

Key:

M = Site Plan for Planning Manager approval required

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Blank = Site Plan approval not required (all other development standards, requirements and procedures still applicable)[1]

Footnotes:[1] No site plan required; however, this does not exempt the *development* activity from any required permits or corresponding code requirements.

[2] All Other Uses: e.g. Group Housing, Mixed-Use, Nonresidential, Special Purpose

TABLE 5.29-1: REQUIRED APPROVALS FOR DEVELOPMENT ACTIVITIES BY LAND USE

Required approval is determined by the land use and development activity. See bottom for key.

DEVELOPMENT ACTIVITY	LAND USE			
	RESIDENTIAL 1-4 DWELLING UNITS	RESIDENTIAL 5 OR 6 DWELLING UNITS	RESIDENTIAL 7 OR MORE DWELLING UNITS	ALL OTHER USES [2]
ZONING/SPECIAL EXCEPTION USE ACTIONS				
Any site plan, area plan, or conceptual PUD plan accompanying a rezoning petition	C	C	C	C
Any site plan accompanying a special exception use petition				P
EXISTING BUILDING WORK/MODIFICATIONS				
Existing Buildings				
Additions more than 300 square feet up to 10,000 square feet and less than 10% of the existing <i>floor area</i>		M	M	M
Additions more than 10,000 square feet, or greater than 10% of the existing <i>floor area</i>		M	P	P
New Buildings (Principal) and Structures				
New residential <i>building(s)</i> in Residential Zoning Districts		M	P	
New residential <i>building(s)</i> in Mixed-Use or Special Purpose Zoning Districts	P	P	P	
New mixed-use or nonresidential <i>building(s)</i>				P
<i>Wireless communications tower</i> construction or replacement				P
Accessory Buildings and Structures				
Any <i>accessory building, structure, canopy</i> , equipment or similar <i>structure</i> greater than 300 square feet not specifically listed below.		M	M	P
Deck, patio, plaza, or combinations of these, up to		M	M	M

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1,000 square feet				
Deck, patio, plaza, or combinations of these, greater than 1,000 square feet		M	P	P
<i>Outdoor storage area</i>				P
OTHER SITE IMPROVEMENTS				
Sidewalks				
Removal of installed sidewalks		M	P	P
Parking Spaces and Parking Lots				
Rearrangement or reconfiguration of <i>parking stalls</i> and aisles within the existing limits of <i>vehicular use area</i>		M	M	M
Paving an existing <i>parking lot</i> , increasing the area in square feet of <i>vehicular use area</i>		M	P	P
Construction of new, or relocation of existing, access road or <i>driveway</i>		M	P	P
Construction of new private street		M	P	P
Natural Features				
Removal or disturbance of any <i>natural feature</i>		M	M	M
Site Plan Revisions, Extensions, Administrative Actions				
Landscape Plan: Change of location or type of landscape or screening materials. Where more landscaping area or materials are shown than required by Section 5.20, these elements may be reduced by no more than 20% of the additional amount originally approved.		M	M	M
<i>Natural Features Mitigation</i> : Change in species or placement of plant materials included in an approved <i>natural features</i> mitigation plan, as long as there is no net reduction in plant material or area and the change meets the intent of the approved <i>natural features</i> mitigation plan		M	M	M
<i>Natural Features Protection</i> : Substitution of areas to be preserved on a <i>natural features</i> protection plan, as long as there is no net loss of preserved area, the		M	M	M

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cumulative area to be changed does not exceed 250 square feet of the original preserved area on the approved protection plan				
<i>Natural Features</i> Mitigation or Protection: Any other modification(s) to an approved <i>natural features</i> mitigation plan or protection plan not listed in this table.		M	P	P
Phase Lines: Adding or changing phase lines on a site plan		M	M	M
Extension: Extending a valid site plan approval for periods up to two years, if the approval is requested prior to the expiration of the site plan and if the plan is in compliance with current standards and regulations.		M	M	M
Revisions: Moving a <i>building</i> placement up to ten feet (before or during construction)		M	M	M
Revisions: Moving a <i>building</i> placement more than ten feet (before or during construction)		M	P	P
Revisions: Relocation or addition of up to 50% of the approved <i>stormwater management system</i>		M	M	M
Revisions: Relocation or addition of 50% or more of the approved <i>stormwater management system</i>		M	P	P
Revisions: Addition or reconfiguration of sidewalks (before or during construction)		M	M	M

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[3] See Section 5.16.6N for requirements for *solar energy systems* as *accessory structures*.