

Table 5.29-1	Use			
Find Use and activity to determine review required: M = Site Plan Approval by Planning Manager P = Site Plan Approval by Planning Commission C = Site Plan Approval by City Council [Blank] = Site Plan not Required ^[1]	1-4 Dwelling Units - Residential	5 or 6 Dwelling Units - Residential	7+ Dwelling Units - Residential	All Other Uses(e.g., group housing, commercial, office, research, mixed-use)
Zoning/Special Exception Use Action				
Any site plan, Area Plan, or Conceptual PUD Plan accompanying a Rezoning petition	C	C	C	C
Any site plan accompanying a Special Exception Use Permit petition				P
Work/Modifications on Existing Buildings				
Additions 301-10,000 square feet, and less than 10% of the existing Floor Area of the Building		M	M	M
Additions greater than 10% of the existing Floor Area of the Building, or 10,000 square feet or more		M	P	P
Interior construction that results in increased number of Dwelling Units		M	P	P
New Construction				
Construction of residential Building(s) in Residential Districts		M	P	
Construction of residential Building(s) in Mixed-Use or Special Purpose Districts	P	P	P	
Construction of Mixed-Use or Non-Residential Buildings				P
Construction or replacement of a Wireless Communications Tower				P
Other Site Improvements				
<i>Sidewalks</i>				
Removal of installed sidewalks		M	P	P
<i>Parking</i>				
Rearrangement or reconfiguration of the parking stalls and aisles within the existing limits of Vehicular Use Area		M	M	M
Paving an existing Parking Lot, increasing the area in square feet of a Vehicular Use		M	P	P

Area				
Construction of new access road or Driveway, or relocation of existing		M	P	P
Construction of new private street	P	P	P	P
Accessory Buildings and Structures				
Any Accessory Building, Structure, Canopy, equipment or similar Structure greater than 300 square feet, not specifically listed below ^[2]		M	M	P
Outdoor deck, patio, plaza, or combination up to 1,000 total square feet		M	M	M
Outdoor deck, patio, plaza, or combination greater than 1,000 square feet		M	P	P
Outdoor Storage Areas; Permanent Outdoor Sales Area				P
Natural Features				
Removal or disturbance of any regulated Natural Feature		M	M	M
Revisions, Extensions, Site Plan Administrative Actions				
Change of location or type of landscape or screening materials. Where more landscaping area or materials are shown than required by 5.20, these elements may be reduced by no more than 20% of the additional amount originally approved.		M	M	M
Change in species or placement of plant materials included in an approved mitigation plan, as long as the change does not result in a reduction of plant material or area from the original plan and the change meets the intent of the approved Mitigation plan.		M	M	M
Substitution of areas to be preserved in an approved Natural Features protection plan, as long as there is no net loss of preserved area, the cumulative area to be changed does not exceed 250 square feet of the original area to be preserved in the approved protection plan		M	M	M
Any other modification(s) to an approved Natural Features protection plan or Natural Features mitigation plan that are not listed in this table.		M	P	P
Change to, or addition of Development phasing lines.		M	M	M

Extension of a valid site plan approval for periods up to two years, if the approval is requested prior to expiration of the site plan and if the plan is in compliance with current laws and regulations.		M	M	M
Moving a Building up to ten feet (during construction)		M	M	M
Moving a Building more than ten feet (during construction)		M	P	P

Relocation or addition of up to 50% of the approved storm water detention capacity.		M	M	M
Relocation or addition of 50% or more of the approved storm water detention capacity.		M	P	P
Addition/Reconfiguration of sidewalks on approved plan (during construction)		M	M	M

[1] No site Plan required; however, this does not exempt the action from any required permits and corresponding code requirements.[2] See Section 5.16.6.N for requirements of Solar Energy Systems as accessory structures.