

Draft for Discussion - Site Plan Applicability Table for UDC

Current List of Activities in Section 5.29.6	SITE PLAN APPLICABILITY			
	Exempt	Level 1 Site Plan (Planning Manager Approval)	Level 2 (Planning Commission Approval)	Level 3 Site Plan (City Council Approval)
Construction of new Single Family or Two-Family Dwelling	When in Residential districts			When in Mixed Use or Nonresidential/Special Purpose districts
Removal of Natural Features	When Single or Two-Family Dwelling in Residential districts		When a previous site plan has been approved	When no site plan is on file and not a single or two-family dwelling in R district
Construction of new Multiple-Family Dwelling				Yes
Construction on existing Multiple-Family Dwellings	When work does not increase number of dwelling units			When work increases number of dwelling units
Construction of new Nonresidential Building and structures	When accessory nonhabitable storage building up to 240 SF	When a previous site plan has been approved & is an accessory storage nonhabitable building between 240 and 5,000 SF or 5% FAR and 14' max height		When new principal building, when no site plan has been approved & is big accessory nonhabitable storage building
Construction on existing nonresidential buildings and structures	When work does not increase floor area	When a previous site plan has been approved & FAR increase is no	When no previous site plan has been approved & FAR increase is no	When no site plan has been approved, or when increase in FAR is more than 10% or 10,000 SF

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		more than 10% or 10,000 SF of existing	more than 10% or 10,000 SF of existing	
Construction of Certain Structures (list the current exempt things)	Yes			
Construction of Certain Structures (see above list)			When they exceed the size limits of the exempt things list	
Construction of outdoor storage area or permanent outdoor sales areas			Yes	
Paving existing Vehicular Use Area			Yes	
Addition to existing vehicular use area			Yes	
Constructing new access road, curb cut, driveway	For single or two-family dwelling in any district		When not a single or two family dwelling	
Extension of valid site plan approval		Yes		
Change or Add phase lines on approved site plan		Yes		
Change building height		Yes		
Relocate sidewalks on approved site plan		Yes		
Change to approved landscape sheets of approved site plan		When changes are to relocate or reduce by 20% or less	When changes are to reduce by more than 20%	

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Relocate solid waste, recycling or compost location and facilities		Yes		
Change a vehicular use area		When approved site plan is on file & changes are within the approved VUA & changes meet current standards	When no approved site plan is on file & changes are within approved VUA	When changes make the VUA bigger
Decrease Building size	When demolishing all or portion of existing building	For approved unbuilt buildings		
Relocate Building		For approved unbuilt buildings when move is 10' or 5% of distance to closest lot line		
Change to approved natural features mitigation plan plant species and placement		When approved site plan is on file & no reduction in total plant material and meets intent of approved site plan	When approved site plan is on file & changes reduce total plant material or intent does not meet intent of approved site plan	
Change to approved natural features protection plan		When approved site plan is on file & change has no net loss of preserved area & involves no more than 250 SF	When approved site plan is on file & change results in net loss of preserved area or involves more than 250 SF	

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Construction of Carport		When approved site plan is on file & carport covers approved VUA	When no approved site plan is on file	
Change to Wireless Communication Tower		When approved site plan is on file & change is for colocation & tower not moved more than 15', or raised more than 20' & meets all current standards		
Addition of Canopy Structures		When approved site plan on file & canopy structure is over VUA		