



Planning Services Division

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Design Review over 6,000 sq. ft.

- 6-276 Reviewing body.
- (a) Planning Director.
- (1) The planning director shall review each application for design review.
- (2) Matters which may be approved directly by the planning director include the following:
- (A) Changes in exterior color;
- (B) Solar installations;
- (C) Minor changes to the exterior surface;
- (D) Minor landscaping;
- (E) Parking lot modifications;
- (F) Addition of minor ancillary structures (e.g., on roofs).
- (G) A minor ground-level addition, including a one-story accessory building, to an existing house containing more than 6,000 square feet in gross floor area that is not located within a sensitive resource area (see Section 6-2002).
- (3) The planning director may refer a matter at his discretion to the design review commission.
- (4) A decision of the planning director is final unless appealed under Section 6-280.
- (b) Design Review Commission.
- (1) The design review commission shall review:
- (A) An exterior change to an existing building or parking lot;
- (B) A plan for which design review is required as a condition of approval; except for those minor matters delegated to the planning director under subsection (a) of this section; and
- (C) An application under Section 6-271(c)(4) for new single family residential construction which exceeds 6,000 square feet in gross floor area that is not located within a sensitive resource area (see Section 6-2002).

(2) A decision of the design review commission is final unless appealed under Section 6-280.

(3) The design review commission may conduct study sessions on the aesthetic aspects of any application at the request of the applicant or upon referral from the planning commission or planning director. When such a session is held, the commission's role is advisory, and it shall provide a written report to the planning commission.

(4) When part of an application otherwise before the design review commission for decision, variances for height, setback and yards may be granted subject to procedures and findings conforming to Section 6-214, specific findings necessary for variance.

(c) Planning Commission. The planning commission is the reviewing authority for all applications not covered by subsections (a) and (b) of this section.

(d) "Minor" defined. In this section, "minor" when used to describe the extent of a change or addition that is permitted upon an approval means a change or addition that is consistent with and conforms to the findings set forth in Section 6-275.

(Ord. 508 § 1, 2000; Ord. 457 § 3, 1996; Ord. 386 § 3, 1991; Ord. 324 § 1 (part), 1984)