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.