



Site Plan Review

General Information

I. "Projects" requiring Site Plan Review (three and one-half week cycle)

- A. New buildings.
- B. An expansion of an existing building by 500 square feet or more, or with a project value of \$50,000 or more.
- C. Tenant improvements involving an intensification of use.
- D. Service station construction, reconstruction, or alterations including facade improvements but excluding underground tank replacement and environmental clean-up work.
- E. Any project that requires a discretionary action before the City's Zoning Administrator, Planning Commission, or City Council.
- F. All wireless communication monopoles.
- G. Lot Line Adjustments.
- H. Major exterior modifications to a historical structure.

II. "Projects" to be taken in for Informal Plan Review

- A. Single-family homes.
- B. Room additions to single-family homes or to duplexes.
- C. Tenant improvements not involving a change of use.
- D. Building expansions under 500 square feet or \$50,000 in valuation.
- E. Building facade improvements except at gas stations.
- F. Equipment screens or covers.
- G. Heninger Park and French Park neighborhood reviews and other minor modifications to a historic structure.