

DESIGN REVIEW REQUIREMENTS

Purpose of review: The Design Review section of the zoning code states that only multi-family developments with 3 or more units are required for Design Review. The R-3 zoning code states that all units above single-family homes require a Design Review. Would you like the code to match?

Chapter 4 Design Review

10-4-2 Application Of Provisions

1. **Design review approval is required for any development that is a commercial, industrial, public or semipublic development, any sign in the City limits or area of impact and multi-family developments of three (3) or more units.** Design review will not be required for the following building or site modifications:
 1. Interior remodeling of a structure which does not impact the exterior appearance of the structure or significantly impact the parking, landscaping or other exterior uses of the property.
 2. Repairs to an existing building if the outward appearance is not significantly changed.
 3. Improvements to or maintenance to an existing building or site where these do not significantly impact the outward appearance of the building or site.

Article 7C R-3 High Density Residential District

10-7C-9 Design Review Standards – R-3

All new buildings and structures, other than single-family homes, in the R-3 District are subject to design review by the City Planning and Zoning Commission and City Council and shall meet the design review guidelines as set forth in chapter 4 of this title. (Ord. 313-08, 6-9-2008)