

## **SITE PLAN REVIEW COMMITTEE – MINOR MODIFICATIONS**

### **702.6 Minor Site Plan Modifications**

Minor Modifications to an approved site plan, which do not substantially alter the content of the approved plan, may be approved by the Site Plan Review Committee. Minor modifications shall be limited to: landscaping; lighting; drainage; grading; erosion and sedimentation controls; utilities; siting and screening of ground mounted mechanicals or trash disposal facilities; a change in parking spaces of ten percent (10%) or less not to exceed ten (10) spaces; and revision to a building's exterior façade of less than ten percent (10%) involving no change to the building's footprint. The Site Plan Review Committee may require plans and may set stipulations to assure that the changes to the site or structure(s) are Minor Modifications and will not adversely affect public health and safety. No Minor Modification shall be approved if there are outstanding zoning violations, unless such changes will eliminate the zoning violations.

At the discretion of the Site Plan Review Committee, any Minor Modification may be referred to the Planning and Zoning Commission for site plan approval if it is deemed to substantially alter the content of an approved plan.

*New Definition:*

### **Section 200 Definitions**

**FAÇADE ALTERATION:** a change on any exterior wall facing a street upon which a major architectural feature is added, altered, or removed. Such features may include but are not limited to cornices, window frames, entryways, columns and decorative wall treatments. Changes to signage shall not be considered a facade alteration.