




Existing and Proposed Minor, Basic, and Major Development
By Structure Type (Summary of Ord 16-57)

Type	Criteria	Existing	Proposed
 RESIDENTIAL			
Fences, decks	All	Minor	⬤ Minor
Site work only	All	Minor	⬤ Minor
Demolitions	< 50 yrs old	Basic	🟢 Minor
	≥ 50 yrs old	Basic	⬤ Basic
Alterations	Minor	Minor	⬤ Minor
	Major	Basic	🟢 Minor
Accessory Structures	<120 sf	Minor	⬤ Minor
	≥ 120 sf – 249 sf/20%	Basic	🟢 Minor
	≥ 250 sf/20%	Basic	⬤ Basic
Additions	< 250 sf	Basic	🟢 Minor
	≥ 250 sf	Basic	⬤ Basic
Single Family Detached	All	Basic	⬤ Basic
Historic District	All	Basic	⬤ Basic
 NONRESIDENTIAL NOT IN DISTRICTS 6 AND 8			
Fences	All	Basic	🟢 Minor
Site work only	All	Basic	🟢 Minor
Signs	All	Basic	⬤ Basic
Demolitions	< 50 yrs old	Basic	🟢 Minor
	≥ 50 yrs old	Basic	⬤ Basic
Alterations	in public realm	Basic	⬤ Basic
	outside public realm	Basic	🟢 Minor
Accessory and Additions	< 250 sf	Basic	🟢 Minor
	250 – 1K sf/10%	Basic	⬤ Basic
	1K – 2K sf/10-20%	Major	🟢 Basic
	≥ 2K/20%	Major	⬤ Major
New Buildings	<1K/10%	Basic	🔴 Major
	≥ 1K/10	Major	⬤ Major
 DISTRICTS 6 AND 8			
Signs	All	Basic	🟢 Minor
Alterations	All	Basic	🟢 Minor
Accessory and Additions	< 20% existing	Basic	🟢 Minor
	< 2K/10%	Basic	🟢 Minor
	≥ 20%	Major	⬤ Major
New Building	< 2K/10%	Basic	🔴 Major
	≥ 2K/10%	Major	⬤ Major

⬤ No change; 🟢 simplified process 🔴 more review

	Site Plan Approval		Design Approval		
Development	Administrative	PC	Administrative	AHBR	PC
Minor Development	X		X		
Basic Development	X			X	
Major Development		X		X	D6/8