

	Exempt	Level 3 – Planning Manager	Level 2 – Planning Commission	Level 1 – City Council
ANY WORK REQUIRING ANY CITY PERMIT AND NOT IDENTIFIED BELOW				A
One & Two Family Residential – In Residential Zoning Districts (R1, R2, R3, R4, R6)				
New Construction; Addition/Alteration; Removal or disturbance of Natural Features; Accessory Building - In Residential Zoning Districts	A			
Other Construction, Removal, or Disturbance of Natural Features				
Construction solely on the interior of a Building that does not increase Floor Area	A			
New Construction				A
Building Additions of 10% of the existing Floor Area, up to 10,000 square feet		B	A	
Building Additions greater than 10% of the existing Floor Area, or 10,000 square feet				A
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	B	A		
Any Other Accessory Building			A	
Change in Building Height that does not create new Floor Area		B	A	
Relocation of Sidewalks		B	A	
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.		A		
Relocation of refuse stations.		B	A	
Rearrangement or reconfiguration of the parking stalls and aisles within the Vehicular Use Area of an approved site plan, subject to the off-street parking standard.		B	A	
Decrease in Building size.		B	A	
Moving a Building no more than ten feet or 5% of the distance to the closest Lot Line, whichever is smaller.		B	A	
Relocation or addition of no more than 50% of the approved storm water detention capacity.		A		
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.		A		
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		A		
Removal of a tree identified on the site plan as a Landmark Tree to be saved, but recognized as an Invasive Species at the time of application for approval of the Administrative Amendment.		A		

Addition of carports over existing legal Parking Spaces		B	A	
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.		B	A	
Addition of Canopy Structures over Vehicular Use Areas.		B	A	
Change to, or addition of Development phasing lines.		A		
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.		A		

A – Applies

B – Applies if previously approved site plan on file

Additionally, the following activities are Exempt from Site Plan Review:

Construction, erection, or placement of the following:

1. Signs
2. Retaining walls, Fences, buffer walls
3. Curb carts for solid waste; and dumpsters used for commercial recyclables and related screening that encloses up to 100 square feet.
4. Fire escapes
5. Sidewalks
6. Wireless Communication Antennas and associated facilities located on Buildings or on other existing Structures or on previously approved and constructed Wireless Communications Towers; Dish Antennas and windmills located on Buildings.
7. Lights; poles.
8. Cooling, heating or mechanical equipment when located on a Building or occupying a ground area of less than 100 square feet.
9. 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.
10. 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.
11. Awning of any size, or Canopy or similar accessory Structure for shade up to 240 square feet, when over existing Impervious Surface.