

ARTICLE XII Site Plans

Article 12: Site Plans

- Section 12.1. Scale
- Section 12.2. Legal Information
- Section 12.3. Site Plan

Site plans are required for review and approval for construction of permitted or special exception uses and structures in any district, and shall comply with and illustrate the following. Accessory uses and structures, as well as interior remodeling projects are exempt from site plan requirements.

12.1. SCALE.

All site plans shall be drawn at a scale that is legible and easily defines all of the proposed improvements to the members of the Planning Commission and Board of Adjustment. Two (2) copies of the site plan shall be submitted with a zoning permit application on paper no less than 8½" x 11".

12.2. LEGAL INFORMATION.

The site plan shall include the following legal information:

- a. Legal property owners name and description of property.
- b. Appellant's name, requested land use and zoning.
- c. If the appellant is other than the legal owner, the appellant's interest shall be indicated and the legal owners' authority to appeal shall be submitted in a certified legal form.

12.3. SITE PLAN.

The final site plan shall clearly illustrate the following information:

- a. Property boundary lines, dimensions and total area.
- b. The availability and location of existing utilities, if requested by city staff.
- c. The proposed location, size, shape and type of all buildings or structures.
- d. The total square feet of building floor area, both individually and collectively.
- e. The number of dwelling units, bedrooms, offices, etc.
- f. Parking areas, number of parking spaces proposed, number of parking spaces required by this ordinance, type of surfacing to be used, etc.
- g. Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other man-made features to be used in the landscape.
- h. Location and type of landscaping to be used for screening purposes shall be illustrated in elevation as well as in the plan, if requested by city staff.
- i. Walls, fences or other artificial screens to be used as buffers shall be shown in elevation as well as plan view with proposed height and structural material to be used, if requested by city staff.