

# Land Development Code

## Article 1

## Article 2 Application Type and Standards Requirements

### Division 16 Minor Site Plan

#### Sec. 2.16.1 Applicability.

- A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required.
- B. A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds:
  - (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.
  - (2) The combined driveway trip generation is less than 50 peak hour vehicle trips.
  - (3) The project is not in the ESOZ and subject to the site plan requirements in **Sec???**.
  - (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.
- C. The following improvements do not require a Minor Site Plan submittal and shall proceed through the Building Permit site plan process only and shall not be subject to Articles **8.2.5**, **6.2**, **6.18**, or **6.19** (tree preservation requirements of this section shall be adhered to).
  - (1) The development of interior alterations to an existing structure which does not result in additional paved parking or other impervious area to be provided.
  - (2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements do not exceed 35 percent of the gross site area or the design criteria of the approved and permitted subdivision.
  - (3) The development of exterior alterations to an existing structure other than a single-family residence, which does not increase the existing roof area and/or which does not result in additional paved parking or other impervious area to be provided.
  - (4) The development of exterior alterations to an existing structure other than a single-family residence, which does not increase the existing roof area and/or which does not result in additional paved parking or other impervious area in excess of 25 percent of the existing pre-development area and in no case more than 35 percent of the gross site area or 9,000 square feet.
  - (5) For change of use or occupancy of a multi-family, commercial, industrial or institutional structure **other than residential** where the previous use and proposed use is a conforming use and which does not increase the existing roof area and/or which does not result in additional paved parking or other impervious area to be provided.
  - (6) Special Event Permits, Temporary Use Permits and Home Occupation Permit.
  - (7) For development on agricultural lands, when collectively all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.
  - (8) For the construction of a sign.