

Chapter 13A-19 – SITE SPECIFIC DEVELOPMENT (SSD) DISTRICTS

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13A-02-01 Site Specific Development District (SSD)

- A. **Purpose.** The SSD zone is created to establish the enabling legislation and procedure for developing site specific development within the City. The SSD District designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The SSD District is used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide zoning ordinance. The SSD zone shall:
1. Develop uses and development standards as described in Section F below.
 2. Clearly articulate rules for how an area will develop;
 3. Build-in flexibility beyond that allowed by the typical zoning ordinances;
 4. Contain more precise linkages between density, land use and public facility requirements;
 5. Contain provisions that will respond to changing conditions without the need for a zone change or amendment;
 6. Contain regulations which apply to a particular area without changing city wide ordinances;
 7. Will be used as the basis for a development agreement and;
 8. Will contain comprehensive and cohesive integration of all aspects of development and guidance that need to be administered for the development of the site.
- B. **Qualification.** For an applicant to qualify for SSD zone classification, the following conditions shall be present:
1. The property to be classified shall be at least 2 acres in size.
 - a. The applicant shall demonstrate to the Planning Commission and City Council that development on the property would be substantially constrained by unusual topographic or other natural features, and/or that the use or combination of uses are appropriate for the site and are of a benefit to the community in general, and/or that the site may be constrained by difficult platting or ownership configuration, by an unusual or difficult impact from public utility structures or other public structures or facilities or that a similarly unusual hardship condition exists.
 - b. The entire site proposed for SSD District classification shall be included in a development plan for review and Planning Commission approval.
- C. **Land Uses Allowed.** Land uses allowed within an SSD District shall be established by the review process as described in sub-section (E) below.
- D. **District Designation.** When the land uses to be allowed in a specific SSD District are determined, a permanent suffix for the district shall be established that shall be shown on the City Zone District Map. The suffix shall describe the dominant land use characteristic of the district, as illustrated:

1. SSD-RD (research and development uses)
2. SSD-PO (professional office uses)
3. SSD-I (industrial uses)
4. SSD-C (commercial uses)
5. SSD-X (mixed residential and commercial uses)

E. **Development Plan.** A development plan shall be presented to the Director for review and presentation to the Planning Commission. The Planning Commission shall review the plan along with comments from the Director. The Commission shall recommend approval, recommend approval with conditions, or recommended disapproval. The development plan shall be a conceptual proposal for general development of the entire site proposed for SSD classification and shall include the following:

1. A legal description and a map drawn to scale showing site boundaries, site orientation, major streets that serve the site and zoning classification(s) and uses on abutting properties.
2. The general location of proposed land uses (including structures) and land area to be devoted to each use.
3. Existing contours at two foot intervals and a general estimate of finished grades and contours.
4. Location and type of existing vegetation and identification of existing materials to remain.

F. **Specific Development Standards and Regulations.** The Planning Commission or the Director may prepare specific development standards and regulations for the proposed site provided such standards and regulations are in conformity with Planning Commission adopted policies, programs, and plans and all applicable chapters of this Code. Such standards and regulations may include but are not limited to:

1. Permitted Uses
2. Conditional Uses
3. Accessory Buildings
4. Lot and Yard Regulations.
 - a. Lot Size
 - b. Frontage
 - c. Front Yard Requirements.
 - d. Side Yard Requirements
 - e. Rear Yard Requirements
5. Density Requirement(s)
6. The height, location, and bulk of buildings.
7. The location, arrangement, and configuration of open space and building setbacks.
8. Building Exteriors / Building Materials
9. Driveway Access and Design
10. The location and design of off-street parking areas and shared Off-Street Parking
11. The number, size, and location of all signs.
12. Open Space.
13. Landscaping in Parking Area
14. Screening Boundaries of Residential Districts / Screening at District Boundaries
15. Storage, Trash, and Mechanical Equipment.
16. Lighting

17. Streetscape Requirements
18. Maintenance of Common Facilities
19. Pedestrian Access
20. Such other regulations and standards as may be necessary to accomplish the purposes and intent of the SSD District.

Unless otherwise specified within the SSD District, all current development standards shall apply.

- G. **Zone Change Process.** A petition for an amendment to the City for an SSD Zone Classification shall conform to the process as described in the Amendment to Zone District Map and Land Development Code. Information for the petition shall include the development plan approved by the Planning Commission.
- H. **Reversion.** There will be an annual review of SSD zones. If substantial construction is not initiated within a year of the zone approval, the classification may be reverted to the previous classification or that of an abutting district.