

SITE PLANS

CHAPTER 21:

ARTICLE II. DEVELOPMENT PROCEDURE

Editor's note: Ord. No. 3599, § 1, adopted March 26, 2007, amended ch. 21 in its entirety by consolidating the provisions of the former ch. 21, titled Subdivisions, and the former ch. 16, titled Planning and Development, and enacting the provisions set out herein. The former ch. 16 has been deleted; the former ch. 21 derived from the following: Ord. No. 686-A, §§ 1--5, 3(A), 3(B), 3(C)(1)--3(C)(8), 3(D), 3(E)(1)--3(E)(8), 3(F), 3(G), and 8, adopted Oct. 5, 1970; Ord. No. 972-A, § 1, adopted Sept. 23, 1975; Ord. No. 2170-A, § 3, adopted Feb. 18, 1980; Ord. No. 3081-A, § 2, adopted July 22, 1996; and Ord. No. 3354-A, § 7, adopted Aug. 27, 2001.

Sec. 21-23. Additional approval standards for a preliminary site plan.

- (a) A property owner may submit a preliminary site plan, in accordance with site plan requirements, for commission consideration; however, unless specified by zoning or other regulation, no preliminary site plan shall be required.
- (b) Approval of a preliminary site plan by the commission serves as a guide in the preparation of a site plan.
- (c) Permits shall not be issued based upon a preliminary site plan.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-24. Additional approval standards for a site plan.

- (a) A site plan is a detailed, scaled drawing that indicates existing and proposed site improvements.
- (b) The commission consideration shall include conformance with the comprehensive zoning ordinance, the provision of infrastructure, vehicular and pedestrian circulation, parking, screening, landscape area and any other aspect deemed necessary to consider in the interest of providing the public health, safety, order, convenience, prosperity and general welfare of the community.
- (c) The property owner is responsible for maintaining the property in accordance with the approved site plan.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-25. Additional approval standards for a revised site plan.

(a) Where changes to a previously approved site plan are proposed, and such changes result in modification to easements or right-of-way, or where the gross building square footage will increase by more than ten percent or 1,000 square feet, whichever is less, a revised site plan shall be approved by the commission.

(b) A revised site plan shall be in prepared and approved in accordance with the requirements of a site plan.

(c) If the proposed changes are minor revisions as determined by the director, administrative approval may be permitted in accordance with this chapter.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-26. Administrative approval standards for minor revisions to an approved site plan.

(a) The director shall be authorized to approve minor revisions to an approved site plan which:

- (1) Do not require modification to any easement or right-of-way.
- (2) Comply with the comprehensive zoning ordinance and other applicable regulations and policies.
- (3) Does not increase the gross building square footage by more than ten percent or 1,000 square feet, whichever is less.

(b) The administrative approval will appear as a consent item on the commission agenda for acknowledgement.

(Ord. No. 3599, § 1, 3-26-07)

Sec. 21-52. Off-street parking.

...

(g) All parking areas shall be maintained to minimum construction specifications and shall be free of holes and other defects which would collect water or other debris and cause further deterioration of the parking surface or would in any way impair the movement of a vehicle using said parking area. Repairs shall be done in accordance with the design standards.

(Ord. No. 3599, § 1, 3-26-07)

