

	Exempt	Level 3 – Planning Manager	Level 2 – Planning Commission	Level 1 – City Council
ANY WORK REQUIRING ANY CITY PERMIT AND NOT IDENTIFIED BELOW				✓
Building Alterations that Do Not Increase Floor Area				
Construction solely on the interior of a Building	✓			
Decrease in Building size.	✓			
Change in Building Height that does not create new Floor Area	✓			
Moving a Building no more than ten feet		✓		
New Construction or Site Development				
Residential Up to Four Dwelling Units In Residential Zoning Districts (R1, R2, R3, R4, R6)	✓			
Residential Development from 5 to 6 Units in Residential Zoning Districts		✓		
Any other new construction that is a Permitted Use or Special Exception Use in the District			✓	
Any new construction with zoning petition				✓
Additions to Existing Buildings				
Addition/Alteration to a residential building (with up to four dwelling units), in Residential Zoning Districts	✓			
Building Additions, less than 300 square feet	✓			
Any Addition/Alteration to a residential building (5 to 6 dwelling units) in a Residential Zoning District		✓		
Any Other Building Additions of 10% of the existing Floor Area, up to 10,000 square feet		✓		
Any Other Building Additions greater than 10% of the existing Floor Area, or 10,000 square feet			✓	
Modifications to Existing Sites				
Addition or Reconfiguration of Approved or Installed Sidewalks	✓			
Removal of Approved or Installed Sidewalks		✓		
Relocation of refuse stations.		✓		
Rearrangement or reconfiguration of the parking stalls and aisles within the Vehicular Use Area, subject to the off-street parking standard.		✓		
Relocation or addition of no more than 50% of the approved storm water detention capacity.		✓		
Addition of carports/canopy structures over Vehicular Use Areas		✓		
Replacement or enhancement of a Wireless Communications Tower to accommodate co-location, provided that the Tower is not relocated more than 15 feet from the Base of the original Tower, nor is increased in height more than 20 feet above the original Tower height and meets all other applicable regulations.	✓			
Retaining walls, Fences, buffer walls	✓			

Modifications to Natural Features and Plans				
Change of location or type of landscape or screening materials. Where more landscaping area or materials are shown than required by 5.20, these elements may be reduced by no more than 20% of the additional amount originally approved.		✓		
Change in species or placement of plant materials included in an approved mitigation plan, as long as the change does not result in a reduction of plant material or area from the original plan and the change meets the intent of the approved mitigation plan.		✓		
Substitution of areas to be preserved in an approved Natural Features protection Plan, as long as there is no net loss of preserved area, the cumulative area to be changed does not exceed 250 square feet of the original area to be preserved in the approved protection plan		✓		
Removal of a tree identified on a site plan as a Landmark Tree to be saved, but recognized as an Invasive Species at the time of application for approval of the Level 3 Review.		✓		
Accessory Buildings & Structures				
Accessory Building; Property up to 4 Dwelling Units; In Residential Zoning District	✓			
One Accessory Building up to 240 square feet and up to 14 feet in height, for storage or other non-habitable use, subject to all dimensional standards of the zoning district in which it is located.	✓			
One Accessory Building for storage or other non-habitable use, between 240 and 5,000 square feet of Floor Area, but not to exceed 5,000 square feet of Floor Area, 5% of the Lot Area, and 14 feet in height		✓		
Any Other Accessory Building			✓	
Outdoor patio or plaza up to 1,000 square feet		✓		
Solar Energy Systems, subject to standards of 5.16.6.N	✓			
Addition of carports/canopy structures over Vehicular Use Areas		✓		
Deck or patio, or a combination of both, up to a total of 240 square feet for a Dwelling Unit in an attached Single-Family residential development.	✓			
Other Work				
Signs	✓			
Curb carts or dumpsters for solid waste, recycling, and/or composting, and related screening that encloses up to 100 square feet.	✓			
Fire escapes	✓			
Lights; poles.	✓			
Cooling, heating or mechanical equipment when located on a Building or occupying a ground area of less than 100 square feet.	✓			
Site Plan Administrative Actions				
Change to, or addition of Development phasing lines.		✓		
Extension of a valid site plan approval for periods up to two years, if the approval is requested prior to expiration of the site plan and if the plan is in compliance with current laws and regulations.		✓		

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