, except as such requirements differ from those herein.

ii. Parking shall be provided for each Principal Use within a Building Site in accordance with **Table I.K.5-1 (Vehicular Parking Requirements)**.

iii. In calculating the number of spaces of parking provided for a Building Site, the following shall be counted:

- (1) All spaces within the Building Site,
 - (2) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare as the Building Site,
 - (3) All spaces within the same Block or an Adjacent Block within a public Parking Lot or Parking Structure, by recorded shared parking agreement or easement, or by lease, license, or valet service provided within 1,000 feet of the business(es) being served,
 - (4) There shall also be counted in the instance of parking required for a place of worship, all spaces within 1,000 feet of the place of worship, which are provided for non-Residential uses and which are made available to the place of worship by recorded shared parking agreement or easement, or by lease or license, and
 - (5) There shall also be counted in the instance of parking required for one or more Building Sites in Character Areas CA-5 and/or CA-5C where an owner or developer seeks a verification of compliance and proposes that such Building Sites rely on common parking pursuant to a parking plan that demonstrates that the total parking provided in the plan will meet or exceed the vehicular parking requirements in **Table I.K.5-1 (Vehicular Parking Requirements)** for all Building Sites included in the plan; and without limitation, individual Building Sites which may be owned in fee simple may rely on parking provided "off-site" within the common parking shown in the plan, so long as the total parking provided in the plan meets or exceeds the vehicular parking requirements in **Table I.K.5-1 (Vehicular Parking Requirements)** for all Building Sites included in the plan.
- Any fractional spaces shall be rounded down to the nearest whole number.

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TABLE I.K.5-1 VEHICULAR PARKING REQUIREMENTS

| PRINCIPAL USE | Min. No. of Spaces of Parking Available to Lot Per Unit of Measure | PRINCIPAL USE | Min. No. of Spaces of Parking Available to Lot Per Unit of Measure | PRINCIPAL USE | Min. No. of Spaces of Parking Available to Lot Per Unit of Measure | | | | |
|---|---|---|--|---|--|--|--|--|--|
| RESIDENTIAL | | | | | | | | | |
| Multi-family dwellings | 1.35 per Dwelling Unit | Establishment or facility which includes the Retail sale or service of alcoholic beverages, including liquor, beer or wine, for on-premises consumption Theater or performing arts venue CIVIC | 4 per 1,000 SF of gross leasable area 1 per 6 permanent seats 1 per 6 permanent seats Not Regulated 1 per 6 seats 1 per 200 SF of gross floor area or 1 per 3 seats, whichever is greater 4 per 1,000 SF of gross floor area 1 per 6 seats NA 1 per 3 seats in a sanctuary, chapel, temple, or mosque, or 1 per 35 SF of gross floor area in the main auditorium, whichever is greater 2 per 1,000 square feet of total Usable Floor Area 4 per 1,000 square feet of total Usable Floor Area Not Regulated | Civic Building Open Space Conference / Convention / Exhibition Center Community Center Gallery / Museum Library Parking Lot / Parking Structure | 1 per 6 permanent seats Not Regulated 1 per 6 seats 1 per 200 SF of gross floor area or 1 per 3 seats, whichever is greater 4 per 1,000 SF of gross floor area 1 per 6 seats NA 1 per 3 seats in a sanctuary, chapel, temple, or mosque, or 1 per 35 SF of gross floor area in the main auditorium, whichever is greater 2 per 1,000 square feet of total Usable Floor Area 4 per 1,000 square feet of total Usable Floor Area Not Regulated | | | | |
| Residence portion of a Live/Work, Small Mixed-Use, Large Mixed-Use, or Flex Building | 1.35 per Dwelling Unit | | | | | | | | |
| Single-family detached dwellings | 2 per Dwelling Unit | | | | | | | | |
| Senior Housing, including Independent Living Facilities and Assisted Living Facilities | 1 per 2 Dwelling Units / Beds | | | | | | | | |
| Townhouses and Duplex dwellings | 1.35 per Dwelling Unit | | | | | | | | |
| Family Day Care Homes, Group Care Homes, Adult Congregate Living Homes for orphans, and Community Residential Homes | 1 per 4 beds | | | | | | | | |
| LODGING | | | | | | | | | |
| Hotel | 1 per guest bedroom + spaces required for Accessory Uses | | | | | | | | |
| Boardinghouse or Rooming House | 1 per 2 guest bedrooms | | | | | | | | |
| OFFICE OR INSTITUTIONAL | | | | | | | | | |
| Medical or Dental Clinic | 3 per 1,000 SF of gross leasable area | | | | | | | | |
| Long Term Care Facility or Hospice facility | 1 per 5 beds | | | | | | | | |
| Care center, Homeless Center, Rehabilitation Facility, Residential Treatment Facility, or Hospital | 50 per bed | | | | | | | | |
| Other Office / Institutional use not listed in this Table | 3 per 1,000 SF of gross leasable area | | | | | | | | |
| RETAIL / PERSONAL SERVICE | | | | | | | | | |
| Retail, Personal Services or Artisan Establishment | 4 per 1,000 SF of gross leasable area | | | | | | | | |
| Restaurant | 4 per 1,000 square feet of gross leasable area | | | | | | | | |
| CIVIL SUPPORT | | | | | | | | | |
| Funeral Services | 1 per full time employee + 1 per 40 square feet of public Usable Floor Area | | | | | | | | |
| Fire / EMS Station | Not Regulated | | | | | | | | |
| Police station | Not Regulated | | | | | | | | |
| Other Civil Support Use not listed in this Table | Not Regulated | | | | | | | | |
| RECREATION | | | | | | | | | |
| Adult Day Care Facility | 1 per staff member | | | | | | | | |
| Commercial recreation, fitness, or athletic facility | 1 per 1,000 square feet of gross leasable area | | | | | | | | |
| Civic, social, or private club, lodge, or organization | 4 per 1,000 square feet of gross leasable area | | | | | | | | |
| EDUCATION | | | | | | | | | |
| Child Care Facility | 1 per staff member | | | | | | | | |
| Kindergarten | 1 per teacher or other staff | | | | | | | | |
| College, Personal Improvement Education | 50 per student seat + 1 per professor or other staff | | | | | | | | |
| Elementary or Middle School | 1 per teacher or other staff | | | | | | | | |
| UTILITIES | | | | | | | | | |
| Utilities | Not Regulated | | | | | | | | |
| OTHER | | | | | | | | | |
| Other Uses | Not Regulated | | | | | | | | |

SEQ PUD: PUD WRITTEN DESCRIPTION

- iv. In determining compliance with this Section I.K.5.a, the following shall not be counted:
 - (1) Accessory Dwelling Units; and
 - (2) Liner Buildings fewer than 30 feet deep and no more than two Stories.
- v. For purposes of this Section I.K.5.a, the number of required parking spaces for a Building Site may be reduced, at the election of the Applicant, by dividing (1) the number of spaces required under **Table I.K.5-1 (Vehicular Parking Requirements)** by (2) the applicable Shared Parking Factor under **Table I.K.5-2 (Shared Parking Factor)**.
- vi. The applicable Shared Parking Factor is determined under **Table I.K.5-2 (Shared Parking Factor)** for any two Principal Uses within the Building Site or within the Building Site and any other Building Site within the same or any Adjacent Block.

Table I.K.5-2 Shared Parking Factor

| USE | with | | USE |
|---------------------------------|------|-----|---------------------------------|
| Residential | | | Residential |
| Lodging | | | Lodging |
| Office | | | Office |
| Retail/Personal Service/Artisan | | | Retail/Personal Service/Artisan |
| | 1.2 | 1.1 | 1.2 |
| | 1.4 | 1.1 | 1.4 |
| | 1.7 | 1.1 | 1.7 |
| | 1.3 | 1.1 | 1.3 |
| | 1.2 | 1.1 | 1.2 |
| | 1.3 | 1.1 | 1.3 |
| | 1.2 | 1.1 | 1.2 |
| | 1.1 | 1.1 | 1.1 |

- vii. In lieu of reducing required parking pursuant to Sections I.K.5.a.v and I.K.5.a.vi, in conjunction with the construction plan (10-set) review and approval process, a study of proposed parking for a mix of identified uses may be submitted to the Planning and Development Department, subject to its review and approval, demonstrating that the total parking requirements for such uses may be reduced as part of the review and approval process to not less than eighty (80) percent of the sum of the amount required for each separate identified use.
- viii. There is no maximum number of permitted off-street parking spaces for any use.

ix. In no case shall a building be designed so that a parked vehicle in a driveway will block a sidewalk.

b. Approved Private Streets.

Parking is permitted within, along, beside, and directly accessing Approved Private Streets having a speed limit of 35 MPH or less and private drives, subject to the review and approval of the Planning and Development Department.

c. Public Streets.

Parking is permitted within, along, beside, and directly accessing dedicated public streets having a speed limit of 35 MPH or less in accordance with **Exhibit B-4 (Composite Site Plan: Regulating Site Plan - Thoroughfare Plan)** and **Table I.K.12.d (Thoroughfare Types)**, subject to the review and approval of the Public Works Department and Planning and Development Department.

d. Loading Space Requirement.

- i. There are no loading space requirements in Character Area CA-5.
- ii. Except in Character Area CA-5, Senior Housing, and multi-family Residential use, loading space shall be provided for each building in accordance with the City Ordinance Code as it may be amended.
- iii. The number of loading spaces required to be provided for any multi-family Residential or Senior Housing development shall be two.
- iv. Any required loading space shall comply with the dimensional standards of the City Ordinance Code as it may be amended.
- v. The number of bicycle parking spaces required to be provided for any multifamily Residential or Senior Housing development **may be reduced, subject to the review and approval of the Planning and Development Department, where bike sharing arrangements, temporary parking for visitors, and other measures are provided to address resident and visitor bicycle parking needs.**

6. Drive-Throughs and Drop Off/Pick Up.

Drive-throughs are permitted in those Character Areas in which Drive-Through Establishments are a permitted Principal Use. **Restaurant drive-throughs shall be designed so that the queues will never extend into public or private rights of way. Also, schools, day care centers, kindergartens, pre-schools, or nursery schools shall have a drop off / pick up area of sufficient length so that the queues will never extend into public or private rights of way.**

7. Bicycle Parking Requirement.

a. General.

Bicycle Parking shall be in accordance with the City Ordinances Code except as otherwise set forth herein.

b. Multi-family & Senior Housing Uses.

Bicycle parking, respectively, for multi-family and senior housing uses, shall be provided at a minimum ratio of 2% of required vehicular parking for such uses. At the Owner's election, additional bicycle parking may be provided.

8. Parking, Loading, Storage, Trash Receptacle, Dumpster/Compactor/Re-cycling Container, Equipment, & Other Items Locations & Standards

a. Provision; Location; Access; Design.

- i. All Parking Areas, Parking Structures, Garages, and loading areas shall be located as specified in **Table I.K.4.A.1 - .7 (Character Area Standards)**.
- ii. Lighting that illuminates off-street Parking Areas, Parking Lots, and Parking Structures shall be installed within and directed only onto the areas so provided for parking.

b. Screens.

Off-street Parking Areas, Parking Lots, loading areas, Parking Structures and outside storage shall be Screened from a vantage point at the Frontage, as follows:

- i. Screening of Parking Areas, Parking Lots, and loading areas shall be by buildings, hedge, or Streetscreen.
- ii. Screening of Parking Structures at the Principal Frontage shall be by buildings, and Screening of Parking Structures at the Secondary Frontage shall be by buildings, architectural elements, or landscape, element, in each case at least as tall as the first level of the Parking Structure.

c. Trash Receptacle/Dumpster/Compactor/Re-cycling Enclosures.

All trash receptacles, dumpsters, compactors, and re-cycling containers shall be enclosed as required pursuant to the City Ordinance Code and are not subject to Front Setbacks provided herein.

SEQ PUD: PUD WRITTEN DESCRIPTION

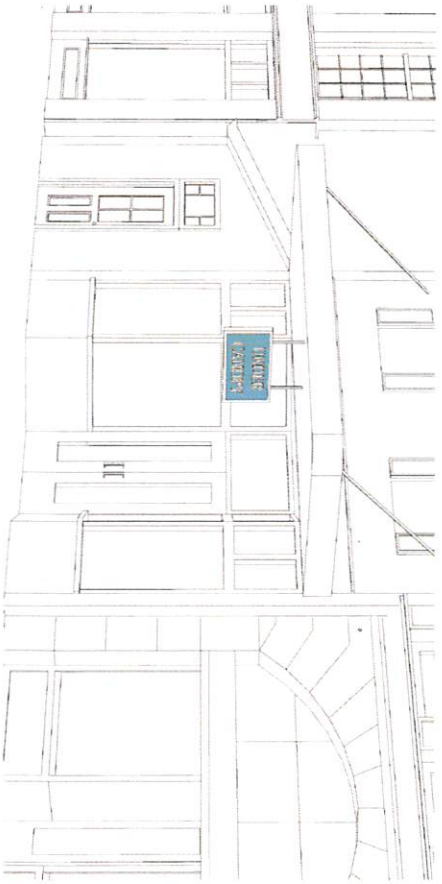
TABLE I.K.9 SIGN TYPES
SPECIFIC STANDARDS

UNDER CANOPY SIGN

Permitted Character Areas

CA-4&4R

CA-5&5C



Description

A sign that hangs under or mounted along the top edge of a canopy attached to a building

Number & Dimensions

One (1) Under Canopy Sign per occupancy is permitted, which shall not exceed ten (10) square feet in area per side

Clearance

min 8 ft clear above the sidewalk

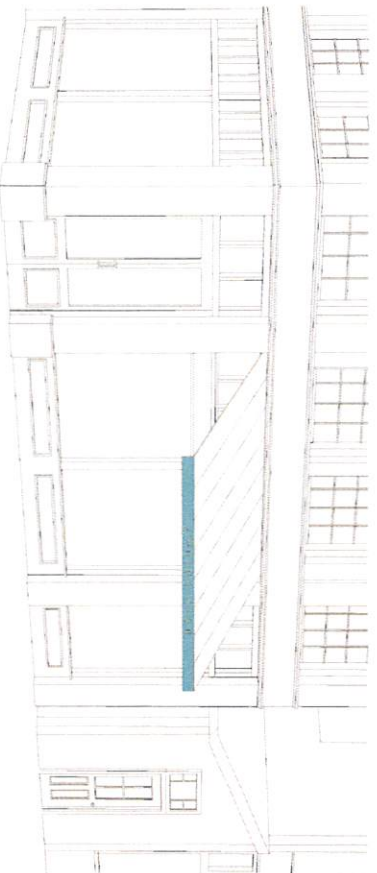
AWNING SIGN

Permitted Character Areas

CA-4

CA-5

CA-5C



Description

A sign on a awning that contains lettering painted, screen printed, or appliqued on the awning valance.

Number & Dimensions

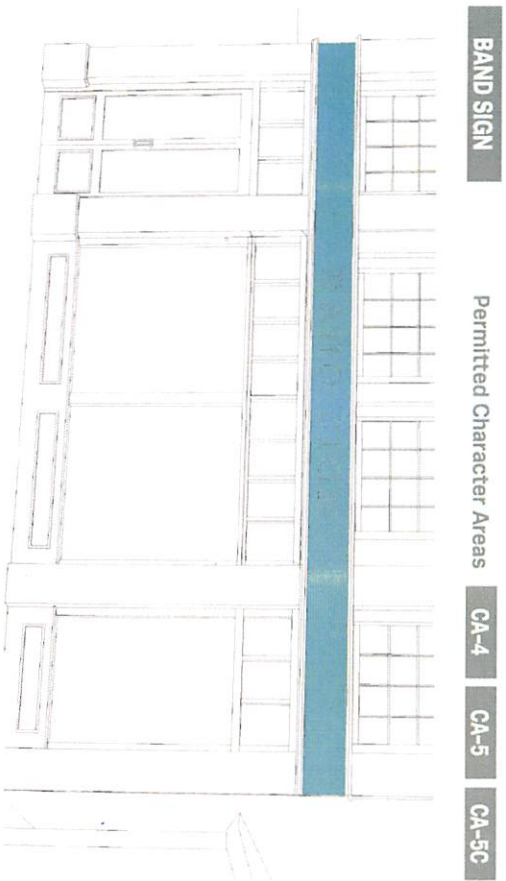
The maximum projection of an Awning Sign over the Sidewalk or other grade shall not exceed seven (7) feet. The maximum lettering or logo height shall not exceed twenty (20) inches. Where the sign message exceeds one row of lettering, the maximum height shall be measured by all rows combined, not per row. One square foot of sign size is allowed for every linear foot of the Frontage Line with a maximum area of 300 square feet, whichever is less. Awning Signs projecting less than 30 inches from the building wall shall be considered to be Wall Signs.

Clearance

min 8 ft clear above the sidewalk

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.9 SIGN TYPES
SPECIFIC STANDARDS



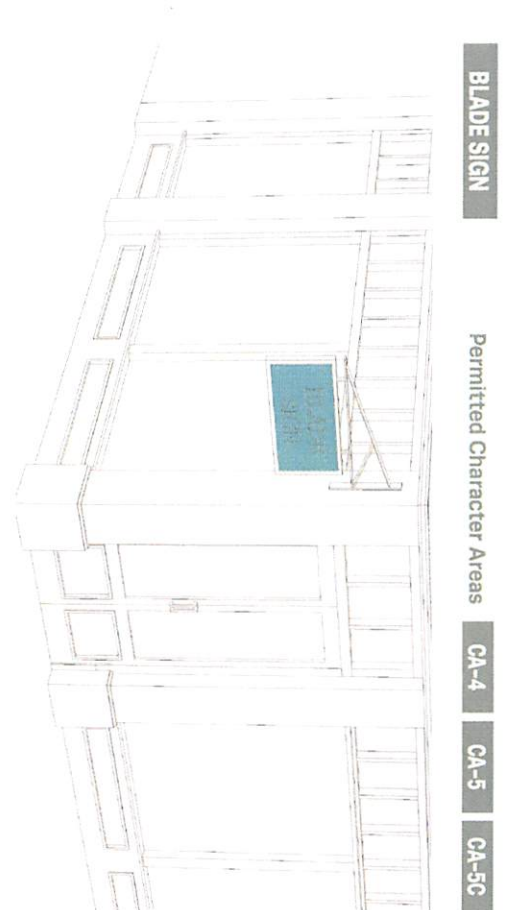
BAND SIGN

Permitted Character Areas

CA-4

CA-5

CA-5C



BLADE SIGN

Permitted Character Areas

CA-4

CA-5

CA-5C

Description

A sign that is flat against the facade and placed generally above the entrance and often run horizontally along the entablature of traditional buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Number & Dimensions

1 per Facade plus 1 per first floor business Frontage, plus 1 per 1st floor business component, such as "Pharmacy," "Deli," etc., cumulatively within Area limitation

Area
4 sf per linear ft of Facade, such areas shall not be subtracted from the allowable square footage of any other permitted signage.

| | |
|---------------------------|--------------------------|
| Width / Height | max 100% width of Facade |
| Depth / Projection | max 12 in |
| Clearance | min 7ft |

Description

A sign mounted on the first floor of a building perpendicular to a building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.

Number & Dimensions

1 per Facade, per business, no closer than 10 ft from another Blade Sign

| | |
|---------------------------|-----------------------------------|
| Area | 12 sf |
| Width / Height | max 2 ft / max 4 ft |
| Depth / Projection | max 4 ft |
| Clearance | min 8 ft clear above the Sidewalk |
| Letter Height | max 8 in |

DIRECTORY SIGN

Permitted Character Areas **CA-4** **CA-5** **CA-5C**



Description

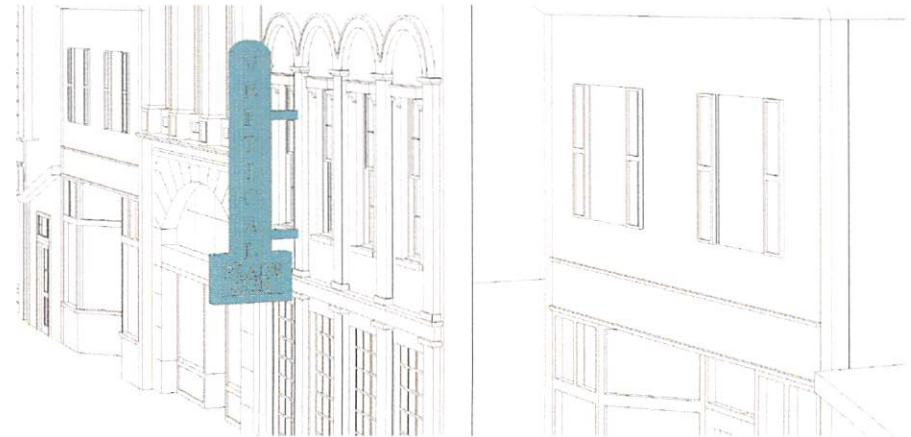
A sign that displays the tenant names and locations for a building containing multiple tenants.

Number & Dimensions

| | |
|-------------------------------------|---|
| Quantity (max) | 1 per ground floor entrance to upper floor business(es) |
| Area | 6 sf max |
| Width / Height of Sign panel | 2 ft max width/ 3 ft max height |

LARGE PROJECTING SIGN

Permitted Character Areas **CA-4** **CA-5** **CA-5C**



Description

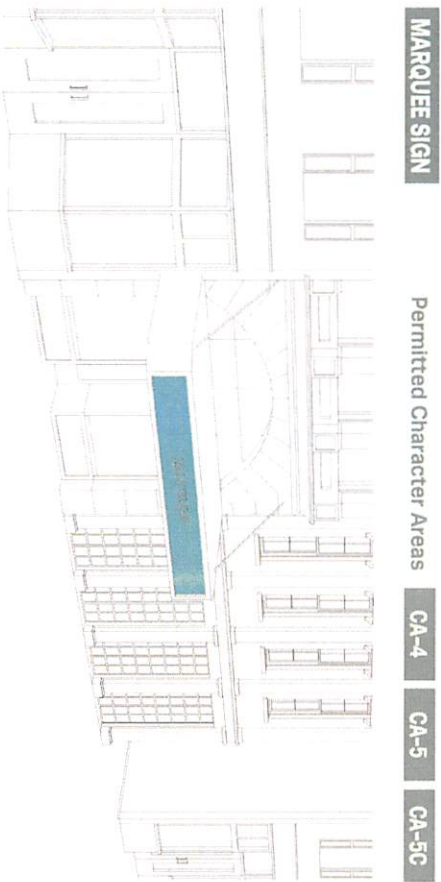
A sign attached above the first floor of a multi-floor building and projecting from a building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.

Number & Dimensions

| | |
|------------------------------------|---|
| Quantity (max) | 1 per Facade, per business. If Sign is placed at the building corner where it can be viewed from 2 Adjacent Facades, it counts toward both Facades. |
| Height (max) | Top of Sign shall be located below the cornice of a the building. |
| Area (max) | 100 sf |
| Clearance | min 12 ft clear above the Sidewalk |
| Letter Height | Not Regulated |
| Projection (max) | 7 ft over Sidewalk, but may not project past back of curb |
| Distance from Frontage Line | N/A |

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.9 SIGN TYPES
SPECIFIC STANDARDS



MARQUEE SIGN

Permitted Character Areas

CA-4 CA-5 CA-5C



MONUMENT SIGN

Permitted Character Areas

CA-3 CA-3E CA-4
CA-5 CA-5C

Description

A sign that is located either along the facade where it projects perpendicular to the facade or at the corner of a building where it projects at a 45 degree angle. These signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.

Number & Dimensions

| | |
|---------------------------|---|
| Quantity (max) | 1 per Principal Frontage |
| Width / Height | Centered on and no more than 48 ft wider than Main Entrance Bay |
| Projection | max 10 ft over Sidewalk |
| Clearance | min 10 ft from Sidewalk |
| Letter Height | removable letter height max 12 in, permanent letter height max 36 in |
| Distance from Curb | min 3 ft |

Description

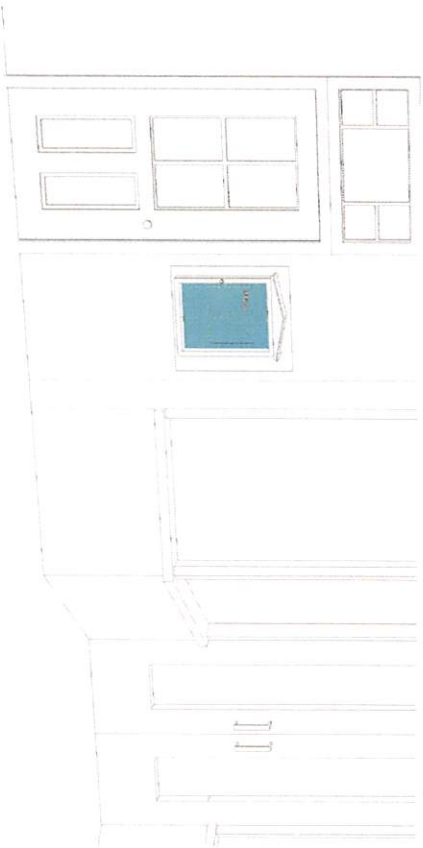
A sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

Monument Signs are permitted pursuant to Section I.K.9.b.

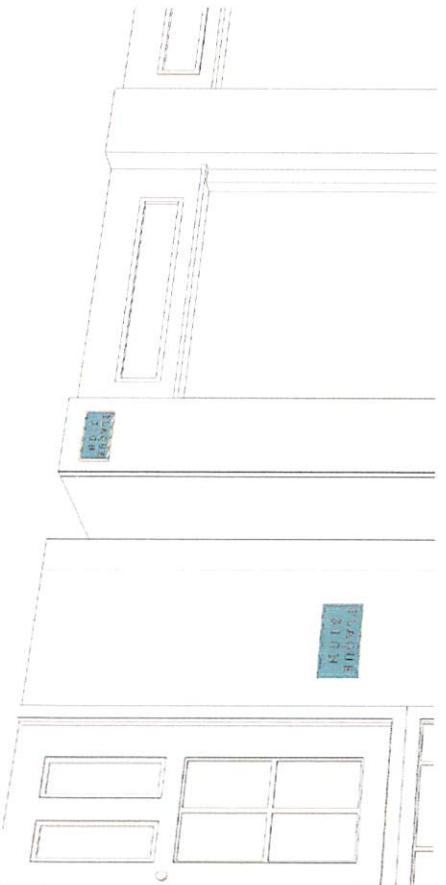
SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.9 SIGN TYPES
SPECIFIC STANDARDS

OUTDOOR DISPLAY CASE Permitted Character Areas CA-4 CA-5 CA-5C



PLAQUE SIGN Permitted Character Areas CA-4 CA-5 CA-5C



Description

A sign consisting of a metal- or wood-framed cabinet inside of which information may be viewed and accessed for maintenance and updating.

Number & Dimensions

| | |
|-------------------------|--|
| Quantity (max) | Not Regulated |
| Area | max 8 sf per each case, except in the case of theaters, which may not exceed 20 sf per each case |
| Depth/Projection | max 5 in. |
| Clearance | min 30 in. |
| Letter Height | Not Regulated |

Description

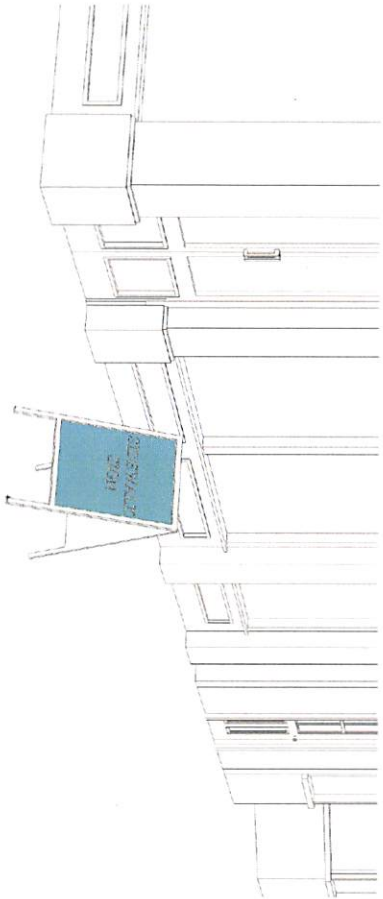
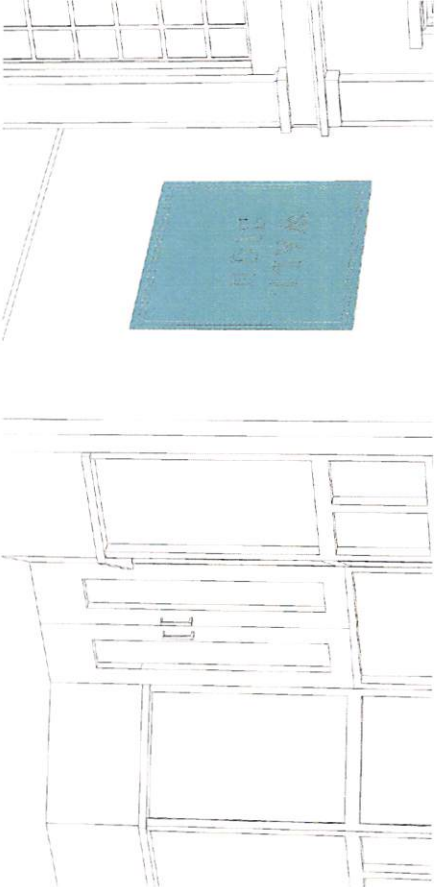
A sign which identifies a building or its builder, or on professional office buildings, which might name the firm or partners in a firm.

Number & Dimensions

| | |
|-------------------------|--------------------------|
| Quantity (max) | 1 per Principal Frontage |
| Area | max 1 sf |
| Width / Height | max 18 in. / max 2 ft |
| Depth/Projection | max 3 in. |
| Mounting Height | 7 ft |

SEQ PUD: PUD WRITTEN DESCRIPTION

TABLE I.K.9 SIGN TYPES
SPECIFIC STANDARDS

| SIDEWALK SIGN | Permitted Character Areas | CA-4 | CA-5 | CA-5C |
|---|--|--|------|-------|
| <p>Description</p> <p>A free-standing, double-sided sign with lettering painted or applied to the surface, placed at the entrance to a building in a primarily pedestrian environment.</p> |  | | | |
| <p>Number & Dimensions</p> <p>Quantity (max) 1 per business</p> <p>Area max 10 sf</p> <p>Width / Height max 30 in / max 48 in</p> | | | | |
| <p>Description</p> <p>A sign that is flat against the Facade of a Principal and/or Secondary Frontage. These signs are typically painted directly on or attached to the building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and may be accompanied by additional signage.</p> |  | <p>Permitted Character Areas</p> <p>CA-4 CA-5 CA-5C</p> | | |
| <p>Number & Dimensions</p> <p>One (1) Wall Sign is permitted on each Principal and Secondary Frontage. Wall Signs shall not exceed ten (10) percent of total area of the Facade at the applicable Frontage or 300 square feet, whichever is less.</p> | | | | |

SEQ PUD : PUD WRITTEN DESCRIPTION

**TABLE I,K,9 SIGN TYPES
SPECIFIC STANDARDS**

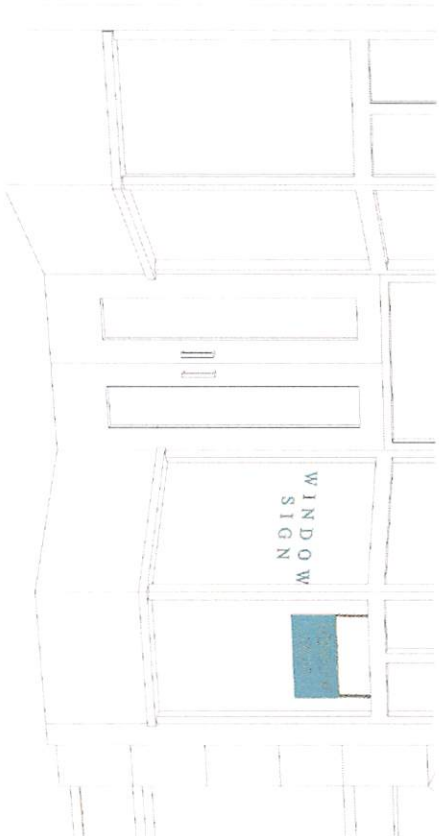
WINDOW SIGN

Permitted Character Areas

CA-4

CA-5

CA-5C



(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

Description

A sign applied directly on the inside of a window or hanging inside a window

Number & Dimensions

There may be no more than one (1) Window Sign per window. Area max 24 sf

9. Sign Standards.

a. General.

Signs shall conform this Section I.K.9 and **Table I.K.9 (Sign Types)**

b. Project Monument Signage in Character Areas CA-5 & CA-5C.

- i. The Project may have a coordinated signage program that provides for the identification of the Project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. Such coordinated system would be provided for all common areas and road right-of-ways.
- ii. Such coordinated signage program may identify the Project, multiple uses, owners, and/or tenants on signs within the Project without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot or Building Site location or Frontage of individual uses, owners, and/or tenants.
- iii. Without limitation to other signs permitted within the PUD, the following Monument Signs will be permitted:

(1) Project Monument Signs in Character Areas CA-5 and CA-5C Fronting I-295 and/or J. Turner Butler Boulevard west of Kernan Boulevard.

A maximum of five (5) SEQ PUD Project Identity Monument Signs will be permitted within Character Areas CA-5 and CA-5C at locations fronting I-295 or J. Turner Butler Boulevard west of Kernan Boulevard for the SEQ PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. Two SEQ PUD Project Identity, Monument Signs will be located within CA 5; three (3) will be located within CA 5C. These signs shall be oriented to Interstate 295 and/or J. Turner Boulevard and may be located fronting such roads or fronting the portion of Kernan Boulevard within the PUD. Multiple uses/owners/tenants within one building or a series of buildings in the PUD may be identified with one shared monument sign.

Any such SEQ PUD Project Identity Monument Sign fronting J. Turner Butler Boulevard or fronting Kernan Boulevard in Character Area 5 will not exceed fifty feet (50') in height and two hundred (200) square feet (each side) in area. Any such monument sign

fronting J. Turner Butler Boulevard or fronting I-295 in Character Area CA-5C will not exceed fifty (50) feet in height and two hundred (200) square feet (each side) in area. These signs will be located not less than two hundred (200) feet apart.

(2) SEQ PUD Project Identity Monument Signs in Character Area CA-5C on **J. Turner Butler Boulevard** east of Kernan Boulevard

A maximum of two (2) SEQ PUD Project Identity Monument Signs will be permitted in Character Area CA-5 at locations fronting J. Turner Butler Boulevard east of Kernan Boulevard for the SEQ PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to J. Turner Butler Boulevard and may be located fronting such road or fronting the portion of Kernan Boulevard within the PUD. Multiple uses/owners/tenants within one building or a series of buildings in the PUD may be identified with one shared monument sign.

These SEQ PUD Project Identity Monument signs will not exceed thirty feet (30') in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred feet (100') apart.

(3) SEQ PUD Project Identity Monument Signs on Gate Parkway

A maximum of two (2) SEQ PUD Project Identity monument signs will be permitted in Character Area CA-5C at locations fronting the existing portion of Gate Parkway adjacent to the PUD or fronting the Southern Access Road shown on the PUD Conceptual Site Plan for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to Gate Parkway or the Southern Access Road and may be located fronting such roads or fronting the Primary Circulation Route. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

Such SEQ Project Identity Monument signs will not exceed fifty feet (50') in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred feet (100') apart.

(4) Character Area CA-5 Village Center Project Identity Monument Signs on Primary Circulation Route East.

On the roadway link (including intersections) identified as the Primary Circulation Route East on Exhibit B-4 (Composite Site Plan: Regulation Site Plan—Thoroughfare Plan), a maximum of six (6) Village Center Project Identity Monument Signs will be permitted for the Village Center and/or uses, owners, and tenants within CA-5. These signs may be two-sided and externally or internally illuminated. These signs shall be oriented to the Primary Circulation Route East and may be located fronting such road and/or its intersections. Multiple uses/owners/tenants within one building or a series of buildings in CA-5 may be identified with one shared monument sign.

These Village Center Project Identity Monument Signs will not exceed twenty feet (20') in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred feet (100') apart.

It is the intent that these Village Center Project Identity Monument Signs will eliminate the need for any individual identity monument signs along the Primary Circulation Route East.

Additionally, within the Village Center, a maximum of one (1) Village Center Project Identity Monument Sign/Tower Feature will be permitted for the Village Center and/or uses, owners, and tenants within CA-5. These sign may be two-sided and externally or internally illuminated. This sign may be affixed to or a component of a tower feature. Multiple uses/owners/tenants within one building or a series of buildings in CA-5 may be identified within this monument sign, which will not exceed thirty-five feet (35') in height and two hundred (200) square feet (each side) in area.

c. Residential Community Identity Monument Signs in Character Areas CA-3, -3E, -4, -4R, and -5.

Each Residential community within Character Areas CA-3, -3E, -4, -4R, and -5 will be permitted one identity monument sign (one or two sides) per Public Frontage identifying the community. These signs may be externally or internally illuminated and shall not exceed fifteen feet (15') in height and twenty-four (24) square feet (each side) in area. Community monument signs shall be located at least one hundred (100)

SEQ PUD: PUD WRITTEN DESCRIPTION

feet apart.

d. Residential Community Identity Monument Signs in Character Area CA-5C

Each Residential community in Character Area CA-5C will be permitted one (1) identity monument sign (one or two sides) per Public Frontage identifying the community. These signs may be externally or internally illuminated and shall not exceed fifteen (15) feet in height. Residential uses which front J. Turner Butler Boulevard or I-295 will be permitted a sign facing such those freeways with a maximum of fifty (50) square feet; all other signs along all other **Public** Frontages shall be permitted with a maximum of twenty-four (24) square feet. These signs shall be located no less than one hundred feet (100) apart.

e. Individual Identity Monument Signs for Non-Residential Uses in Character Areas CA-5 (excluding on the Primary Circulation Route East), CA-5C, & CA-4.

i. Identity monument signs are permitted for each individual lot or Building Site containing one or more Retail/Personal Service, Lodging, Office, Education, Institutional, Recreation, Civic, Civil Support, Utility, Conservation, and Other uses (collectively for the purpose of this Section I.K.11.e, the **"Non-Residential Uses"**).

ii. Each such non-Residential lot or Building Site will be permitted one (1) externally or internally illuminated identity monument sign (with two sides) per Public Frontage. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage for Non-Residential use(s) shall be subject to the height and size limitations below:

(1) Outparcel Monument Signs: Signage for a or Building Site containing use(s) with less than 10,000 square feet of gross leasable area, cumulatively, shall not exceed ten feet (10') in height and twenty-five (25) square feet (each side) in area.

(2) Secondary Monument Signs: Signage for a lot or Building Site containing use(s) with between 10,000 and 30,000 square feet of gross leasable area, cumulatively, shall not exceed fifteen (15) feet in height and sixty (60) square feet (each side) in area.

(3) Primary Monument Signs: Signage for a lot or Building Site

containing use(s) with more than 30,000 square feet of gross leasable area, cumulatively, shall not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.

(4) Notwithstanding the maximum heights in sub-sections I.K.9.e.ii (1) - (3) above, the maximum height for identity monument signs for Non-Residential uses with Frontage on I-295 or J. Turner Butler Boulevard in Character Areas CA-5 or CA-5C is thirty (30) feet in height.

(5) Monument signs shall be located no less than one hundred (100) feet apart.

f. Other Signage

Further without limitation to other signs permitted within the PUD, the following additional signs are permitted throughout the PUD:

i. An Attached Sign bearing the street number of the building shall be attached to each building;

ii. Directional signs indicating major buildings, major tenants, common areas, and various building entries will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face and fifteen (15) feet in height. For pedestrian directional signage, such as "informational side walk kiosks," 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative posts) and finials;

iii. Changing message devices are permitted for non-Residential uses subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended;

iv. Temporary construction and development signs will be permitted not to exceed fifty (5) square feet in area. One project sign with a maximum height of ~~twenty~~ **twenty** feet (20') and 200 square feet in area can be placed along each of I-295 and ~~J. Turner Butler~~ **J. Turner** Boulevard for the developer of the CA-5 area. ~~EXTRA THE~~ **DELETED**

v. Temporary banner signs will be permitted not to exceed fifty

(50) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles not within City public right-of-way are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument.

vi. In addition, the following temporary signs are permitted in Character Areas CA-5 and CA-5C:

Project leasing signs: one (1) temporary project leasing sign on I-295 and one (1) temporary project leasing sign on J. Turner Butler Boulevard, a maximum of twenty feet (20') in height and two hundred (200) square feet in area. Such temporary project leasing signs may remain in place within thirty-six (36) months after adoption of this PUD. The number of such temporary project leasing signs in use shall be subtracted from the number of permitted SEO Project Identity Monument Signs described above; as each temporary project leasing signs is removed, a permitted SEO Project Identity Monument sign as described above may be installed.

Internal leasing signs: one (1) temporary internal leasing sign, a maximum of ten feet (10') in height and thirty-two (32) square feet in area located at each drive connection on the Primary Circulation Route. Such temporary internal leasing signs may remain in place within thirty-six (36) months after dedication and acceptance of the applicable segment of the Primary Circulation Route.

Window leasing signs: one (1) temporary window leasing sign, professionally rendered, a maximum of twenty-four (24) square feet in any unleased tenant suite. Such temporary window leasing sign may remain in place until the tenant suite is leased.

Residential "Now Leasing" banner: one (1) temporary residential "Now Leasing" banner sign, a maximum of one hundred (100) square feet in area per multifamily residential building. Such

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temporary residential "Now Leasing" banner may remain in place within one (1) year after leasing activities commence.

Leasing fence banner: all construction fencing may have screening which includes project information (tenant logos, leasing information, etc.), and it may remain in place as long as the construction fence is installed.

Construction signs with contractor identity and safety information, permitted above. Construction directional signs, permitted as directional signs elsewhere in this PUD.

vii. Except to the extent inconsistent with this Section I.K.9, all signs allowed under the City Ordinance Code;

viii. Traffic control signs;

ix. Signs deemed necessary or ordered by a governmental agency;

x. Signs carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent construction and made an integral part of a building or structure; and

xi. Barbershop pole affixed to the Facade of a barbershop in which at least one licensed barber provides barber services.

xii. Roof signs, per Zoning Code Part 13

g. Calculation of Area. Because all project identity and directional signs are architectural features intended to be compatible with and complementary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as all other signs the sign area of which are regulated **herein** shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

h. Specific Sign Standards.

In addition to all other signs permitted herein, the types of signs identified in **Table I.K.9 (Sign Types)** are permitted within the Character Areas indicated, subject to compliance with the applicable standards for such sign type.

10. Access / Vehicular Circulation; Pedestrian & Bikeway Circulation; Low Speed Vehicles; Thoroughfares.

a. Access / Vehicular Circulation / Thoroughfare Network

i. The existing and proposed vehicular circulation system and points of ingress and egress, including primary and secondary Thoroughfares, driveways and median openings within 660 feet of the PUD Property are shown on **Exhibit B-3 (Composite Site Plan: Development Plan – Overall Right of Way / Access Plan)**.

ii. Access will be provided via Gate Parkway, Kernan Boulevard, the Primary Circulation Route, and the Southern Access Route, as shown on **Exhibit B-4 (Composite Site Plan: Development Plan – Overall Right of Way / Access Plan)**. Such points of ingress and egress for the PUD, including total Thoroughfare assembly and paving widths, are indicated on **Exhibit B-4**.

iii. The Primary Circulation Route is required to be built pursuant to the provisions of the TMA. The Southern Access Route is required to be built subject to the provisions of a Development Agreement between the Owner and the City. **Construction of the Southern Access Route shall commence prior to the platting of the 1,850th Residential Lot within CA-3E, CA-3, and CA-4R.**

iv. Internal traffic circulation shall be via dedicated public streets, Approved Private Streets, or private drives. **Exhibit B-3 (Composite Site Plan: Development Plan – Overall Right of Way/ Access Plan) and Exhibit B-4 (Composite Site Plan: Regulating Site Plan – Thoroughfare Plan)** show the proposed vehicular internal circulation.

v. The location and design of the access points, proposed traffic circles/roundabouts, and the vehicular internal circulation may be revised in the verification of substantial compliance process or during final design, engineering, and permitting without modification to the PUD, but subject to the review and approval of the Planning and Development Department and City Traffic Engineer.

vi. The PUD is intended to include urban, pedestrian-focused streets and may include features such as reduced lane width, reduced intersection spacing, on-street parking for all types of uses, and other design features that are pedestrian-, bicycle-, and low speed vehicle-friendly. All such design features are subject to review and approval by the Public Works Department.

vii. Thoroughfares are proposed and shall be laid out generally as shown on **Exhibit B-3 (Composite Site Plan: Development Plan – Overall Right of Way / Access Plan)** and **Exhibit B-4 (Composite**

Site Plan: Regulating Site Plan – Thoroughfare Plan), with each such Thoroughfare being of the type indicated on the Thoroughfare Plan

viii. The Thoroughfares, **the designations of Thoroughfare Types, and Block dimensions** may be moved or revised in the verification of substantial compliance process or during final design, engineering, and permitting without modification to the PUD, but subject to the review and approval of the Planning and Development Department and City Traffic Engineer.

ix. Prior to the platting of the 1,601st Residential Lot within CA-3E, CA-3, and CA-4R, an operational analysis of the intersection of the Primary Circulation Route East and Kernan Boulevard shall be conducted to determine the optimum lane configuration at the intersection. If and as determined by the operational analysis the Planning and Development Department and City Traffic Engineer may require the construction of such optimum lane configuration.

x. For individual lots or Building Sites within the PUD which may be owned in fee simple, there shall be no required street frontage or access.

xi. Street festivals, markets, celebrations, and other events are permitted on thoroughfares or driveways within the PUD Property (not including Gate Parkway and Kernan Boulevard), subject to any applicable licensing or permitting by the City.

xii. Signs, landscaping, and on-street parking shall not block required horizontal sight distance at intersections.

b. Pedestrian Circulation System / Sidewalks, Trails, and Bikeways.

i. Sidewalks and bikeways shall be provided as required in the 2030 Comprehensive Plan. Internal pedestrian/bicycle circulation paths shall be provided as shown on **Exhibit B-5 (Composite Site Plan: Development Plan – Pedestrian & Bicycle Accommodations Plan)**

ii. The Sidewalks and bikeways may be revised in the verification of substantial compliance process or during final design, engineering, and permitting without modification to the PUD, but subject to the review and approval of the Planning and

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Development Department.

c. Low Speed Vehicle Internal Roadways (Re: City Ordinance Code Chapter 804, Part 15).

Low speed vehicles are permitted on PUD Thoroughfares pursuant to Chapter 804, Part 15, City Ordinance Code.

d. Thoroughfare Standards.

Thoroughfares shall comply with the following standards:

- i. Thoroughfares shall provide for vehicular and non-vehicular traffic, and shall provide access to Building Sites and Open Space Sites.
- ii. Thoroughfares shall be comprised of vehicular travel lanes and, where applicable, vehicular parking lanes, any bicycle accommodations, and the Public Frontage. The Public Frontage is comprised of the following where applicable: Sidewalks, planting area, Thoroughfare trees, and street lights. Thoroughfares also may include water quality/quantity areas and features.
- iii. Thoroughfares shall conform to the Thoroughfare Types and related standards, provided for the applicable Character Area, if any, set forth in **Table I.K.10.d (Thoroughfare Types)**. If one or more Thoroughfare Types are indicated for a Character Area in **Table I.K.10.d (Thoroughfare Types)**, each Thoroughfare within such Character Area must conform to such indicated Thoroughfare Type and related standards, or if more than one is indicated, to one of the indicated Thoroughfare Types and related standards; provided that the Rear Alley type and related standards shall be available in all Character Areas, but shall be available only at the rear of a Building Site. If no Thoroughfare Type or only the Rear Alley type is indicated for a Character Area, the standards provided in City Ordinance Code

sections 654–656 and the City Land Development Procedures Manual shall apply to all Thoroughfares in such Character Area except with respect to Rear Alleys.

- iv. The Southern Access Road shall be a two-lane undivided road or a four-lane divided road with ten foot (10) lanes, eight foot (8) bike lane (5 feet plus a 3 foot buffer), and with a posted speed of 35 mph.

e. Public Frontages.

- i. The Public Frontage shall include the Sidewalk, curb, planting area, bicycle accommodations, street trees, and street lights, in each case as applicable to the specific Thoroughfare type, as allocated within and designed in accordance herewith and **Table I.K.10.d (Thoroughfare Types)**. The Public Frontage and any element thereof also may include one or more water quality/quantity areas or features.
- ii. String lighting and cafe lights shall be allowed within sidewalks, outside dining areas, pedestrian areas, and pedestrian ways.

f. Irrigation.

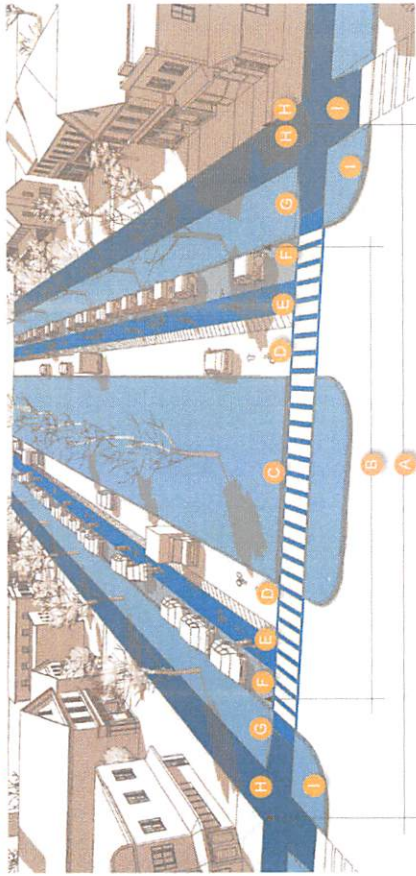
Except in natural areas and Character Area CA-1, all landscape

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TABLE I.K.10.d THOROUGHFARE TYPES
SPECIFIC STANDARDS

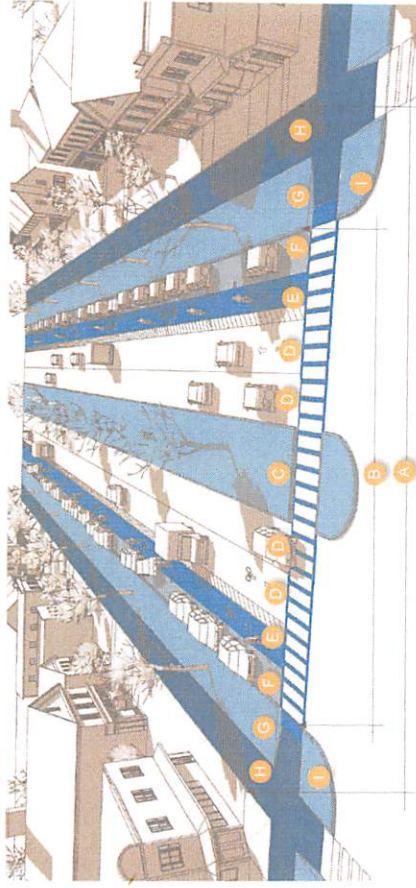
2 LANE AVENUE



Permitted CAs CA-3&3E CA-4&4R

| Thoroughfare Type | 2 Lane Avenue |
|--------------------|--|
| Right-of-Way Width | 79 - 176 ft A |
| Pavement Width | Not regulated separately B |
| Movement | Slow |
| Assemblies | |
| Median Width | 15 - 60 ft C |
| Travel Lanes | 2 Lanes |
| Travel Lane Width | 10 ft D |
| Parking Lanes | Parallel, 2 sides E |
| Parking Lane Width | 7 ft |
| Bikeway | Required if Design ADT is > 1,600 VPD. One-way bikeways are preferred. If bikeways are provided, both assembly and pavement width may be increased by the aggregate width of bikeways. |
| Walkway | |
| Walkway Type | Sidewalk, both sides H |
| Walkway Width | 6 - 20 ft |

4 LANE AVENUE



Permitted CAs CA-4&4R CA-6&6C

| Thoroughfare Type | 4 Lane Avenue |
|--------------------|--------------------------------------|
| Right-of-Way Width | 99 - 196 ft A |
| Pavement Width | Not regulated separately B |
| Movement | Slow |
| Assemblies | |
| Median Width | 15 - 60 ft C |
| Travel Lanes | 4 Lanes |
| Travel Lane Width | 10 ft MIN. D |
| Parking Lanes | Parallel permitted, 2 sides E |
| Parking Lane Width | 7 ft |
| Bikeway Width | 5 ft + 3 ft buffer, marked E |
| Walkway | |
| Walkway Type | Sidewalk, both sides H |
| Walkway Width | 6 - 20 ft |

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areas within the Public Frontage or Open Space shall be irrigated by an automatic underground irrigation system.

11. Block Standards.

Each Block shall conform to the applicable Block Perimeter Standards set forth in **Table I.K.4.A.1 - .7 (Character Area Standards)**.

12. Active Recreation & Open Space.

a. Active Recreation.

Active recreation and/or Open Space amenities and uses will be provided in the PUD in accordance with these standards. These amenities may include (i) parks and other areas for Civic use, pedestrian walks and trails, boardwalks, promenades, bikeways, exercise courses, dog/pet parks, launches and courses for canoes, kayaks, small pram boats, or paddle boats, and other active recreational uses, or (ii) within any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided in conjunction with any Residential uses.

For multifamily Residential uses within the PUD, active recreation/amenities shall be provided at a minimum ratio of 150 square feet of active recreation/amenities per Residential Dwelling Unit within a distance of 2,500 feet of the multi-family Residential use. Where active recreational improvements, equipment, fixtures or other design elements are incorporated into Conservation/Open Space uses, such uses may be used to fulfill this standard.

For single family detached Residential uses within the PUD, at least one (1) acre of usable uplands for every one-hundred (100) single family Residential lots (and any fraction thereof) or five percent (5%) of the total usable uplands whichever is less, shall be designated as common area and set aside for active recreation, measured cumulatively throughout the PUD.

There may be multiple areas to serve such uses, and the areas provided to meet the requirement in this Section I.K.12 shall be a minimum of 0.2 acres in size. Where active recreational improvements, equipment, fixtures, or other design elements are incorporated into Conservation/Open Space uses such uses may be used to fulfill this standard. Additional Open Space areas may be provided, which will not be subject to the minimum size.

The location, configuration, and size of the active recreation / amenities may be revised in the verification of substantial compliance process or during final design, engineering, and permitting without modification of the PUD, but subject to the review and approval of the Planning and Development Department.

For each Residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including active recreation land area and general information regarding the active recreation equipment, facilities, and fixtures to be included) demonstrating compliance with these standards.

If a waterbody is not used to treat stormwater and it provides a canoe or small boat launch area, it may be used to meet the recreation area requirements.

b. Open Space.

Conservation / Open Space uses will provided in the PUD in accordance with **Exhibit B-2 Composite Site Plan: Regulating Plan - Green Network and Recreation Open Space Plan**.

All Open Space and development, buildings, structures and improvements of or within Open Spaces shall comply with the applicable requirements on **Table I.K.4.A.1 - .7 (Character Area Standards)** and **Table I.K.12 (Open Space Types)**.

In addition to other accessory structures permitted within Open Spaces in Character Areas CA-5 and CA-5C, covered gathering and entertainment areas, and civic buildings, retail kiosks, and similar buildings are permitted.

C. Open Space Types. Except to the extent that Open Space is within Character Area CA-1 or is comprised of or includes a wetland or waterbody, Open Space shall conform to the Open Space Types

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**TABLE I.K.12 OPEN SPACE TYPES
SPECIFIC STANDARDS**



Natural Area

Permitted In / Adjacent to:

CA-1 | CA-3&3E | CA-4&4R | CA-5&5C

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape may include paths and trails, meadows, waterbodies, woodland and open shelters, all naturally disposed. Natural areas may be linear following the trajectories of natural corridors.

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory structures



Green

Permitted In / Adjacent to:

CA-3&3E | CA-4&4R | CA-5 | CA-5C

Intent

An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages.

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory structures



Square

Permitted In / Adjacent to:

CA-3&3E | CA-4&4R | CA-5 | CA-5C

Intent

An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape must consist of paths, lawns and trees, formally disposed

Typical Facilities

- Passive recreation
- Paths
- Accessory structures



Plaza

Permitted In / Adjacent to:

CA-4&4R | CA-5 | CA-5C

Intent

An Open Space available for Civic purposes. Its landscape must consist primarily of astroturf and/or pavement. Trees are optional. Plazas must be located at the intersection of important Thoroughfares

Typical Facilities/Activities

- Passive recreation
- Paths
- Accessory structures
- Water features
- Retail Jewel Box/Kiosks
- Active recreation, including bocce ball, pickle ball, and similar activities
- Outside events, such as festivals, markets, and holiday celebrations

**TABLE I.K.12 OPEN SPACE TYPES
SPECIFIC STANDARDS**

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| SEQ PUD: PUD WRITTEN DESCRIPTION | TABLE I.K.12 OPEN SPACE TYPES SPECIFIC STANDARDS |
|--|---|
| <p>Playground</p>  | <p>Permitted In / Adjacent to: CA-3&3E CA-4&4R CA-5 CA-5C</p> <p>Intent An Open Space designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds must be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens.</p> <p>Typical Facilities</p> <ul style="list-style-type: none"> Active recreation Play structures Paths Water features |
| <p>Sport Field or Court</p>  | <p>Permitted In / Adjacent to: CA-3&3E CA-4&4R CA-5C</p> <p>Intent An Open Space designed and equipped for team sports activities.</p> <p>Typical Facilities</p> <ul style="list-style-type: none"> Active recreation Play structures |
| <p>Community Garden</p>  | <p>Permitted In / Adjacent to: CA-3&3E CA-4&4R CA-5 CA-5C</p> <p>Intent A grouping of garden plots and/or greenhouse available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens must be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens.</p> <p>Typical Facilities</p> <ul style="list-style-type: none"> Active recreation Garden plots Accessory structures Running water |
| <p>Pocket Park</p>  | <p>Permitted In / Adjacent to: CA-3&3E CA-4&4R CA-5 CA-5C</p> <p>Intent A small predominantly green Open Space available for passive recreation.</p> <p>Typical Facilities</p> <ul style="list-style-type: none"> Passive recreation Community gardens Playgrounds and play structures Paths and trails |

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permitted for the applicable Character Area pursuant to **Table I.K.12 (Open Space Types)**

13. Definitions.

Capitalized terms used herein shall have the meanings set forth in this Section or set forth otherwise herein, or, if not so defined, the meanings given to such terms in the City Ordinance Code. In the event of any term defined both in this document and in the City Ordinance Code, the definition herein shall supersede the definition in the City Ordinance Code:

- a. "2005 Planned Unit Development" - as defined in Section I.F.
- b. "Accessory Building" - a building that is an Accessory Structure.
- c. "Accessory Dwelling Unit" - a Dwelling Unit having a full kitchen and no more than one (1) bedroom, which shares ownership and utility connections with a Principal Building; it may or may not be within an Accessory Structure.
- d. "Accessory Structure" - a structure of a nature customarily incidental and subordinate to the principal structure of the same premises as such principal structure. On the same premises with respect to Accessory Structures shall be construed as meaning on the same or a contiguous lot or of Building Site in the same ownership as the principal structure. Where a building is attached to the principal structure, it shall be considered a part thereof, and not an Accessory Structure.
- e. "Accessory Use" - a use of a nature customarily incidental and subordinate to the Principal Use of the same premises and, unless otherwise provided, on the same premises. On the same premises with respect to Accessory Uses shall be construed as meaning on the same or a contiguous lot or of Building Site in the same ownership as the Principal Use.
- f. "Adjacent" - having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right-of-way, alley, or easement.
- g. "AGR" - as defined in Section I.F.
- h. "Applicant" - as defined in Section I.B.
- i. "Artisan Establishment" - any establishment in which articles of artistic quality of effect or handmade workmanship are produced with or with
- Retail sales of such articles.
- j. "Assisted Living Facility" - multiple unit Residential premises for elderly, infirm, or disabled residents, in which housekeeping, meals, and other assistance are available to residents.
- k. "Attic" - the interior part of a building contained within a pitched roof structure, whether or not inhabitable.
- l. "Avenue" - the Thoroughfare type described as such in **Table I.K.12.d (Thoroughfare Types)**.
- m. "Awning Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**.
- n. "Band Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**.
- o. "Basement" - that portion of a building having more than half of its clear floor to ceiling height below the average grade of the adjoining ground.
- p. "Blade Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**.
- q. "Block" - an area circumscribed by Thoroughfares, or where applicable, circumscribed by Thoroughfares, Civic Space, natural areas, Pedestrian Paths, Passages, Sidewalks, and/or waterbodies.
- r. "Block Perimeter" - the sum of all sides of a Block. In the calculation of Block Perimeter, sides adjacent to Character Area CA-1, the Hodges Tract, or stormwater ponds are not included in the calculation.
- s. "Building Massing" - the overall shape or arrangement of the bulk or volume of a building.
- t. "Building Site" - either (i) a parcel of land that has not been subdivided as a separate lot, which is designated as a Building Site in the applicable site plan or permit, and which accommodates, or is available to accommodate, one or more Principal Buildings or (ii) a lot.
- u. "Building Type" - one of the types of buildings described on **Table I.K.4.J (Principal Building Types)**.
- v. "CGC" - as defined in Section I.F.
- w. "Character Area" - one of several areas on the Regulating Site Plan to which certain Character Area standards are applied. See **Tables 4.A.1 - .7 (Character Area Standards)**.
- x. "Civic" - as a use, the term describing activities, uses, purposes and governmental or not-for-profit organizations which are dedicated to arts, culture, education, religion, recreation, government, transit, municipal parking, gardening, horticulture, public gathering, assembly or meeting.
- y. "Civic Building" - the Building Type described as such on **Table I.K.4.J (Principal Building Types)**.
- z. "Civil Support" - the category of uses characterized by activities, services, and organizations providing aid and assistance to municipalities, their citizens, and their concerns.
- aa. "Conservation" - the use category characterized by the preservation, protection, or restoration of the natural environment, natural ecosystems, vegetation, and wildlife.
- ab. "Commercial Building" - the Building Type described as such on **Table I.K.4.J (Principal Building Types)**.
- ac. "Commercial Street" - the Thoroughfare Type described as such in **Table I.K.12.d (Thoroughfare Types)**.
- ad. "Community Garden" - the Open Space type described as such in **Table I.K.14 (Open Space Types)**.
- ae. "Conference / Convention / Exhibition Center" - premises that accommodate conferences, exhibitions, meetings, seminars, training sessions, and other similar gatherings.
- af. "Curb" - the edge of the vehicular pavement that may be either raised or flush with a swale to the extent allowed hereby. It usually incorporates or is associated with the drainage system. See **Table I.K.12.d (Thoroughfare Types)**.
- ag. "Drive -Through Establishment" - any establishment designed or used for the transaction of business wherein the patrons may avail themselves of the services or products of such establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a structure.

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- ah. "Driveway" – a vehicular access-way within a lot or Building Site from a Thoroughfare to provide access only to a Parking Area, Parking Lot, Garage, Parking Structure, or building entrance, but not designed to provide space for vehicular parking or to have excess capacity that would encourage its use for parking.
- ai. "Duplex" – the Building Type described as such on **Table I.K.4.J (Principal Building Types)**.
- aj. "Dwelling Unit" – a building or portion thereof designed or used exclusively as Residential quarters for one or more families living independently of each other, which includes separate complete sleeping, cooking, eating, and sanitation facilities for each such family. The term shall not be deemed to include hotel, boardinghouse, or rooming house.
- ak. "Edgeward" – the yard type that results from a building being set back from its lot boundaries at the front, rear, and both sides.
- al. "Elevation" – when capitalized, the exterior walls of a building; or when not capitalized, the height of any structure above a given level or a drawing or design that represents an object or structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates.
- am. "Encroach" – to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the Public Frontage, or above a height limit.
- an. "Enfront" – to place, or the location of, an element along a Frontage, as in "porches Enfront the street."
- ao. "Estate House" – the Building Type described as such on **Table I.K.4.J (Principal Building Types)**.
- ap. "Facade" – an exterior wall of a building that is set along a Frontage Line. For signage purposes, Facade includes walls set **along** Parking Areas and Parking Structures.
- aq. "Flex" – the Principal Building Type described as such in **Table I.K.4.J (Principal Building Types)**.
- ar. "Frontage" – the area between a Facade and a Pedestrian Path, Passage, waterbody, Open Space, or the curb (or if there is no curb, the edge) of the vehicular lanes of a Thoroughfare having vehicular lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See **Table I.K.12.d (Thoroughfare Types)**. Corner and through Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Principal Frontage and Secondary Frontage. Building Sites which comprise an entire Block may have multiple Frontages.
- as. "Frontage Line" – the common line of the Public Frontage and Private Frontage.
- at. "Garage" – a detached building or structure or an extension of a Principal Building used for the storage of passenger vehicles on a lot or Building Site as an Accessory Use, provided that no business, occupation or service is conducted for profit therein.
- au. "Green" – the Open Space type described as such in **Table I.K.14 (Open Space Types)**.
- av. "House" – the Building Type described as such on **Table I.K.4.J (Principal Building Types)**.
- aw. "Independent Living Facility" – a multiple Dwelling Unit accommodation that provides Residential quarters for persons over a specified age who do not require skilled nursing care, health care, or assistance with daily activities, such as assistance with eating, dressing, ambulation, medication, bathing or toileting.
- ax. "Institutional" – the category of uses characterized by serving the public's social, health, or cultural needs.
- ay. "Jewel Box / Kiosk" – the Principal Building type described as such in **Table I.K.4.J (Principal Building Types)**.
- az. "Large Format Retail" – the Principal Building type described as such in **Table I.K.4.J (Principal Building Types)**.
- ba. "Large Mixed-Use" – the Principal Building type described as such in **Table I.K.4.J (Principal Building Types)**.
- bb. "Large Multifamily" – the Principal Building Type described as such in **Table I.K.4.J (Principal Building Types)**.
- bc. "Large Projecting Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**.
- bd. "LDR" – as defined in Section I.F.
- be. "Liner Building" – a building that is at least 20 feet deep measured from the Facade and masks a Parking Structure from the Frontage up to the height of the ground floor of the Parking Structure.
- bf. "Live/Work" – the Principal Building type described as such in **Table I.K.4.J (Principal Building Types)**.
- bg. "Lodging" – the use category characterized by premises available for daily or weekly renting of bedrooms.
- bh. "Long Term Care Facility" – premises at which living accommodations, bed care, boarding, in-patient service and/or nursing or other medical care are provided for aged, infirm, disabled, or persons who are afflicted with or convalescing from any disease or ailment, or other persons requiring regular medical attention, including nursing homes and skilled care facilities, but excluding Assisted Living Facilities, Independent Living Facilities, and facilities that provide surgical or emergency medical services, care for substance abuse or addiction, mental disease other than dementia, or communicable disease.
- bi. "Main Entrance" – the principal point of access for pedestrians into a building.
- bj. "Marquee Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**.
- bk. "MDR" – as defined in Section I.F.
- bl. "Monument Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**.
- bm. "MU" – as defined in Section I.F.
- bn. "Natural Area" – the Open Space type described as such in **Table I.K.14 (Open Space Types)**.
- bo. "Neighborhood Street" – the Thoroughfare type described as such in **Table I.K.12.d (Thoroughfare Assemblies and Standards)**.
- bp. "Office" – the use category characterized by premises available for the transaction of business, governmental, or non-profit operations.
- bq. "Open Space" – collectively, Open Space as defined in the City

SEQ PUD: PUD WRITTEN DESCRIPTION

- Ordinance Code, all waterbodies, and Open Space types included in **Table I.K.14 (Open Space Types)**, in each case, whether landscaped or hardscaped, and whether available for active or passive recreation.
- br. "Open Space Site" – a Site designated as Open Space.
 - bs. "Outdoor Display Case" – the sign type described as such in **Table I.K.11 (Sign Types)**
 - bt. "Owner" – as defined in Section I.B.
 - bu. "Park" – both a Park as defined in the City Ordinance Code.
 - bv. "Parking Area" – an off-street, ground-level open area within a Building Site for parking vehicles as an Accessory Use incidental to a Principal Use of the Building Site or Principal Building on the Building Site. Not synonymous with Parking Lot.
 - bw. "Parking Lot" – an off-street, ground-level open area within a Building Site for vehicular parking as a Principal Use. Not synonymous with Parking Area.
 - bx. "Parking Structure" – an improvement for vehicular parking above grade.
 - by. "Passage" – a pedestrian connector, open or roofed, that passes between buildings to provide a shortcut through a long Block and connect rear parking accommodations to Frontages.
 - bz. "Pedestrian Path" – an informal paved or unpaved walkway for use by pedestrians.
 - ca. "Personal improvement Education" – an establishment primarily engaged in the provision of information or instruction relating to a particular subject, interest, or hobby.
 - cb. "Personal Services" – the category of uses referring collectively to uses in which a service is provided to or for a customer for compensation and the establishment providing such service deals directly with the consumer, which use may or may not include the Retail sale of goods related to the services provided, including without limitation, barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses; but excluding services provided by a medical professional.
 - cc. "Plaque Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**.
 - cd. "Playground" – the Open Space type described as such in **Table I.K.14 (Open Space Types)**.
 - ce. "Plaza" – the Open Space type described as such in **Table I.K.14 (Open Space Types)**
 - cf. "Pocket Park" – both a Pocket Park as defined in the City Ordinance Code and the Open Space type described as a Pocket Park in **Table I.K.14 (Open Space Types)**.
 - cg. "Porch Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**
 - ch. "Portable Sign" – a sign whose principal supporting structure is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, signs mounted on a trailer, wheeled carrier or other non-motorized mobile structure, with wheels or with wheels removed.
 - ci. "Post Sign" – the sign type described as such in **Table I.K.11 (Sign Types)**
 - cj. "Principal Building" – the main building on a Building Site, located toward the Frontage, in which is conducted a Principal Use of such Building Site.
 - ck. "Principal Use" – a primary or predominant use of a Building Site, building or structure.
 - cl. "Principal Frontage" – with respect to (a) corner or through Building Sites, the Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum lot Width; and (b) other Building Sites, Principal Frontage is synonymous with Frontage. See Frontage.
 - cm. "Private Frontage" – the privately held area between the Frontage Line and the Facade of the Principal Building, or if there is no such building, between the Frontage Line and the front setback line.
 - cn. "Project" – as defined in Section I.A.
 - co. "Public Frontage" – the area between the Frontage Line and
 - i. in the case of a Building Site that Enfronts a Thoroughfare having vehicular lanes, the curb (or if there is no curb, the edge) of the vehicular lanes, or
 - ii. in the case of a Building Site that Enfronts an Open Space, Pedestrian Path, Passage, waterbody, or Driveway, such Open Space, Pedestrian Path, Passage, waterbody, or Driveway.All or a portion of the Public Frontage may be publicly or privately owned.
 - cp. "PUD Property" – as defined in Section I.C.
 - cq. "Rear Alley (RA)" – the Thoroughfare type described as such in **Table I.K.12.d (Thoroughfare Assemblies & Standards)**
 - cr. "Recreation" – the use category characterized by activities for personal enjoyment or entertainment during a person's discretionary time.
 - cs. "Recreation Facility" – premises accommodating Recreation or entertainment.
 - ct. "Regulating Site Plan" – the map or set of maps that show the Character Areas, Open Space, primary and secondary Thoroughfares, and any designated "B" Streets within the PUD.
 - cu. "Rehabilitation Facility" – a facility operated for the primary purpose of assisting in the rehabilitation of individuals through an integrated program of medical, psychological, physical, occupational, substance, social, or vocational evaluation and services under competent professional supervision.
 - cv. "Residential" – the use category characterized by premises available for long-term human habitation.
 - cw. "Retail" – the sale of goods directly to the consumer of such goods, including without limitation indoor or outdoor retail or restaurant kiosks, grocery stores and other retail sale of food and drugs (including "club" and wholesale-type grocery stores), convenience stores with or without the sale of petroleum, electricity, or natural gas for vehicles, fruit, vegetable, meat or fish markets, apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, pet shops, including

SEQ PUD: PUD WRITTEN DESCRIPTION

- pet adoptions, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances (including repairs incidental to sales), stand-alone automated teller machines, office supplies, equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and similar retail uses.
- cx. "Retail / Personal Service" - the category of uses that includes Retail, Personal Service, and Artisan Establishment uses
- cy. "RPI" - as defined in Section 1F.
- cz. "School Board" - as defined in Section 1F.
- da. "Screen" -
- i. used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements hereof by interposition of a building, building element, architectural element, wall, fence, or other element; or landscape element; or
 - ii. used as a noun, a building, building element, architectural element, wall, fence, or other element, or an evergreen hedge that blocks an item or condition from view from a vantage point, as required hereby
- db. "Secondary Frontage" - on corner and through Building Sites, the Frontage that is not the Principal Frontage.
- dc. "Senior Housing" - Residential accommodations made available exclusively to persons over a specified age and/or persons who need assistance with activities of daily living, including independent Living Facility, Assisted Living Facility, memory care, homes for the aged, housing for the elderly, adult congregate living facilities, community homes for the elderly, group care homes for the elderly and similar uses.
- dd. "Setback" - the area of a Site measured from one of its boundary lines to a building wall, which area is required to be maintained clear of permanent structures, with the exception of permitted Encroachments. See **Illustration I.K.4.B.1 (Setback Designations)**
- de. "Sidewalk" - the paved section of the Public Frontage dedicated primarily to pedestrian activity
- df. "Shared Parking Factor" - a number by which the total number of required Parking Spaces for two uses is divided to reduce such requirement pursuant to Section I.K.5.
- dg. "Sidewalk Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**
- dh. "Site" - a Building Site or Open Space Site, as applicable.
- di. "Small House" - the Building Type described as such in **Table I.K.4.J (Principal Building Types)**.
- dj. "Small Mixed-Use" - the Building Type described as such in **Table I.K.4.J (Principal Building Types)**
- dk. "Small Multifamily" - the Building Type described as such in **Table I.K.4.J (Principal Building Types - Specific Standards)**
- dl. "Sports Field" - the Open Space type described as such in **Table I.K.14 (Open Space Types)**.
- dm. "Square" - the Open Space type described as such in **Table I.K.14 (Open Space Types)**
- dn. "Stacked Townhouse" - the Building Type described as such on **Table I.K.4.J (Principal Building Types)**
- do. "Street" - generic reference to as any vehicular way defined as such in the City Ordinance Code; or specifically as to one of the Thoroughfare types described in **Table I.K.12.d (Thoroughfare Assemblies & Standards)** the Thoroughfare type so described.
- dp. "Streetscreen" - a type of Screen situated along a Frontage Line, or along the same plane as a Facade, consisting of a planted evergreen hedge or freestanding wall, which blocks the view of parking, equipment, or other item or condition from the Frontage, provides privacy to a yard, or strengthens the spatial definition of the public realm.
- dq. "Story" - a habitable level within a building, excluding an Attic, raised Basement, or decorative rooftop structure.
- dr. "Theater" - a building or part of a building devoted to the showing of motion pictures, or theatrical or performing arts productions as a Principal Use.
- ds. "Thoroughfare" - a public or private way for use by vehicular and/or pedestrian traffic and to provide access to Building Sites and Open Spaces, consisting of vehicular lanes and the Public Frontage.
- dt. "TMA" - as defined in Section 1F.
- du. "Townhouse" - the Building Type described as such on **Table I.K.4.J (Principal Building Types)**
- dv. "Trade or Business School" - a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, excluding other Schools, colleges and universities.
- dw. "Turning Radius" - the inside radius of the vehicular lanes available for a vehicle to make a turn, accounting for the presence of parking medians, or other features.
- dx. "Utility(ies)" - the use category, uses, activities, and equipment involved with the provision of electricity, gas, water, sewage, telephone, cable, or other publicly regulated service.
- dy. "Wall" - a vertical structure that supports a building or encloses or separates an area of land.
- dz. "Wall Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**
- ea. "Window Sign" - the sign type described as such in **Table I.K.11 (Sign Types)**

SEQ PUD: COMMITMENT BY OWNER/PRE-APPLICATION CONFERENCE/PUD REVIEW CRITERIA; MODIFICATIONS

II. COMMITMENT BY OWNER

Owner's commitment pursuant to City Ordinance Code Section 656.341(c)(1) with respect to the proposed PUD is set forth as **Exhibit D (Commitment by Owner)**.

III. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding the PUD rezoning application on February 12, 2019.

IV. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan.

As described above, the uses proposed herein are consistent with the MU land use category.

B. Consistency with the Concurrency Management System.

The PUD will comply with the Concurrency and Mobility Management System and the TMA Development Agreement applicable to the PUD Property.

C. Allocation of Residential Land Use.

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility.

The PUD provides for integrated design and compatible uses within the PUD Property.

E. External Compatibility/Intensity of Development

The PUD proposes uses and provides design mechanisms that are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure.

All common areas will be maintained by the owner of the applicable property or, in the instance of multiple owners, by one or more owners' association(s).

G. Usable Open Space.

The PUD provides ample Open Space and recreational opportunities and will provide active recreation for all Residential uses consistent with the City Ordinance Code.

H. Impact on Wetlands.

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations.

A listed species survey is attached hereto as **Exhibit E (Listed Species Survey)**.

J. Parking Including Loading and Unloading Areas.

The PUD provides ample on-street and off-street parking and loading areas.

K. Sidewalks, Trails, and Bikeways.

The PUD provides extensive pedestrian and bicycle connectivity and recreational trails.

V. MODIFICATIONS

Uses within the PUD may be moved among Character Areas by minor modification. Any use not specifically listed but similar to or associated with a listed use may be allowed by minor modification. PUD modifications, including administrative deviations, administrative or minor modifications, or PUD amendments, may be sought for individual parcels within the PUD by the owner of the parcel which is the subject of the modification.

SEQ PUD: LIST OF EXHIBITS

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| 78 | Exhibit B Composite Site Plan | 87 | Exhibit C-2 Site Analysis: Adjoining Properties Map |
| 79 | Exhibit B-1 Composite Site Plan: Regulating Site Plan –Character Areas | 88 | Exhibit C-3 Site Analysis: Fence at Hodges Tract |
| 80 | Exhibit B-2 Composite Site Plan: Development Plan – Green Network and Recreation Open Space Plan | 89 | Exhibit D Commitment by Owner |
| 81 | Exhibit B-3 Composite Site Plan: Development Plan – Overall ROW and Access Plan | 90 | Exhibit E Listed Species Survey |
| 82 | Exhibit B-4 Composite Site Plan: Regulating Site Plan – Thoroughfare Plan | | |
| 83 | Exhibit B-5 Composite Site Plan: Development Plan – Pedestrian and Bicycle Accommodations Plan | | |
| 84 | Exhibit B-6 Composite Site Plan: Development Plan – Park Pedestrian Shed Plan | | |

SEQ PUD: EXHIBIT A LEGAL DESCRIPTION OF PUD PROPERTY

Legal Description

Portions of Sections 8, 9, 16 and 17, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida more particularly described as follows:

For a point of reference, commence at the point of intersection of the centerline of Baymeadows Road East with the centerline of Gate Parkway as said lines are shown on plat of Baymeadows Road East according to plat recorded in the current public records of Jacksonville, Duval County, Florida in Plat Book 54, Pages 9, 9A through 9N and run North 88° 14' 54" East along the Easterly projection of last centerline, a distance of 60.00 feet to a point on the boundary of said plat lying on the line dividing Section 20 and aforesaid Section 17 and the Point of Beginning.

From the Point of Beginning thus described run along the boundary of said plat the following courses: first course, North 01° 14' 16" West, a distance of 110.00 feet; second course, South 88° 14' 54" West, a distance of 140.01 feet; third course, South 43° 14' 54" West, a distance of 39.60 feet; fourth course, South 88° 14' 54" West, a distance of 375.17 feet to a point on the Easterly right of way line of State Road No. 9A (Parcel 103.1-R, a variable width limited access right of way as described in Official Records Volume 8206, Page 988, Public Records of said County); run thence along said right of way as follows: first course, North 01° 45' 06" West, a distance of 18.00 feet; second course, South 88° 14' 54" West, a distance of 300.00 feet; third course, North 12° 32' 47" West, a distance of 95.18 feet; fourth course, North 09° 45' 09" West, a distance of 329.70 feet; fifth course, North 07° 17' 12" West, a distance of 974.64 feet; sixth course, North 05° 20' 43" West, a distance of 1311.16 feet; seventh course, Northerly along the arc of a curve concave Westerly with a radius of 23,074.31 feet, an arc distance of 915.44 feet, said arc being subtended by a chord bearing North 05° 57' 27" West and distance of 915.38 feet; eighth course, North 03° 35' 12" West, a distance of 404.16 feet; run thence Northeasterly along the right of way of State Road No. 9A/J, Turner Butler Boulevard interchange and along the arc of a curve concave Southeasterly with a radius of 1785.00 feet an arc distance of 1307.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North 13° 07' 39" East and distance of 1278.54 feet; run thence North 34° 06' 39" East along said right of way, a distance of 394.54 feet to a point of curvature; run thence Northeasterly along said right of way and along the arc of a curve concave Southeasterly with a radius of 1335.00 feet and arc distance of 1377.49 feet to a point on the Southerly right of way line of J. Turner Butler Boulevard, said arc being subtended by a chord bearing North 63° 40' 22" East and distance of 1317.19 feet; run thence Easterly along said right of way and along the right of way of J. Turner Butler Boulevard / Kernan Road interchange the following courses: first course, North 89° 03' 38" East, a distance of 516.67 feet; second course, South 84° 34' 57" East, a distance of 367.98 feet; third course, South 72° 44' 40" East, a distance of 431.07 feet; fourth course, South 57° 51' 00" East, a distance of 213.98 feet; fifth course, South 72° 44' 40" East, a distance of 432.31 feet; sixth course, North 62° 15' 20" East, a distance of 91.93 feet; seventh course, South 72° 44' 40" East, a distance of 300.24 feet; eighth course, South 42° 45' 00" East, a distance of 19.99 feet; ninth course, South 72° 44' 40" East, a distance of 389.01 feet; tenth course, South 49° 04' 07" East, a distance of 450.10 feet; eleventh course, South 04° 58' 11" East, a distance of 121.52 feet; twelfth course, South 19° 19' 33" West, a distance of 300.00 feet; thirteenth course, South 70° 40' 27" East, a distance of 200.00 feet; fourteenth course, North 19° 19' 33" East, a distance of 300.00 feet; fifteenth course, North 25° 25' 20" East, a distance of 188.33 feet; sixteenth course, North 89° 14' 38" East, a distance of 1092.51 feet; seventeenth course, South 86° 40' 14" East, a distance of 1340.15 feet; eighteenth course, Easterly along the arc of a curve concave Northerly with a radius of 4733.66 feet, an arc distance of 375.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing South 88° 27' 40" East and distance of 375.15 feet; nineteenth course, North 89° 16' 04" East, a distance of 677.11 feet to a point lying on the line dividing Section 15 and Section 16, Township and Range aforementioned; run thence South 00° 50' 36" East, along said Section line, a distance of 5223.99 feet to the Southeast corner of said Section 16; run thence 89° 57' 47" West along the Southerly line of said Section, a distance of 5339.72 feet to the corner common to Section 16, 17, 20 and 21, Township and Range aforementioned; run thence 88° 14' 51" West along the Southerly line of said Section 17, a distance of 1887.13 feet to the Point of Beginning.

Less and Except from the above described parcel those lands described as Parcel 101 in that certain Order of Taking as adjudged and recorded in Official Records Book 17341, Page 1301, of the current Public Records of Duval County, Florida.

SEQ PUD: EXHIBIT B COMPOSITE SITE PLAN

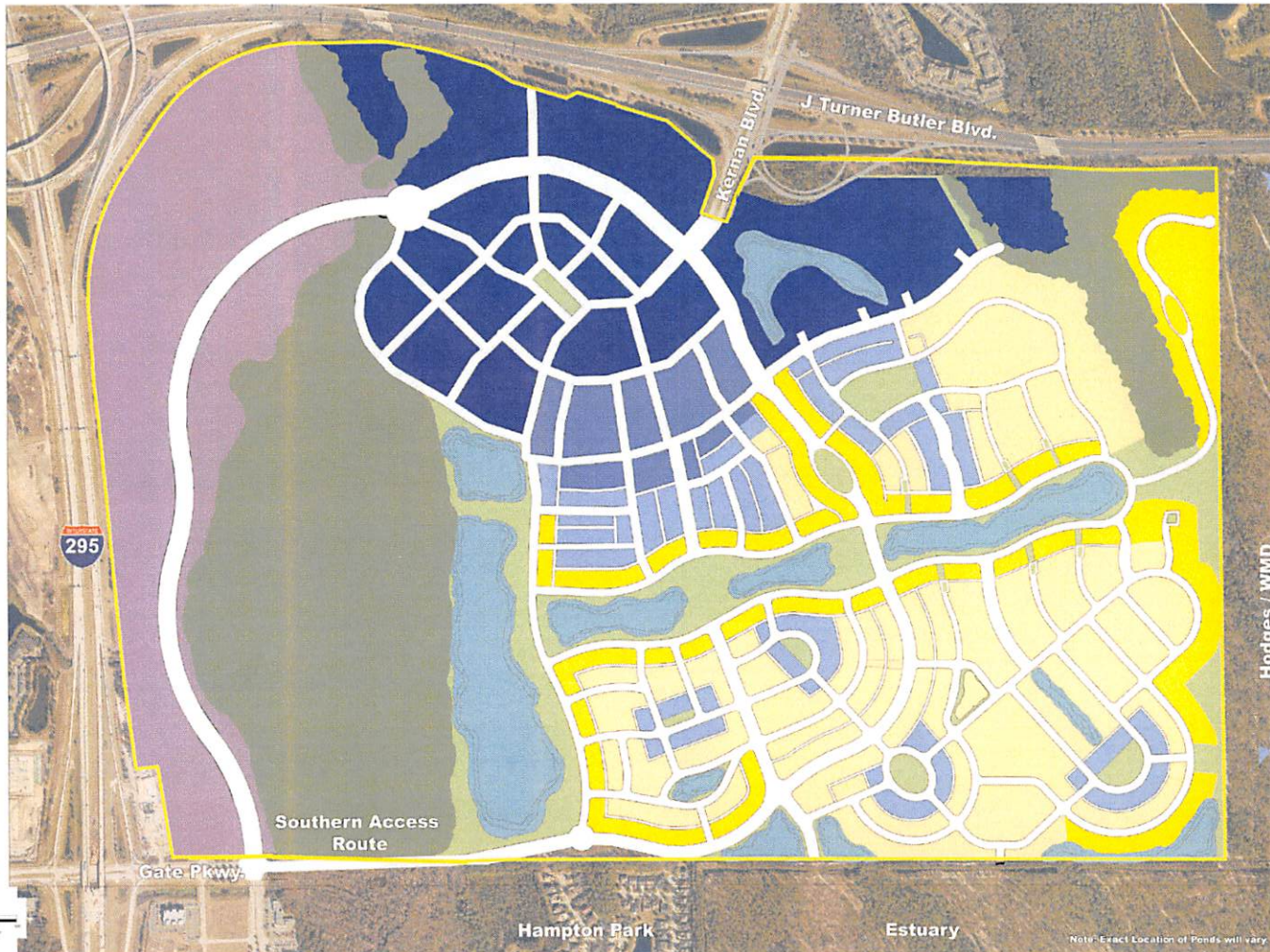
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| 78 | Exhibit B Composite Site Plan |
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SEQ PUD: EXHIBIT B-1 COMPOSITE SITE PLAN: REGULATING SITE PLAN - CHARACTER AREAS

LEGEND:

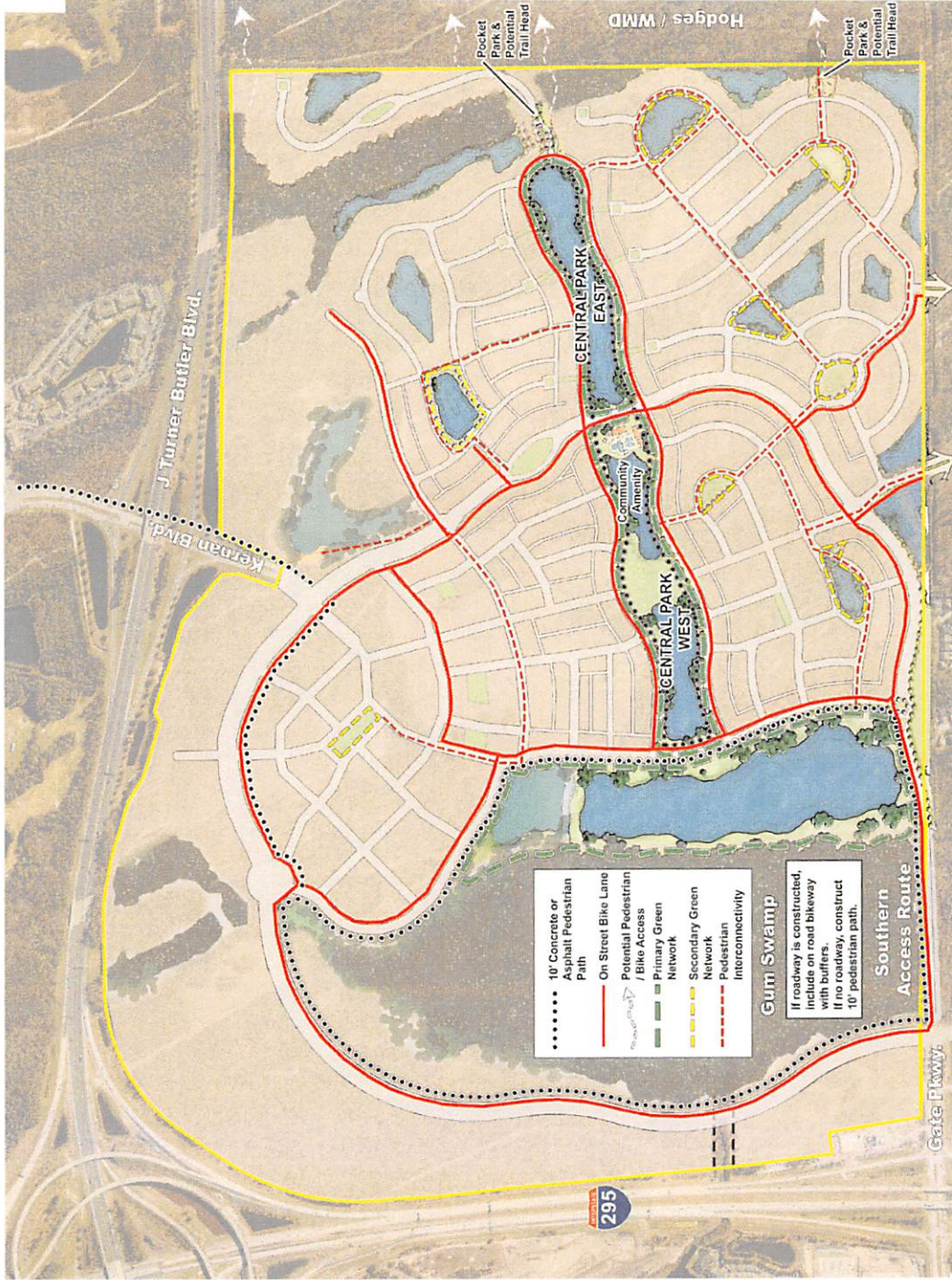
- CA-1
NATURAL PRESERVE
- CA-3E
NEIGHBORHOOD ESTATE
- CA-3
NEIGHBORHOOD
- CA-4R
NEIGHBORHOOD
RESIDENTIAL TRANSITION
- CA-4
NEIGHBORHOOD
MIXED USE TRANSITION
- CA-5
VILLAGE CENTER
- CA-5C
REGIONAL COMMERCIAL
- OS
OPEN SPACE



THIS PAGE WAS REVISED BY CHANGING CERTAIN CA-3E AND CA-3 DESIGNATIONS

THIS PAGE WAS REVISED BY CHANGING 'OPTIONAL ACCESS' TO SOUTHERN ACCESS ROUTE.

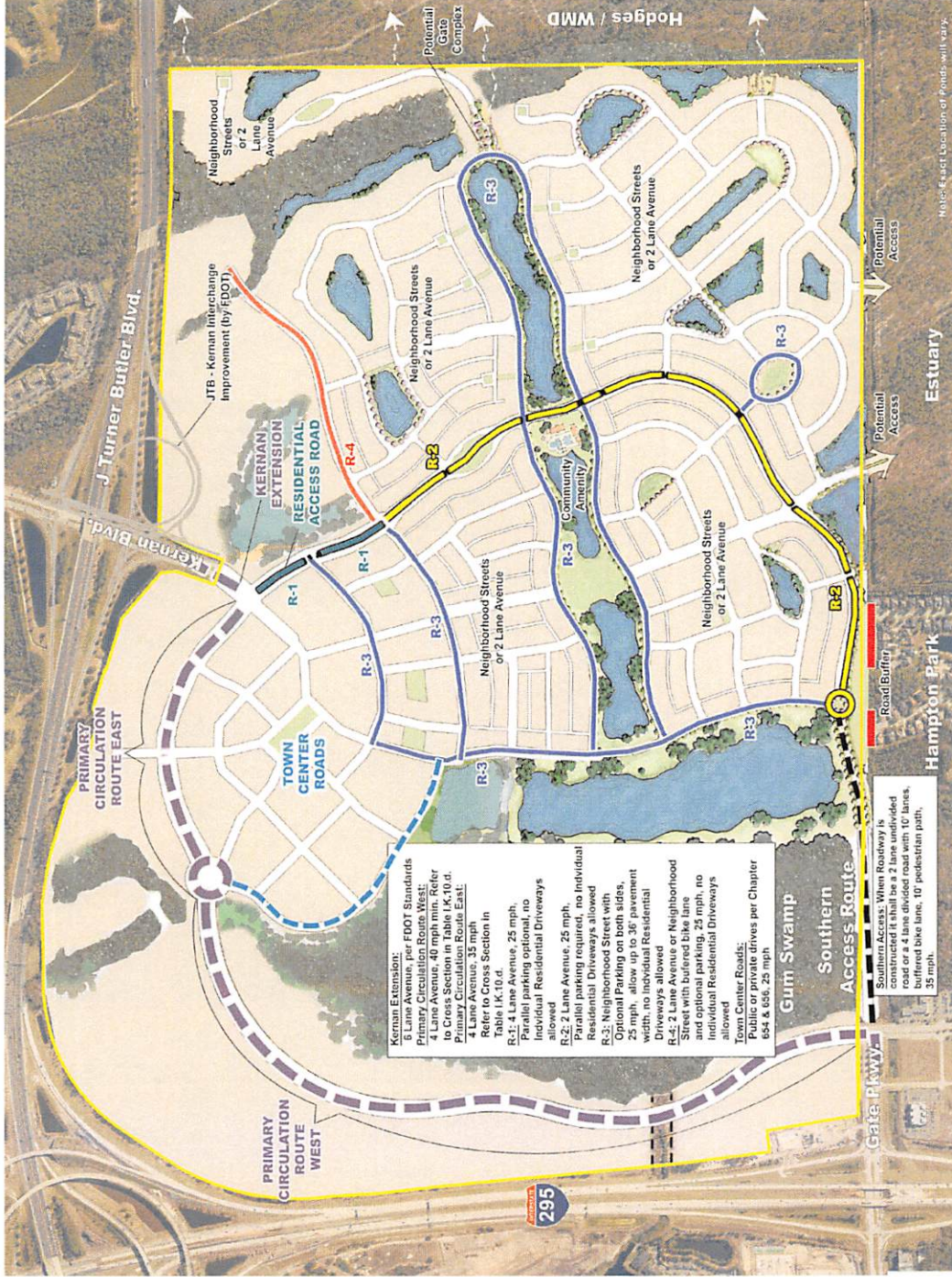
SEQ PUD: EXHIBIT B-2 COMPOSITE SITE PLAN: DEVELOPMENT PLAN - GREEN NETWORK & RECREATION OPEN SPACE PLAN



SEQ PUD: EXHIBIT B-3 COMPOSITE SITE PLAN: DEVELOPMENT PLAN - OVERALL ROW AND ACCESS PLAN



SEQ PUD: EXHIBIT B-4 COMPOSITE SITE PLAN: REGULATING SITE PLAN - THOROUGHFARE PLAN



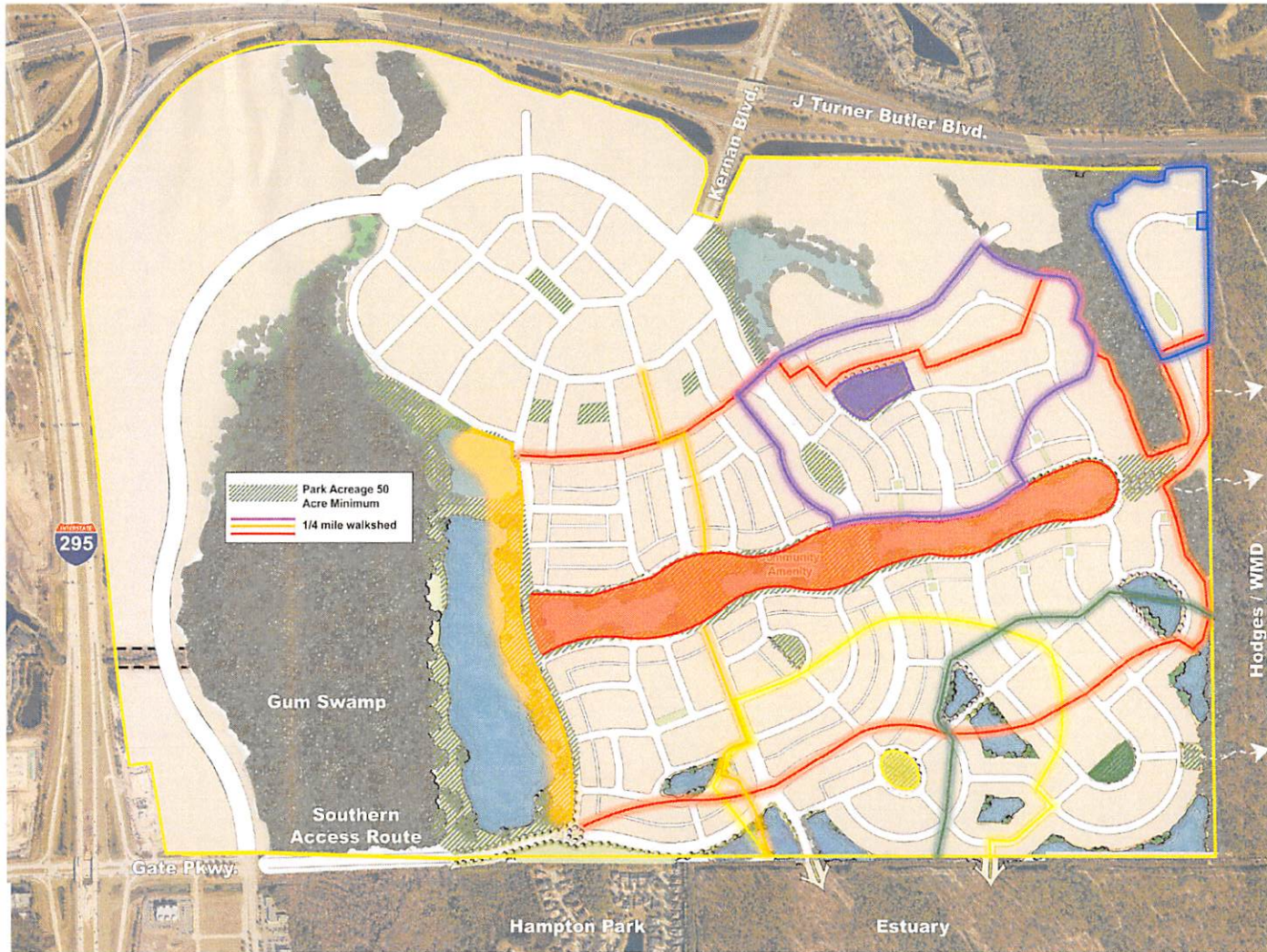
Kernan Extension:
 6 Lane Avenue, per FDOT Standards
Primary Circulation Route West:
 4 Lane Avenue, 40 mph min. Refer to Cross Section in Table 1K.10.d.
Primary Circulation Route East:
 4 Lane Avenue, 35 mph
 Refer to Cross Section in Table 1K.10.d.
R-1: 4 Lane Avenue, 25 mph. Parallel parking optional, no Individual Residential Driveways allowed
R-2: 2 Lane Avenue, 25 mph. Parallel parking required, no Individual Residential Driveways allowed
R-3: Neighborhood Street with 25 mph, allow up to 36' pavement width, no Individual Residential Driveways allowed
R-4: 2 Lane Avenue or Neighborhood Street with buffered bike lane and optional parking, 25 mph, no Individual Residential Driveways allowed
Town Center Roads: 4 Lane or 6 Lane Drives per Chapter 694 & 695, 25 mph

Southern Access: When Roadway is constructed it shall be a 2 lane undivided road or a 4 lane divided road with 10' lanes, buffered bike lane, 10' pedestrian path, 35 mph.

Note: Exact location of ponds will vary.



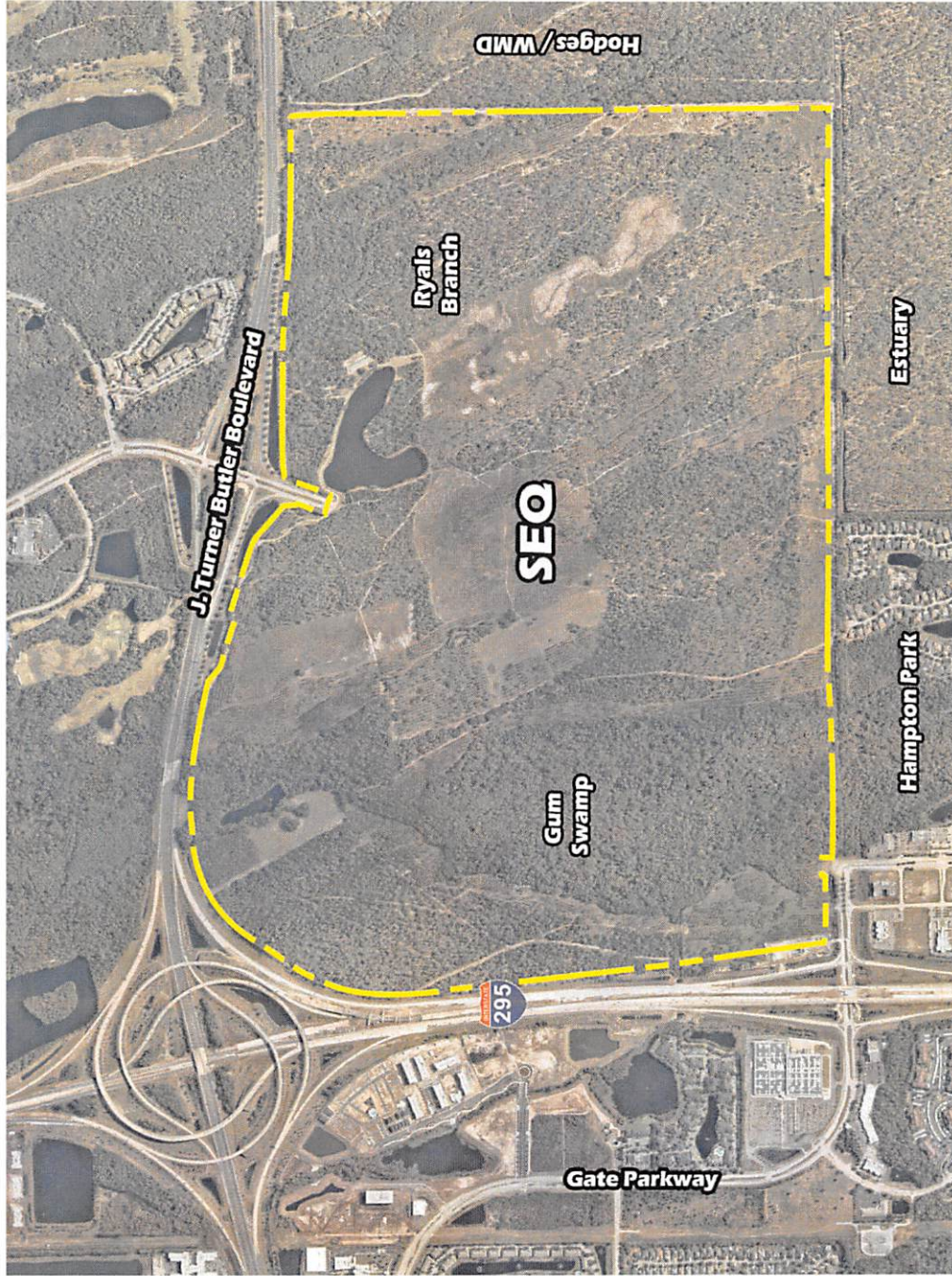
SEQ PUD: EXHIBIT B-6 COMPOSITE SITE PLAN: DEVELOPMENT PLAN - PARK PEDESTRIAN SHED PLAN



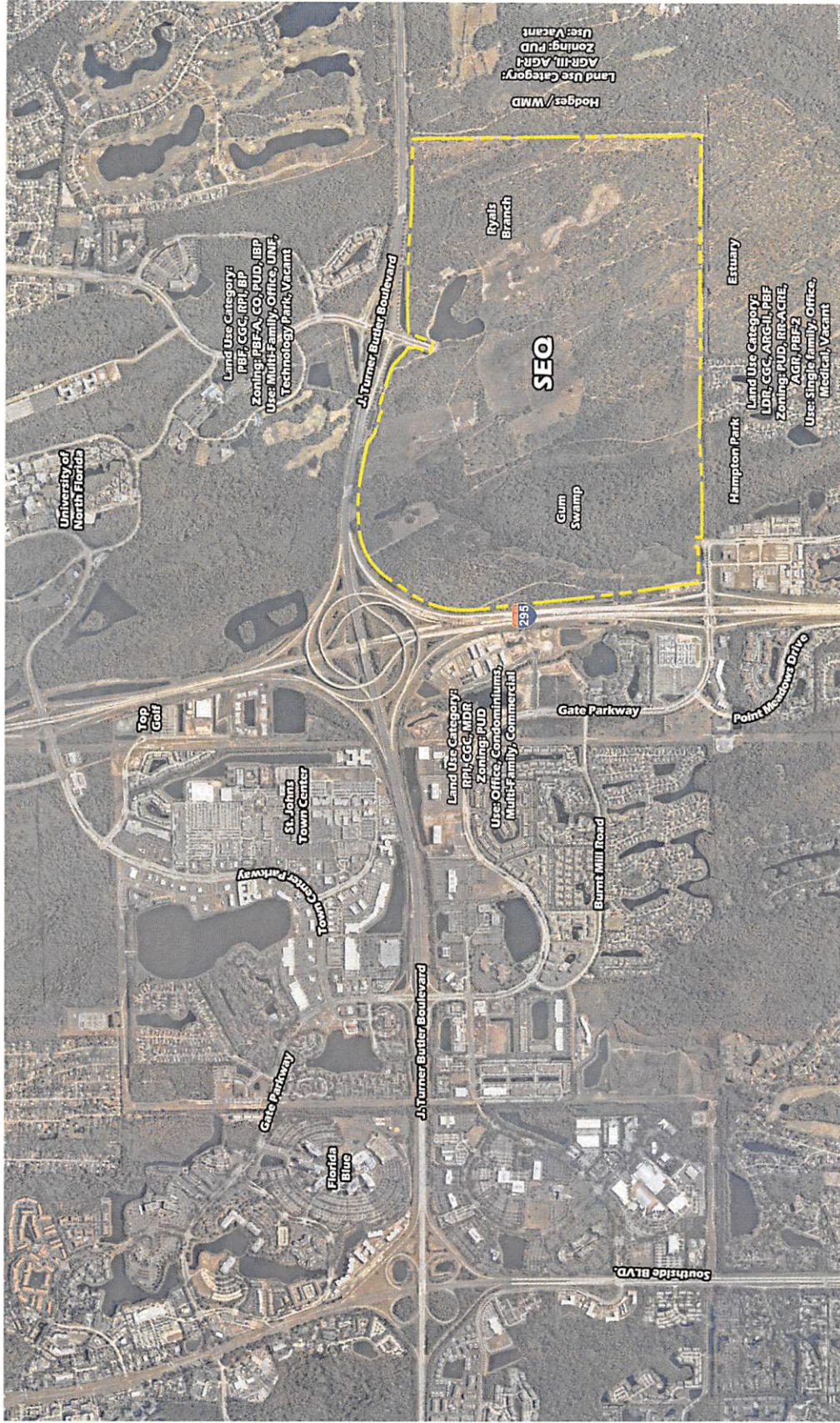
SEQ PUD: EXHIBIT C SITE ANALYSIS

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| 87 | Exhibit C-2 Site Analysis: Adjoining Properties Map |
| 88 | Exhibit C-3 Site Analysis: Fence at Hodges Tract |

SEQ PUD APPLICATION: EXHIBIT C-1 SITE ANALYSIS: AREA MAP



SEQ PUD: EXHIBIT C-2 SITE ANALYSIS: ADJOINING PROPERTIES MAP



SEQ PUD: EXHIBIT D COMMITMENT BY OWNER

Owner commits to:

- i. proceed with the PUD development in accordance with the Development Plan, Written Description of the Intended Development Plan, and any condition(s) set forth by the City Council in the Ordinance that approves the PUD; and
- (ii) bind its successors in title to proceed with the PUD development according to City Ordinance Code Section 656.341(c)(1)(i).

To Be Provided

