

General Description

The SD-PUD Planned Unit Development Special District is for areas in which diverse Uses may be brought together with innovative planning and design as a compatible and unified plan of development that is in the interest of the general welfare of the public.

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

SD-PUD

TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

District Density (FAR)

*

Block Size

Block
Perimeter NR

Private Frontage Types

NR

Civic Space Types

NR

Lot Occupation

Lot Width *

Lot Depth *

Lot Area *

Lot Coverage *

Usable Open
Space *

Minimum
Street/Highway
Frontage *

Number of Buildings

Principal Building 1 per Lot

Accessory
Buildings 1 per Lot

Setbacks – Principal Building

*

Setbacks – Accessory Building

*

Building Standards

Building Height

*

Facade

*

Roof Type & Roof Pitch

*

Notes:

*Stories do not include Attics and Basements.

Building Types

*

LEGEND

The following notations are utilized in this table.

P

Permitted

NP

Not
Permitted

NA

Not
Applicable

R

Required

*

Per PUD
Approval

NR

Not
Regulated

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

SD-PUD

TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

Encroachments – Required Setbacks			
Encroachment Type	Front	Side	Rear
Steps to Building Entrance	*	*	*
Open Porches, including steps	*	*	*
Patio Decks, in permitted applicable Lot Layer	*	*	*
Open Fire Balconies & Fire Escapes	NP	P ≤ 6'	P ≤ 6'
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	*	*	*
Satellite dishes/ antennae	*	*	*
Mechanical equipment, including HVAC	*	*	*
Utility lines, wires and associated Structures (e.g. poles)	*	*	*
Fences, hedges, Walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	*	*	*
Bicycle Parking	*	*	*
Stoops	*	*	*
Bay Windows, 2 ft. projection max	P	P	P

Vehicular Parking Requirements

Off-Street Parking Location	P in Rear Yard only, except for at Driveway and parallel along a Drive Aisle. Except for at Driveway and parallel along a Drive Aisle. Parking must be Screened from abutting properties by opaque Fence Screen, Wall Screen, or Hedge Screen of min 6 ft height above average grade
Off-Street Parking Surface	NR
Garage Location	P in required Rear Yard only
Driveway/Vehicular Entrance Maximum Width	35 ft max in required Front and Side Yards
Parking Structures	NP

Bicycle Parking Requirements

	NR
Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements	
Off-Street Loading, Storage, Utility Box & Service Meter* Locations	*
Drive-Through Locations	*
Trash Receptacle Locations	*
Dumpster Locations	*

* Not including water meters

LEGEND					
The following notations are utilized in this table.		P	Permitted	NP	Not Permitted
		NA	Not Applicable	NR	Not Regulated
		R	Required		
		*	Per PUD Approval		

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

SD-PUD

TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	*
Solar Panels	*
Antennas & Satellite Equipment	*
Swimming Pools, Hot Tubs and Spas	*
Transmitting and/or receiving towers or antennas and wind-generating machines	*

Private Landscaping and Fencing

Landscaping

R for all areas not covered by Structure, Parking Area, walkway, patio, terrace, or deck. If First Lot Layer ≥ 10 ft., minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 26-6.405.P. 1st Lot Layer may not be paved except for driveway and sidewalk.

R minimum of 25% of landscaped area must be covered with groundcover or evergreen trees or shrubs.

R 1 Tree per 30 feet of non-building Frontage if 1st Lot Layer ≥ 15 ft. deep, planted in 1st Lot Layer. If small or medium tree species are used, spacing must assure that at maturity, spacing will provide a continuous canopy

Walls & Fencing (not including Screens)

Height	4 ft. max. in front and Side Yards; otherwise 6 ft. max in rear Setback; height measured above the Finished Grade
Construction	NR
Allowed Materials	NR

Signs

See Sign Standards in Division 7

Lighting

See Private Lighting Standards in Section 26-6.405.Q

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Per PUD Approval



Not Regulated

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

SD-PUD

TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

PRINCIPAL USE	SD-PUD
RESIDENTIAL / DWELLING USE CATEGORY	
Assisted Living Apartment	*
Attached Dwelling – Rowhouse	NP
Attached Dwelling – Multi-Family	NP
Independent Living Apartment	*
Residence Portion of Live/Work, Mixed-Use, or Flex Building	NP
Single-Family Detached Dwelling	NP
Two-Family Detached Dwelling or Duplex	NP
Other Residential Not Listed Under any Use Category	NP
LODGING USE CATEGORY	
Bed & Breakfast	*
Hostel/Hotel/Inn	*
Motel	NP
Boardinghouse, Lodginghouse	NP
Tourist Home	NP
Other Lodging Not Listed Under any Use Category	NP
OFFICE USE CATEGORY	
Business / Governmental / Non-Profit / Professional Office	*
Counseling Service	*
Crisis Counseling Center	*
Medical Lab / Dental Lab / Research Lab	*
Medical or Dental Office / Medical or Dental Clinic / Outpatient Clinic	*

PRINCIPAL USE	SD-PUD
Office Portion of Live/Work, Mixed-Use, or Flex Building	*
Photography Lab	*
Radio / Television / Recording Studio or Station without Communications Tower	*
Other Office Use Not Listed Under any Use Category	*
RETAIL/PERSONAL SERVICE USE CATEGORY	
Adult Bookstore / Adult Cabaret / Adult Entertainment	NP
Alcoholic Beverage Retail Sales	CU
Alcoholic Beverage – Serving Establishment other than Bar or Tavern	CU
Animal (Small) Boarding/Kennel or Grooming without Outside Boarding	CU
Art or Photography Studio	*
Bar or Tavern	*
Brewpub	*
Craftsman Establishment, with or without Retail Sales	*
Dry Cleaning / Laundry Pick Up without Drive-Through Service	*
Entertainment Facility (non-Civic)	*
Gallery – Private	*
Financial Services without Drive-Through Service	*
Garden Center	CU
Hair / Skin / Nail Care / Health Club or Day Spa	*
Laundromat	*

LEGEND The following notations are utilized in this table.	P Permitted	CU Conditional Use	NP Not Permitted	* Per PUD Approval
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TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

PRINCIPAL USE	SD-PUD
Motor Vehicle Retail Parts Sales	*
Open Air Market	*
Open Front or Open Lot Retail / Personal Service Establishment, excluding Restaurant outdoor dining & Open Air Market	*
Pawnshop	*
Performing Arts Studio / Music Conservatory	*
Pharmacy	*
Printing Services Retail Shop without Drive Through Service	*
Recreation Facility (Non-Civic)	*
Restaurant	*
Restaurant with Outdoor Dining	*
Retail Membership Club	*
Retail / Personal Service / Craftsman Establishment with Drive-Through Service	*
Retail / Personal Service / Craftsman Establishment without Drive-Through Service	*
Smoke, Tobacco, or CBD Shop	NP
Tailor or Seamstress Shop	*
Tasting Room	*
Tattoo Studio	NP
Theater or Performing Arts Venue (non-Civic)	*
Ticket Office	*
Veterinary Office, Clinic, or Hospital, without Outside Boarding	*
Warehouse Retail	*

PRINCIPAL USE	SD-PUD
Other Retail, Personal Service, or Craftsman Use Not Listed Under any Use Category	*
CIVIC USE CATEGORY	
Adult Day Care Facility (Civic)	*
Civic Building (Publicly Owned or Operated)	*
Civic Building (Privately Owned & Operated)	NP
Civic Space – Sports Field (Privately Owned & Operated)	CU
Civic Space – Sports Field (Publicly Owned or Operated)	*
Civic Space – Green, Square, Plaza (Privately Owned & Operated)	CU
Civic Space – Green, Square, or Plaza (Publicly Owned or Operated)	*
Civic Space – Park, Playground, or Community Garden (Privately Owned & Operated)	CU
Civic Space – Park, Playground, or Community Garden (Publicly Owned or Operated)	*
Community Center – not-for-profit	*
Conference / Convention / Exhibition Center	CU
Courthouse	CU
Entertainment Facility (Civic)	CU
Food Distribution Center (Civic)	*
Gallery (Civic)	*
Library	*
Museum	*
Parking Lot	*
Parking Structure	*

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TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

PRINCIPAL USE	SD-PUD
Performing Arts Venue	CU
Place of Assembly or Place of Worship	CU
Post Office	*
Public Transit	*
Recreation Facility (Civic)	*
Sports Venue	CU
Transit Shelter	*
Transit Station or Terminal	*
Other Civic Use Not Listed Under any Use Category	NP
MOTOR VEHICLE - RELATED USE CATEGORY	
Gasoline Station	CU
Motor Vehicle Shop Maintenance / Repair / Service / Cleaning	CU
Motor Vehicle Sales, Rental, or Leasing, with or without Parts Sales	CU
Taxi Center or Ride-Share Center	CU
Tire Sales	CU
Other Motor Vehicle Use Not Listed Under any Use Category	NP
CIVIL SUPPORT USE CATEGORY	
Cemetery (Non-Commercial)	NP
Cemetery (Commercial)	NP
Fire / EMS Station	*
Funeral Services	CU

PRINCIPAL USE	SD-PUD
Police Station	CU
Public Works Yard	CU
RECREATION USE CATEGORY	
Adult Day Care Facility (non-Civic)	CU
Amusement Center with amusement devices	*
Athletic Field (Commercial), other than a Sports Field Civic Space	*
Athletic Field (Non-Commercial), other than a Sports Field Civic Space	CU
Club-Private not -for-profit	*
Commercial Indoor Athletic Training Facility	P
Country Club	CU
Recreation Facility (non-Civic)	*
Shooting or Firing Range, with or without firearms sales	NP
Social (or Civic) Club, Lodge, or Organization	P
Other Recreation Use Not Listed in any Use Category	CU
INSTITUTIONAL USE CATEGORY	
Long Term Care Facility	CU
Hospital	CU
Rehabilitation Facility	CU
LIGHT INDUSTRIAL USE CATEGORY	
Brewery without tap room, bar or tasting room	CU
Building Systems / Construction Business	CU
Catering Service or Catering Events Establishment	CU

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TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

PRINCIPAL USE	SD-PUD
Distillery	CU
Food Processing for Wholesale Sales	CU
Horticulture & Landscaping Services	CU
Information Services	CU
Light Manufacturing Plant with or without Retail Sales	CU
Machine Shop / Woodworking Shop	CU
Microbrewery / Microdistillery / Microwinery / Nanobrewery	CU
Non-Nuisance Industry	CU
Publishing Plant	CU
Rail Equipment Storage / Repair	CU
Research Laboratory	CU
Septic Equipment Installation Services or Cleaning	CU
Towing Facility	CU
Warehouse / Warehousing Facility	CU
Wholesale Sales	CU
Winery	CU
Other Light Industrial Use Not Listed Under any Use Category	CU
EDUCATION USE CATEGORY	
Building exclusively for Non-Profit Educational Institution	CU
Business or Trade School	NP
Child Care Facility	CU

PRINCIPAL USE	SD-PUD
Children's Day Camp	CU
College / University	CU
K-12 School (Kindergarten, Elementary, Middle, or High School)	CU
Pre-School or Nursery School	CU
Other Education Use Not Listed in any other Category	CU
UTILITIES USE CATEGORY	
Communications Tower	CU
Communications and Power Lines	CU
Power Distribution / Substation	CU
Public Utilities	CU
Sewage Facility (Non-Commercial)	CU
Sewage Facility (Non-Commercial)	CU
Utility Pumping Station	CU
Utility Substation	CU
Water Treatment / Supply Facility	CU
Wireless Telecommunications Facility	CU
Other Utilities Use Not Listed Under any other Category	NP
OTHER USE CATEGORY	
Animal (non-domestic) Raising / Maintaining	NP
Heavy Manufacturing	NP

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TABLE 26-6.405.A-10 DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

ACCESSORY USE	SD-PUD
RESIDENTIAL / DWELLING	
Accessory Building	*
Accessory Dwelling Unit	NP
Accessory Garden Center	CU
Child Care In Home	NP
Convent on Site with Place of Worship	*
Dormitory on Site with Educational Institution	*
Family Day Care	CU
Food / Refreshment Stand	*
Food Truck	NP
Garden	*
Gift Shop	*
Home Occupations	NP
Home Office	NP
Massage Services by Indiana licensed masseuse, accessory to Spa or Salon	CU
News Stand	*
Office uses as accessory to manufacturing or warehouse	NP
Other Uses not listed in this Table that are subordinate and customarily incidental to a permitted Principal Use	P
Outdoor Storage *	NP
* Outdoor storage must be screened from adjacent properties with a barrier of man-made or growing materials which screen such area from both public street(s) and adjacent or neighboring property.	

ACCESSORY USE	SD-PUD
Parish House, Rectory, Parsonage, or other Residence on site with Place of Worship	*
Parking Area	*
Playhouses	NP
Patio	*
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	*
Retail Sales Accessory to Manufacturing or Warehouse	*
Motor Vehicle maintenance that is routine, periodic and incidental, if inside Garage or in 3rd Lot Layer & vehicle is owned and registered occupant of Dwelling	NP
School on site with Place of Worship	*
Seminary on site with Place of Worship	*
Storage Building in Third Lot Layer	*
Storage of odor- or dust-producing substances	*
Solar Panels	*
Sports Court, Swimming Pool, Hot Tub in 3rd Lot Layer	*
Tasting Room on site with Brewery, Distillery, Winery	CU
Telecommunications Receiving Equipment	*
Wireless Telecommunications Facility	CU
Other Uses that are Subordinate and Customarily Incidental to a Permitted Principal Use	P





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PLANNED UNIT DEVELOPMENT SPECIAL DISTRICT

TEMPORARY USE	SD-PUD
RESIDENTIAL / DWELLING	
A trailer in Third Lot Layer for Storage of Goods Associated with Commercial Principal Use, for up to 6 mos w/ possible extension to 12 mos; must not be closer to any Structure than 10 feet	*
Seasonal Uses or Uses for Unusual Non-Recurrent Events, for no more than 30 days (subject to obtaining special event permit)	P
New Subdivision Sales & Management Office, for up to 1 yr	P
Sales or Construction Office Trailer	P

LEGEND The following notations are utilized in this table.		Permitted		Conditional Use		Not Permitted		Per PUD Approval
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