

**ARTICLE 10**  
**DEFINITIONS**

**10.1. TERMS DEFINED**

Where words or terms used in these Regulations are defined in the Zoning Ordinance, they shall have the meanings stated therein. In addition, the following words shall have the following meanings.

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**Development Plan Review (DPR).**

Design or site plan review of a development of a permitted use. A municipality may utilize development plan review under limited circumstances to encourage development to comply with design and/or performance standards of the community under specific and objective guidelines, for the following categories of developments ~~including, but not limited to:~~

- (i) A change in use at the property where no extensive construction of improvements is sought;
- ~~(ii) An adaptive reuse project located in a commercial zone where no extensive exterior construction of improvements is sought;~~
- ~~(iii) An adaptive reuse project located in a residential zone which results in less than nine (9) residential units;~~
- ~~(iv) Development in a designated urban or growth center;~~
- ~~(v) Institutional development design review for educational or hospital facilities; or~~
- ~~(vi) Development in a historic district.~~

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**Final plan.** The final stage of land development and subdivision review or a formal development plan review application. See §§ 45-23-38, 45-23-39 and 45-23-50.

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**Minor land development project.** A land development project involving any one of the following:

- a. Seven thousand five hundred (7,500) gross square feet of floor area of new commercial, manufacturing or industrial development; or less, or
- b. An expansion of up to fifty percent (50%) of existing floor area or up to ten thousand (10,000) square feet for commercial, manufacturing, or industrial structures; or
- c. Mixed-use development consisting of up to six (6) dwelling units and two thousand five hundred (2,500) gross square feet of commercial space or less.
- d. Multi-family residential or residential condominium development of nine (9) units or less.
- e. An adaptive reuse project of up to twenty-five thousand (25,000) square feet of gross floor area located in a commercial zone where no extensive exterior

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- construction of improvements is sought.
- f. An adaptive reuse project located in a residential zone which results in less than nine (9) residential units.