

	South Bend CBD	Commerce Center PUD	Recommendation
<b>Uses</b>			
Permitted	Per 21-03.06	Per 21-03.06. Adds Group Residence, maker space, manufacturing retailer, utilities; Outdoor operations expanded to include drive-through facilities	
Accessory Uses	Per 21-03.11(a)	Per 21-03.11(a)	
Temporary Uses	Per 21-03.11(b)	Adds 8' Temporary Construction Barrier; unlimited sign area	Limit time frame to 4 years from installation
Home Occupations	Per 21-03.11 (c)	Per 21-03.11 (c)	
Controlled Uses	Per 21-08.02	Not specified so not permitted	
<b>Development Standards</b>			
Lot Width and Frontage	30'	30' Project Frontage	
Front setback	0' Min; 15' Max	0' Min; 15' Max	5' Min; 15' Max - to allow wider sidewalk/public interation at ground level.
Side setback	0'	0'	30' along East Race to allow for public space
Rear setback	0'	0'	0'
Building Height	60', 5 stories	175', 12 stories	8 stories/96' per DCI policy related to East Bank
Architecture	Per 21-03.06 (12)	Per 21-03.06 (12)	Add articulation and additional standards
Lighting	Per 21-07.02	Per 21-07.02	
Parking	Per 21-07.04	Per 21-07.04	
Loading	Per 21-07.05	Per 21-07.05	Loading shall not occur in public right-of-way
Landscaping	Per 21-07.01	Per 21-07.01 with slight modifications	
<b>Signs</b>			
Exempt Signs	Per 21-07.03	Per 21-07.03	Per 21-07.03
Freestanding Sign Area	1 sqft/linear ft - Max 64 sq.ft.	1 sqft/linear ft - Max 300 sq.ft.	1 sqft/linear ft - Max 300 sq.ft. (to accommodate existing sign)
Freestanding Sign Height	15'	20'	20' (to accommodate existing sign)
Separation of Freestanding Signs	100'	100'	
Lower Level Façade Sign Area	10% front; 5% rear	30% front; 20% rear	10% front; 5% rear
Upper Level Façade Sign Area	5% front; 3% rear	30% East/West; 10% North/South	5% front; 3 % rear
Projecting Sign - Roof	No Permitted	15' above roof line	10' above roof line (to accommodate existing sign)
Projecting signs - Number	1:200'; 100' spacing	1:50'; 50' spacing	1:100'; 50' spacing

Incidental Sign Area	6 sq.ft.	15 sq.ft.	8 sq.ft.
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