

LARGE SCALE DEVELOPMENTS

§ 152.095 APPLICABILITY.

(A) This section is applicable to all **Commercial, Industrial and Multi-Family Residential** ~~development or building~~ construction within the city ~~and its official planning area other than single family and duplex residential construction and development.~~

(B) A development plan is required to be submitted to the Planning Commission for all such development or building construction regardless of zone and for all additions to existing developments or buildings regardless of zone.

(C) Single family and duplex residential construction is specifically exempted from this requirement.

(D) Examples of facilities or construction covered, but not limited to:

(1) New commercial, industrial, or civic development and building construction.

(E) Additions or improvements to existing buildings or **developments that increase the overall square footage of the current structure(s) or development by more than 50%., not to exceed 3,999 square feet.**

~~(3) Residential construction or developments other than single family or duplex residential placed on individual lots.~~

(4) The revision of land use that results in the need for access to public streets or utilities.

(E) No building permit shall be issued and no temporary or permanent connection to utilities shall be allowed until the development plan has been approved as set forth in this subchapter. No permanent connection to utilities shall be allowed until the Chief Building Official has certified compliance with the approved development plan.

(Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-440, § 152.700.01, passed 9-3-13; Am. Ord. 2014-12-488, passed 12-2-14)