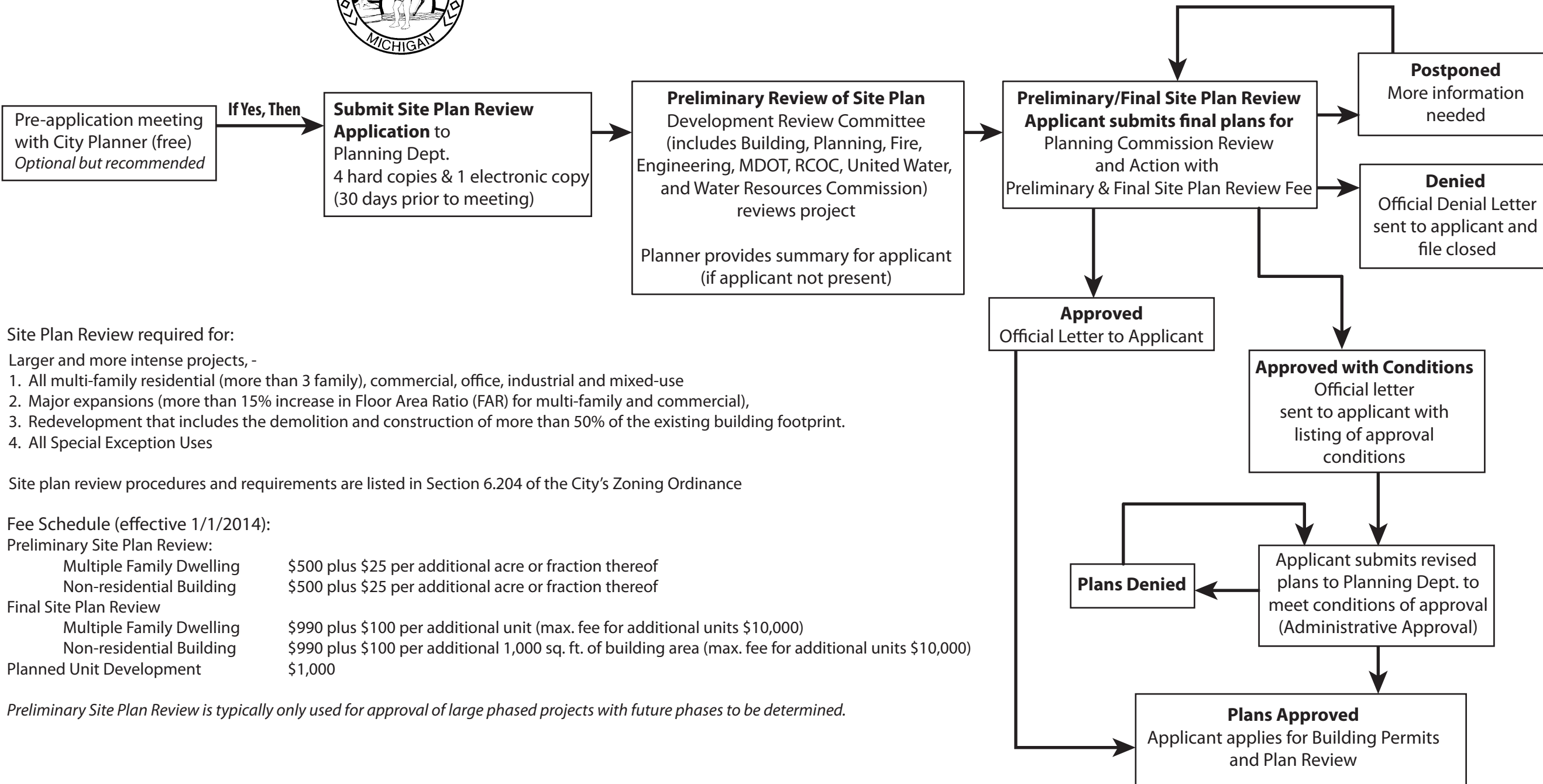




# Site Plan Review - Process Flow Chart



**Site Plan Review required for:**

- Larger and more intense projects, -
- 1. All multi-family residential (more than 3 family), commercial, office, industrial and mixed-use
- 2. Major expansions (more than 15% increase in Floor Area Ratio (FAR) for multi-family and commercial),
- 3. Redevelopment that includes the demolition and construction of more than 50% of the existing building footprint.
- 4. All Special Exception Uses

Site plan review procedures and requirements are listed in Section 6.204 of the City's Zoning Ordinance

**Fee Schedule (effective 1/1/2014):**

**Preliminary Site Plan Review:**

Multiple Family Dwelling	\$500 plus \$25 per additional acre or fraction thereof
Non-residential Building	\$500 plus \$25 per additional acre or fraction thereof

**Final Site Plan Review**

Multiple Family Dwelling	\$990 plus \$100 per additional unit (max. fee for additional units \$10,000)
Non-residential Building	\$990 plus \$100 per additional 1,000 sq. ft. of building area (max. fee for additional units \$10,000)

Planned Unit Development \$1,000

*Preliminary Site Plan Review is typically only used for approval of large phased projects with future phases to be determined.*

