

## ADMINISTRATIVE REVIEW – DRAFT ORDINANCE

### SECTION 515-100 SITE PLAN REVIEW

#### C. Administrative Review

**The Planning Commission may permit an application to be administratively reviewed when one or more of the following actions is demonstrated. As part of an administrative review approval, the Planning Commission may determine which required site plan submission/data requirements of Section 515-100(C) are required.**

- (1.) The application shall not require Special Land Use or Rezoning approval.
- (2.) The property or property owner shall not be subject to an active code of ordinance or zoning ordinance violation, corrective order, or court proceeding.
- (3.) The property or property owner shall not be delinquent in property or real tax, a water bill, and other Village of New Haven accounts.
- (4.) 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.
- (5.) NEW USES OR CHANGES OF USE.
  1. Re-occupancy of a Class A Non-Conforming use of land, building, or structure that has discontinued use for 12 months or less.
  2. A change in use to a similar or less intense use.
- (6.) EXPANSIONS, ALTERATIONS AND OTHER PROJECTS.
  1. 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.
  2. Minor landscaping changes, or species substitutions consistent with an approved construction plan.
  3. Grading, excavation, filling, soil removal, or creation of ponds on a residential lot.
  4. Minor building modifications that do not significantly alter the facade, height, or floor area of the building.
  5. Parking lot improvements, without any building changes.

6. Waste receptacle relocation to a more inconspicuous location, or installation of screening around the waste receptacle.
7. Changes to a site required by the Village for code or safety considerations.
8. Projects and activities of a similar character and intensity, as determined by the Planning Commission.