

EXHIBIT "A"

Quartermaster Summit Overlay (QSO) District

5.4 District Intent & Effect on Uses

QSO; District Intent
<p>The Quartermaster Summit Overlay (QSO) District is intended to guide both new development and redevelopment activities as follows:</p> <ul style="list-style-type: none">• To encourage development in the area adjacent to the Quartermaster Depot, the I-65/Tenth St. Intersection, and Clark Memorial Hospital in order to take advantage of this area's strategic location including excellent views of the Ohio River bridges and the Downtown Louisville skyline from the hill.• To encourage a mix of uses that includes, medical office facilities, education and training centers, multi-family housing, urban grocery, and commercial development that better serves those who live and work in the immediate area.• To improve the aesthetics along 10th Street near I-65, an extremely visible gateway to the City of Jeffersonville.• To encourage quality architecture that references the historic Quartermaster Depot, one of the most distinctly unique buildings in Jeffersonville• To encourage walkability in this downtown adjacent area.
QSO; Applicability
<ul style="list-style-type: none">• Properties bounded by Spring Street, 12th Street, Watt Street and 10th Street, as well as commercial properties located on the South side of 10th St. from Spring St. to Mechanic St, as defined in the official zoning map.
QSO; Effect on Uses
<p>Uses within the base zoning district are permitted throughout the Quartermaster Summit Overlay (QSO) District with the following exceptions:</p> <ul style="list-style-type: none">• Business: Auto Sales/Services (As further defined in the TTMO)• Dwelling, Single Family• Dwelling, Two Family <p>All uses must comply with standards for the overlay district set forth in Section 9.</p>

Exhibit C – Article 9 Amendment

Quartermaster Summit Overlay District

Intent

A. The intent of the Quartermaster Summit Overlay District is as follows:

- To encourage development in the area adjacent to the Quartermaster Depot, the I-65/Tenth St. Intersection, and Clark Memorial Hospital in order to take advantage of this area's strategic location including excellent views of the Ohio River bridges and the Downtown Louisville skyline from the hill.
- To encourage a mix of uses that includes, medical office facilities, education and training centers, multi-family housing, and commercial development that better serves those who live and work in the immediate area.
- To improve the aesthetics along 10th Street near I-65, an extremely visible gateway to the City of Jeffersonville.
- To encourage quality architecture that references the historic Quartermaster Depot, one of the most distinctly unique buildings in all of Jeffersonville
- To encourage walkability in this downtown adjacent area.

B. The following information is required at the time of filing for development plan approval in this District.

Detailed description of what is required on these plans is provide later in this Article

- Site Plan (see Section 9-11 for more information)
- Building elevations (see Section 9-12 for more information)
- Sign Plan (see Section 9-13 for more information)
- Lighting Plan (see Section 9-14 for more information)
- Landscape Plan (see Section 9-15 for more information)
- Tree Preservation Plan – (see Section 9-16 for more information)

Building Form, Setbacks and other development standards

C. In order to receive development plan approval the applicant must satisfy all of the development standards of the given zoning district with the following modifications/exceptions:

- **Setbacks** – in all commercial, residential or institutional districts minimum Front Yard Setbacks may be reduced to fifteen (15) feet on local and arterial local streets; architectural features such as entrance canopies, porticos, arcades, awnings, balconies, covered porches, etc. may project up to seven (7) feet into the front yard setback.
- **Lot Coverage** – in all commercial, residential or institutional districts Maximum lot coverages for all primary and accessory structures and impervious surface shall not exceed 80%
- **Residential Density** – Maximum residential densities shall not apply in the overlay district.
- **Building Heights**
 - i. in all commercial districts, building heights may be increased to a maximum of forty (40) feet with a maximum of three stories
 - ii. in all multi-family residential districts, building heights may be increased to a maximum of fifty (50) feet with a maximum of four stories
- **Minimum floor area per residential unit:** in all multi-family districts this standard may be reduced to an average of 700 square feet per dwelling unit in a multiple-unit primary structure.

Exhibit C – Article 9 Amendment

- **Parking:**
 - i. Commercial, office and institutional developments may reduce parking standards in the base zone district by 25%
 - ii. Multi-family residential developments may reduce parking standards as follows: Parking requirements shall be reduced to 1.33 paved off-street parking spaces per dwelling unit. In addition, at least one visitor space must be provided for every seven (7) units.
- **Landscaping**
 - i. Within the district, all buffer yard standards shall be waived.
 - ii. Sidewalks – in order to promote walkability in the neighborhood, all new developments will be required to install 5’ sidewalks along all adjacent streets. Sidewalks shall be designed to be contiguous with adjacent sidewalks on the same block face. Where there are no existing sidewalks on the block face, new sidewalks shall be detached from the street with a minimum of five (5) feet of lawn or landscaping.
 - iii. Street Trees – trees shall be planted along the street at a rate of one per thirty (30) feet of street frontage. The planting location shall be between the sidewalk and curb if there is more than four (4) feet of space between the two. If there is not four (4) feet of space, trees shall be planted within 5-8 feet of the edge of the sidewalk.

Design Guidelines / Development Standards

- D. In addition to the general standards that apply to the building’s respective zoning district and those standards set forward in the TTMO overlay, the following design guidelines apply to all developments in the overlay district.
- *Outdoor Storage:* No un-screened outdoor storage is permitted.
 - *Service Areas:* No loading docks or trash collection bins may be placed on or along the street frontage of any commercial, institutional or multi-family building.
 - *Parking lot location:* Parking lots are highly encouraged to be located alongside or in back of developments, in no case shall a parking lot be located at a street corner.
 - *Mechanical Equipment:* All major mechanical equipment must be screened by vegetation, fencing, wall or a building feature (i.e. a parapet). Minor mechanical equipment such as utility meters and electrical panels shall be located on the back or side of any building and not located on any street face.
 - *Traffic Management:* The design and location of proposed street access points shall minimize congestion and loss of on-street parking, and maximize sidewalk connectivity.
 - *Lighting:* All lighting must be designed to create a unified and consistent lighting package for the development. Lighting standards in parking areas may not exceed twenty (20) feet in height. All lighting shall be full cutoff or fully shielded fixtures and be consistent with the architectural style of the primary building.
 - *Facades:* In order to add architectural interest and variety, promote quality design and avoid the effect of a single, long or massive wall with no relation to human size, the following additional standards apply:
 - i. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding twenty (20) feet without including at least two (2) of the following: change in plane (recess or projection) greater than one (1) foot in depth, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.

Exhibit C – Article 9 Amendment

- ii. The following materials are prohibited as exterior finishes throughout the district: vinyl siding, unfinished wood products and plywood.
 - iii. The quality and durability of building materials shall be emphasized at the street level. Low quality exterior products such as exterior insulation and finish systems and (EIFS), and sheet or architectural metal shall be restricted to 25% of the first floor's façade and 50% of the second floor's façade. Materials such as brick, local stone and pre-cast concrete are highly encouraged in the overlay district.
 - iv. Concrete masonry units (if used) must be split, split-rib or ground-faced; and must include color banding, changes in texture, or changes in size/shape of units for visual interest along the length of the wall. Concrete masonry shall be limited to a maximum of 33% of the building façade.
 - v. Buildings over three stories tall shall have a visual base/middle/cap design. The cap or cornice may project into any setback.
- *Roofs:* Pitched roofs are generally discouraged and, instead should be limited to architectural details such as corner features, canopies, building entries, atriums, decorative window awnings, etc. unless they are visually hidden behind decorative parapets. Where pitched roofs are employed, they shall relate back to the pitched roofs of the Quartermaster depot, in terms of pitch, color, and/or material.
 - *Entrances:* All principal entrances along street frontages shall be clearly defined, highly visible and well lit. Entrances should feature at least two (2) of the following:
 - i. Canopies, awnings or porticos,
 - ii. Recesses/projections,
 - iii. Arched openings / Arcades,
 - iv. Pitched roof forms,
 - v. Display windows, or
 - vi. Architectural details such as tile work, art-glass, sculpture, and moldings which are integrated into the building structure and design.
 - *Landscaping:* The landscape standards set forth in the base district shall apply for all developments within the overlay district. With the following additional provisions
 - i. The use of chain-link, open wire, razor wire, barbed wire, corrugated metal, bright colored plastic, unfinished concrete block (CMU) for fences and/or screen walls is not permitted at any commercial, institutional or multi-family residential development.
 - ii. Where a new wall or fence would create a continuous surface greater than 25 feet in length along a public street, it shall be softened visually with pilasters, a change in materials, a change in plane greater than 5% of the length of the wall and/or with trees, shrubs or vine plantings.

Approval

- E. The Plan commission must make written findings concerning each decision to approve or disapprove a development plan. To approve a development plan in the district, the Plan Commission must find that the proposed development plan:
 - Is consistent with the Comprehensive Plan;
 - Is consistent with the intent of the Quartermaster Summit Overlay District, and
 - Satisfies the development requirements specified in this Article.