

## **Chapter 20.04 - ADMINISTRATIVE PROVISIONS**

### **Article III. - Detailed Site Development Plan Approval Process**

#### **20.04.140 When required.**

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for apartment or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363 or for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

#### **20.04.150 Procedure.**

- A. An application for detailed site development plan shall be prepared in accordance with the specifications outlined in Section 20.04.160, except where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:
  - 6. — Any site within the "U P" Union Plaza District.

#### **20.04.170 Modification of detailed site development plan.**

Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, approval of minor modifications shall not be required.

### **Article IV. - Master Zoning Plan Approval Process**

#### **20.04.200 Master zoning plan.**

- B. Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a master zoning plan shall not be required.