

10-1-1914: APPLICABILITY AND EXEMPTIONS:

Approval of a Development Review application shall be required prior to the issuance of any building, grading, or demolition permit for any project in any zone unless the project is specifically exempted by this Section or other provisions of this Chapter. The following classes of projects are exempt from Development Review:

1. Single family residential construction projects in a single family residential zone;
2. Interior remodeling of an existing structure provided, such remodeling does not include a change in use;
3. Additions to or new construction of a single family home including accessory structures thereto on a multiple family zoned lot used for single family residential purposes;
4. Additions to or detached accessory structures to any existing non-residential structure which do not exceed 1,000 square feet in gross floor area;
5. Additions to or detached accessory structures to any existing multiple family residential structure that do not 1) exceed 500 square feet in gross floor area, 2) add any dwelling units to an existing project, or 3) add any bedrooms to an existing unit so as to require one (1) or more additional parking spaces;
6. Minor revisions to a project as determined by the Director which previously received Development Review Approval and where such approval has not expired;
7. Demolition of buildings when determined by the Director or designee to be beneficial to the public health, safety or general welfare; or, when such demolition is not done in preparation for a building permit subject to Development Review; and
8. Minor projects which the Director determines to be highly consistent with adopted plans of the City and in compliance with the Code.