

Comparison of Minor, Basic (General), and Major Developments

(all square footages are expressed in gross square feet)

	Existing		Original Proposal (Apr/May)		Current Proposal	
RESIDENTIAL						
Fences, decks	Minor		Minor		Minor	
Site work only	Minor		Minor		Minor	
Demolitions	Basic		Basic		Minor < 50 yrs old	Basic 50+ yrs old
Alterations	Minor	Minor Alterations	Minor	Minor Alterations	Minor	All Alterations
	Basic	Major Alterations	Basic	Major Alterations		
Accessory Structures	Minor	<120	Minor	<120	Minor	<250
	Basic	≥ 120	Basic	≥120	Basic	250 - 2K/20%
Additions	Minor	None	Minor	<120	Minor	<250
	Basic	All	Basic	≥120	Basic	250 – 2K/20%
Single Fam Detached	Basic		Basic		Basic	
Historic District	Basic		Basic		Basic	
NONRESIDENTIAL						
Fences	Basic		Minor		Minor	
Site work only	Basic		Basic		Minor	
Signs	Minor	None	Minor	D6/8 only	Minor	D6/8 only
	Basic	All	Basic	All Dists. except 6/8	Basic	All except D6/8
Demolitions	Basic		Minor		Minor <50 yrs old	Basic 50+ yrs old
Alterations	Minor	None	Minor	Minor Alterations	Minor	All, except public realm outside D6/8
	Basic	All	Basic	Except All in D6/8 Major Alterations	Basic	Public realm outside D6/8
Accessory Structures And Additions	Minor	None	Minor	None	Minor	< 250 except 20% D6/8
	Basic	< 1K/10% except < 2K/10% D6/8	Basic	< 1K/10% except < 2K/10% D6/8	Basic	250 – 2K/20% None D6/8
	Major	≥ 1K/10% except ≥ 2K/10% D6/8 2K	Major	≥ 1K/10% except ≥ 2K/10% D6/8	Major	≥2K/20% except 20% D6/8
New Buildings	Basic	< 1K/10% except < 2K/10% D6/8	Basic	< 1K/10% except < 2K/10% D6/8 2K	Basic	None
	Major	≥ 1K/10% except ≥ 2K/10% D6/8	Major	≥ 1K/10% except ≥ 2K/10% D6/8	Major	All

Approving Bodies for Development

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

- Alteration: Change to appearance of an existing building without added floor area
- Addition: Added floor area to an existing building
- Accessory or: New stand-alone building
- New Building

