

SECTION 24. SPECIFIC UNIT DEVELOPMENT (SUD) DISTRICT

- A. **GENERAL DESCRIPTION:** To provide for developments that, because of a mixture of building types, land uses, or lot sizes, do not fit within the parameters of standard zoning regulations. Specific Unit Developments are subject to a special set of site specific guidelines and schematic land use design which allow a mixture of uses that might otherwise create land use conflicts. Such developments often incorporate common areas or other amenities not normally found in standard developments.
- B. **REQUIREMENTS FOR DESIGNATION AS A SPECIFIC UNIT DEVELOPMENT:** In addition to those requirements specified in Section 30.5 (Application Processing Requirements) the following should be required prior to consideration by the Planning Commission:
1. **Schematic Plan.** A schematic plan of the project site which indicates the approximate location of buildings, building elevation, roads, walkways, parking, landscaping, the proposed uses of the buildings and grounds, and phasing of development.
 2. **Guidelines.** A written set of guidelines, which address architectural design, signage, utility information and other such information as deemed necessary by the Planning Director.
- C. **PERMITTED USES:** Any use or combination of uses which are arranged and designed in such a manner as to result in development which is internally compatible and compatible with surrounding uses is permitted as long as a Planning Commission Use Permit is obtained.
- D. **MINIMUM ACREAGE REQUIRED:** The minimum acreage necessary to qualify for Specific Unit Development Designation is 20 acres. After such zoning is in effect, the minimum parcel size can vary, dependent upon the schematic plan and guidelines.