

JEWISH COMMUNITY CENTER PUD SUPPLEMENTAL REGULATIONS

Section 4: PUD Regulations

The standards and regulations provided below shall regulate development in the Jewish Community Center PUD district using the terms, definitions, interpretations and applicability set forth in Chapter 55, Unified Development Code. All of the standards and regulations provided in the UDC shall also apply unless specifically provided in these Supplemental Regulations.

A. Principal Uses

The permitted principal uses shall be Institutional as a Community Center, Office for Nonprofit Corporations, Educational, and eventually residential to provide affordable housing for senior members of the community.

B. Accessory Uses

The permitted accessory uses shall be maintenance office and storage,

C. Area, Height, and Placement Standards

- a. **District Area:** The PUD zoning district shall be approximately 6 acres.
- b. **Lot Area:** The lot area is 261,650 SF or 6 acres, this district encompasses a singular lot and does not permit sub-dividing of the lot.
- c. **Density and Floor Area:** The Proposed Maximum Permitted Floor Area Ratio (FAR) will be 0.80.
- d. **Placement:**
 - i. Front Setback: **30 FT.**
 - ii. Side Setback: **30 FT. on all sides except the lot line bordering Clinton Park which shall remain 2 FT.**
 - iii. Rear Setback: **30 FT.**
 - iv. Parking Setback: **15 FT.**
 - v. Building Spacing: **not applicable**
- e. **Height:** Maximum Building Height 50 FT (3 Stories)

D. Parking

If supplemental regulations for parking are proposed address here, otherwise delete and insert "The parking standards provided in Section 5.19 of the Unified Development Code shall apply in the District."

- a. Vehicles – Maximum 1 space per 400 SF
- b. Bicycles – Minimum 20 Class C and 4 Class B
- c. EV – EV charging stations will not be required on the site

E. Landscaping, Buffers, and Screening

Option B) The standards for landscaping, screening, and buffering provided in Section 5.20 of the Unified Development Code shall apply in the District with the following exception(s):

Due to the writing of the current PUD, that did not anticipate the need for future expansion of the building, it was determined that a PUD amendment was the appropriate course to allow future improvements to be made to the building and site. Conflicting Land Use Buffers (CLUB) are required to screen the parking areas from residential lots located to the Southeast and Southwest of the building. On the East side of the lot there is existing continuous screening from Yew trees of at least 10 FT in height and a privacy fence. On the West side of the lot, we propose additional shrubs of at least 4 FT high to replace what has been lost over the years to provide continuous screening, however due to existing conditions it would require significant modifications be made to the site and parking area to conform with the required CLUB area width.

The petitioner is requesting the suspension of the 15 FT width requirement for the CLUB areas around the parking lot under the condition that they continue to provide adequate screening to adjacent land principally used or zoned for residential purposes with the use of vegetation and fencing of at least 4 FT high.

F. Sustainability Requirements

A goal for this PUD is to allow the JCC to expand and make modifications to the building, in the future, that would include replacing the 1968 boilers with a geothermal system, to heat the building, and rely less on gas utilities.

G. Affordable Housing Requirements

A goal for this PUD is to allow for the JCC to have future expansions and in time provide more services that could include but are not limited to adding independent living for senior members of the community.