

LARGE SCALE DEVELOPMENTS

§ 152.095 APPLICABILITY.

(A) This section is applicable to all Commercial, Industrial and Multi-Family Residential construction within the city.

(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) Exemptions.

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

(2) Expansion of parking lots that will include less than sixty (60) total standard parking spaces, including the expansion addition, are specifically exempted from this requirement.

(a) A grading permit shall be required for parking lot expansions.

(b) Parking for larger vehicles may be exempted if the total size of the parking lot, including the expansion addition, does not exceed 12,000 square feet.

(3) Expansion of a parking lot that was previously approved as part of a large-scale development, as long as the expansion addition is less than sixty (60) total standard parking spaces.

(a) A grading permit shall be required for parking lot expansions.

(b) Parking for larger vehicles may be exempted if the total expansion addition does not exceed 12,000 square feet.

(c) Additional Landscaping and Screening requirements shall apply. Refer to Chapter 153.212.

(D) ~~(1)~~—Examples of facilities or construction covered, but not limited to:

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

~~(E)~~ ~~(2)~~ 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.

~~(2)~~ The revision of land use that results in the need to access to public streets or utilities.

(F) 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 Building Official has certified compliance with the approved development plan.

Commented [TMCE1]: 60 standard spaces at 10'x20' is 12,000 SF (without drives, etc). That is the reasoning for the larger vehicle parking being limited to 12,000 SF. This would be approx.. 20 large vehicle parking spaces at 15' x 40' in size.

Commented [TMCE2]: Landscaping requirements do not apply until a parking lot has 60 or more spaces.

Commented [TMCE3]: If it was a previously approved LSD, they would have had a more stringent review already. So, an additional 60 spaces could be exempted, but must have grading review, and landscaping requirements apply.