

ADMINISTRATIVE REVIEW – PREFERRED OPTION

The following provisions may be inserted into Section 515-100 when approved.

NEW CONSTRUCTION. (other than single-family residential)

1. Minor changes during construction due to unanticipated site constraints or outside agency requirements.
2. Construction of accessory structures.
3. Sidewalk or pedestrian pathway construction or relocation.

NEW USES OR CHANGES OF USE.

4. Re-occupancy of a Class A Non-Conforming use of land, building, or structure that has discontinued use for 12 months or less.
5. A change in use to a similar or less intense use, as determined by the Building Official or designee, provided that significant site changes are not required.

EXPANSIONS, ALTERATIONS AND OTHER PROJECTS.

6. An increase in the existing floor area of a multiple-family or non-residential building of up to 2,500 square feet or twenty percent (20%), whichever is less.
7. Minor landscaping changes, or species substitutions consistent with an approved construction plan.
8. Grading, excavation, filling, soil removal, or creation of ponds on a residential lot.
9. Minor building modifications that do not significantly alter the facade, height, or floor area of the building.
10. Parking lot improvements, without any building changes.
11. An increase in the number of parking spaces of up to twenty percent (20%).
12. Waste receptacle relocation to a more inconspicuous location, or installation of screening around the waste receptacle.
13. Changes to a site required by the City for code or safety considerations.
14. Projects and activities of a similar character and intensity, as determined by the Building Official or designee.