

§ 14-16-2-24 SU-3 SPECIAL CENTER ZONE.

This zone allows a variety of uses controlled by a plan which tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and high density dwelling.

- (A) **Control.** Any use consistent with the master plan and specified by a duly adopted Sector Development Plan is permitted. Specifications contained in the Sector Development Plan shall control. However, if a matter controlled in the R-3 or C-2 zones is not mentioned in the Sector Development Plan, then the provisions of the R-3 zone shall be applicable for residential uses and the provisions of the C-2 zone shall be applicable for nonresidential uses.
- (B) **Procedure for Total Urban Center.** Procedure for the total Urban Center, in addition to that specified in § 14-16-4-3 of this Zoning Code, shall be as follows:
- (1) An application for SU-3 shall include a proposed Sector Development Plan.
 - (2) The City Council or other approval body shall follow the procedures of § 14-16-4-1(C). The zone shall not be approved without approving a Sector Development Plan.
- (C) **Procedure for Individual Premises within the Total Urban Center.** All uses and structures must have a Site Development Plan and, if relevant, a Landscaping Plan, each approved by the Planning Director.
- (1) These shall be approved only when they are consistent with the Sector Development Plan.
 - (2) The Planning Director or a designee may approve site plans for park-and-ride temporary facilities.
- (D) **Open Space.** The amount of open space required per dwelling and the alternatives for satisfying the requirement shall be stated in the Sector Development Plan for each SU-3 zone mapped in an area not designated by the master plan as Redeveloping or Established Urban.
- (E) **Large Retail Facility Regulations.** Any site containing a large retail facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to the special development regulations for large retail facilities as provided in § 14-16-3-2 of the Zoning Code unless the site is governed by a Rank III Plan that contains design regulations or other similar standards applicable to retail development, as determined by the Planning Director, then the regulations of the Rank III Plan shall apply.

('74 Code, § 7-14-32) (Ord. 80-1975; Am. Ord. 77-1984; Am. Ord. 12-1990; Am. Ord. 58-1995; Am. Ord. 23-2007; Am. Ord. 19-2010; Am. Ord. 2012-036)

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