

SECTION 8 SITE PLAN EXEMPTIONS

Site plan/subdivision approval shall be required for all development except for:

- A. Building permits for individual lot applications involving only detached one or two dwelling unit buildings.
- B. Uses accessory to a residential use, such as a private garage, unless it is a part of an apartment or townhouse project.
- C. A sign for an existing use or structure, which meets all applicable zoning requirements, as determined by the zoning officer.
- D. Other buildings incidental to residential land use.
- E. In connection with the alteration or repair of an existing building or use when the zoning officer determines that said alteration or repair:
 - 1. will not result in additional lot coverage;
 - 2. will conform to the maximum and minimum building standards set forth in this ordinance;
 - 3. will not increase the number of required off-street parking or loading spaces;
 - 4. is not proposed in connection with a use requiring conditional use approval.

Although a use may be exempted from site plan/subdivision approval, the developer is still responsible for obtaining all necessary permits and approvals prior to construction including, but not limited to, zoning permit, variance approval and construction permits.