

SITE PLAN REVIEW THRESHOLDS

Zoning Ordinance Section 28-9-4(d) *Site Plan Review*. The application procedure and the standards for review and approval of site plans are specified in the Site Plan Review Regulations as adopted and most recently amended by the Planning Board.

Threshold criteria are hereby established that differentiate projects that are subject to **major site plan** review from those that are subject to **minor site plan** review, and that identify projects which are exempt from site plan review. Special requirements are set forth herein for projects in Performance Districts.

(1) *Thresholds for Major Site Plan Review*. Projects requiring major site plan review are those which exhibit any of the following characteristics:

- a. The construction of a new nonresidential structure having a total floor area of ten thousand (10,000) square feet or more;
- b. The construction of an expansion or addition to an existing nonresidential structure wherein the expansion or addition has a total floor area that is five thousand (5,000) square feet or more.
- c. The construction of expansions or additions to an existing nonresidential structure within any three-year period where the expansions or additions cumulatively have a total floor area of five thousand (5,000) square feet or more, or where the expansions or additions are cumulatively greater than or equal to the total floor area of the original structure;
- d. The construction of a parking lot that can accommodate more than twenty-five (25) vehicles for a nonresidential use, or the installation of ten thousand (10,000) square feet or more of impervious surface in conjunction with a nonresidential use;
- e. Construction to facilitate a nonresidential use which will generate two hundred (200) vehicle trips per day or twenty (20) vehicle trip ends during the peak hour based upon criteria published in the latest edition of Trip Generation by the Institute of Transportation Engineers (ITE) [Appendix D of this ordinance];
- f. The construction of drive-through windows for a nonresidential use, or a use that is required to provide stacking spaces for a drive through service pursuant to Section 28-7-2(e), Table of Off-Street Parking Requirements, of this ordinance;
- g. Reserved;
- h. A new PUD, or a modification to an existing PUD that will increase the density of the PUD;
- i. The construction of a new structure for five (5) or more dwelling or rooming units; or an addition to an existing structure which will create a total of five (5) or more dwelling or rooming units;
- j. The conversion of an existing structure to accommodate a total of five (5) or more dwelling or rooming units; or
- k. An increase of five thousand (5,000) square feet of lot coverage in an existing PUD or an existing development of attached or multifamily dwellings.

(2) *Thresholds for Minor Site Plan Review.* Projects requiring minor site plan review are those which meet none of the thresholds for major site plan review and which exhibit any of the following characteristics:

- a. The construction of a new nonresidential structure having a total floor area of between one thousand (1,000) and ten thousand (10,000) square feet;
- b. The construction of an expansion or addition to an existing nonresidential structure where the expansion or addition has a total floor area of between one thousand (1,000) and five thousand (5,000) square feet;
- c. The construction of expansions or additions to an existing nonresidential structure within any three-year period where the expansions or additions cumulatively have a total floor area that is equal to fifty (50) percent or more of the floor area of the original structure;
- d. The construction of a parking lot to accommodate more than five (5) and less than twenty-five (25) vehicles for a nonresidential use, or the installation of one thousand five hundred (1,500) square feet or more of impervious surface for a nonresidential use;
- e. A change in use classification that will result in a use of greater intensity as determined by any of the following: an increase in vehicle trips greater than two hundred (200) vehicle trip ends per day or greater than twenty (20) peak hour trip ends; or an increase in the demand for water supply or sewage disposal facilities.
- f. The construction of a new structure to accommodate three (3) or four (4) dwelling or rooming units; or an addition to an existing structure which will create a total of three (3) or four (4) dwelling or rooming units; or
- g. The conversion of an existing structure to accommodate a total of three (3) or four (4) dwelling or rooming units.

(3) *Projects Exempt from Site Plan Review.*

- a. Those residential and nonresidential projects which meet none of the threshold criteria for either major or minor site plan review.
- b. Those residential and nonresidential projects proposed for the Central Business Performance District (CBP) that meet the threshold criteria in Sections 28-9-4(d)(1)(j) or 28-9-4(d)(2)(g) and that otherwise do not meet any of the remaining threshold criteria for either major or minor site plan review.