
PLANNING

OFFICE

MEMO

To: FILE
From: Planning Staff
Subject: Site Plan Review: Determination as to when an expansion of an existing structure is reviewed as a Standard Development Project versus a Major Development Project
Sec. 20-1305(2)(g)
Sec. 20-1305(3)(b)(2)
Date: July 19, 2007

Section 20-1305(2)(g) reads as follows:

The construction of additions with a Gross Floor Area of 1,499 square feet or less, or less than twenty percent (20%) of the existing building; or

Section 20-1305(3)(b)(2) reads as follows:

The construction of additions with a Gross Floor Area of 1,500 square feet or more, or twenty percent (20%) or more of the existing building; or

Interpretation

The above referenced sections are interpreted by the Planning Director as follows:

Any structure with a Gross Floor Area of 7,499 square feet or smaller for which an addition of 1,499 square feet or smaller is proposed shall be reviewed as a Standard Development Project. Any structure with a Gross Floor Area of 7,499 square feet or smaller for which an addition of 1,500 square feet or larger is proposed shall be reviewed as a Major Development Project. Any structure with a Gross Floor Area of 7,500 square feet or larger for which an addition of less than 19.99% of the total existing floor area is proposed shall be reviewed as a Standard Development Project. Any structure with a Gross Floor Area of 7,500 square feet or larger for which an addition of 20% or more of the total existing floor area is proposed shall be reviewed as a Major Development Project.

Area of Existing Structure	Area of Proposed Addition	Type of Site Plan Review Required
≤ 7,499 gfa	≤ 1,499 gfa	Standard Development Project
	≥ 1,500 gfa	Major Development Project
≥ 7,500 gfa	≤ 19.99% of existing structure gfa	Standard Development Project
	≥ 20% of existing structure gfa	Major Development Project

*"gfa" shall mean Gross Floor Area