

## 1214.06 Site Plan Review

- b. Site Plan Review is required as provided in 1214.06 Section 2 of Highland Park City Ordinances below:
  - c. a change in occupancy that does not result in a change of use, or a change in the intensity of the use, exterior alterations, changes in parking lot layout or expansion of parking lots, or any other change resulting in different requirements applying to the new use that were not applicable to the prior use, shall not require site plan review.

### 2. Site Plan Requirements

- a. In accordance with the provisions of the section, the Planning Commission shall be furnished a site plan of the proposed development prior to the creation of a use or the erection of a building whenever one or more of the conditions cited below apply:
  - i. Expansions of existing buildings of more than twenty-five percent (25%) of the gross floor area of the main building(s) or forty-thousand (40,000) square feet, whichever is greater, unless the expansion is approved administratively in Sec. 3.03.
  - ii. Special Land Uses in all zoning districts.
  - iii. Permitted Uses in all Zoning Districts, with the exception of one and two-family dwellings.
  - iv. Site condominiums in all zoning districts.
  - v. Parking lots and parking lot expansions, unless the lot or expansion is approved administratively as described in Chapter 1234.05.