

ARTICLE XIV-H

SITE PLAN REVIEW

Section 1 **SITE PLAN REVIEW:**

- A. **Purpose** - This section establishes a site plan review process for proposed developments. The purpose of the review is to ensure efficient and safe land development, harmonious use of land, maintenance of property values, preservation of privacy for homeowners, compliance with appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

This Article XIV-H shall apply only to the following zoning districts, to wit:

“NO”	Neighborhood Office District
“GO”	General Office District
“NR”	Neighborhood Retail District
“LR-2”	Local Retail-2 District
“GR”	General Retail District
“C-1”	Light Commercial District
“C-2”	Heavy Commercial District
“I-1”	Light Industrial District
“I-2”	Heavy Industrial District

- B. **Applicability** - Site plan review and approval shall be required for the following:

1. Any nonresidential development
2. Any apartment development
3. Any development with two (2) or more buildings per platted lot

No building permit shall be issued for any of the above developments unless a site plan is first approved by the City. No Certificate of Occupancy shall be issued unless all construction and development conform to the site plan as approved by the City.

- C. **Site plan details** - The site plan shall contain sufficient information relative to site design considerations, including but not limited to the following:

1. Location of proposed building(s), structures, and other flatwork
2. On-site and off-site circulation (including truck loading and pickup areas) and fire lanes

3. Parking
4. Grading
5. Landscaping design
6. Placement of utilities
7. Screening
8. Engineering for streets and utilities
9. Drainage
10. Stormwater Management
11. Building elevations
12. Easement and building setback lines
13. Minimum finish floor elevation

Provision of the above items shall conform to the principles and standards of this ordinance. To ensure the submission of adequate site plan information, the City is hereby empowered to maintain and distribute a list of specific requirements for site plan review applications.

Section 2 **APPROVAL PROCESS**

- A. The Director of Public Works or his designee shall review and approve, approve with conditions, or deny all site plans. Any decision on a site plan with which the applicant disagrees may be appealed to the Zoning Board of Adjustment.