

7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level Design Review; Design Review E is the highest level. For uses not listed in **Table 7.0003**, the Manager shall determine which level of Design Review is appropriate.

When there is a conflict in the noted Design Review permit types, the more restrictive shall apply.

For exemptions and exceptions see Section 7.0002, Section 8.0220 Changes to Nonconforming Uses and Development, the applicability statements in individual design review district sections, and Section 11.0200 Initiation and Classification of Applications.

Table 7.0003 Design Review Categories

A. DESIGN REVIEW A (DR-A)	
1. Process	Type I, reviewed with the building permit as applicable.
2. Conditions	a. Developments in Design Districts use only clear and objective standards
3. Types¹	The Design Review may include the following development types: a. All Districts: <ul style="list-style-type: none">i. Changes in primary use when the proposed use is not listed as Limited or Special Use Reviewii. Interior tenant improvementsiii. Additions or alterations to canopies, awnings, or other mounted structures to an existing façade or roofiv. Addition, elimination, or change in window or door locationsv. New floor area, or floor area additions, of no more than 1,000 sq. ft.vi. New outdoor areas, or outdoor area additions, of no more than 1,000 sq. ft.vii. New structures without floor area, or additions to structures without floor area, of no more than 1,000 sq. ft. in size and not visible from a public placeviii. Accessory Dwellings meeting the standards of Section 10.0100 and located within the existing primary homeix. New parking lots and parking lot additions that do not include the use of the provisions in 9.0853(D – G) or 9.0854 b. Design Districts: <ul style="list-style-type: none">i. New floor area, or floor area additions, of no more than 1,000 sq. ft., and adding less than 50 ft. of building frontage on a street.ii. Accessory structures of no more than 1,000 sq. ft., and adding less than 50 ft. of building frontage on a street.

- iii. Changes to facades of one story buildings no more than 160 ft. in width
- iv. Facade changes of any scale proposing only a change in materials, where the proposed materials meet the clear and objective standards and do not include the use of metal siding
- v. Structures under 200 sq. ft. visible from a public place.

c. DCC, DMU, DTM, DRL-1, DRL-2, CNRM:

- i. Accessory Dwellings of no more than 750 sq. ft.

d. Downtown Districts:

- i. Duplexes

B. DESIGN REVIEW B (DR-B)

1. Process Type I application.

- 2. Conditions**
- a. Thresholds of DR-A exceeded
 - b. Not located in a Design District
 - c. No new development on a vacant site
 - d. The primary use is not proposed to change
 - e. Existing parking, landscaping, and buffering requirements met
 - f. Existing public facilities adequate
 - g. No new residential units proposed
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3. Types¹ The Design Review may include the following development types:

a. Industrial Use:

- i. Floor area additions over 1,000 sq. ft. and not exceeding 25,000 sq. ft. or 25 percent of the existing floor area on the entire site, whichever is less.
- ii. Outdoor area additions over 1,000 sq. ft. and not exceeding 25,000 sq. ft. or 25 percent of the existing outdoor area of the entire site, whichever is less.

b. Non-Industrial Use:

- i. Floor area additions over 1,000 sq. ft. and not exceeding 10,000 sq. ft. or 25 percent of the existing floor area of the entire site, whichever is less.
 - ii. Outdoor area additions over 1,000 sq. ft. and not exceeding 10,000 sq. ft. or 25 percent of the existing outdoor area of the entire site, whichever is less.
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C. DESIGN REVIEW C (DR-C)

1. Process Type II application.

Pre-application meetings required only for development described in 7.0003(C)(3)(b) and (c) below.

No Neighborhood Meeting required.

- 2. Conditions**
- a. Thresholds of DR-A and/or DR-B exceeded
 - b. In non-design districts no new floor area or outdoor use area is proposed
 - c. Development in Design Districts use no more than three discretionary guidelines
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3. Types¹ The Design Review may include the following development types:

a. All Districts:

- i. A change in primary use when the proposed use is listed as Limited
- ii. Change to public facility requirements
- iii. Changes to buffers including alternate buffers
- iv. New driveway access
- v. Change in landscaping requirements
- vi. New parking lots and parking lot additions using the provisions in 9.0853(D – G) or 9.0854

b. Design Districts:

- i. Structures under 200 sq. ft. visible from a public place
- ii. Addition of no more than 50 ft. of building frontage along a street
- iii. Exterior façade changes
- iv. New structures or additions with a total of no more than 2,000 sq. ft. of floor area
- vii. New structures or additions without floor area of no more than 2,000 sq. ft. in area.
- viii. New outdoor areas or additions to outdoor areas exceeding those allowed in DR-A and DR-B

c. Downtown Districts:

- i. Duplexes exceeding the thresholds of DR-A

D. DESIGN REVIEW D (DR-D)

1. Process Type II application.
Pre-application Meeting required.
Neighborhood Meeting required unless otherwise noted.

- 2. Conditions**
- a. Thresholds of DR-A through DR-C exceeded
 - b. DR-E threshold not met
 - c. Developments in Design Districts use no more than three discretionary guidelines
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3. Types¹

The Design Review may include the following development types:

a. All Districts:

- i. Multi-family residential;
- ii. Single-family attached residential;
- iii. Manufactured dwelling parks;
- iv. Commercial;
- v. Mixed Use;
- vi. Institutional Use; or
- vii. Parking garages.

b. Industrial Districts:

- i. Uses not requiring a Neighborhood Meeting:
 - 1. Industrial Office
 - 2. Information Services
 - 3. Manufacturing
 - 4. Trade Schools
 - 5. Transportation/Distribution
 - 6. Warehousing/Storage
- ii. Uses requiring a Neighborhood Meeting:
 - 1. Construction
 - 2. Exclusive Heavy Industrial
 - 3. Miscellaneous Industrial
 - 4. Waste Management
 - 5. Wholesale Trade

c. Design Districts:

- i. Developments exceeding the thresholds of DR-C and not subject to a DR-E.

E. DESIGN REVIEW E (DR-E)

1. Process

Type III application with Design Commission hearing.
Pre-application and Neighborhood Meeting required.

2. Conditions

- a. Design Districts only
- b. Thresholds of DR-A through DR-D exceeded

3. Types¹

The Design Review may include one of the following development types:

a. Design Districts:

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- i. Any other development, regardless of size, using more than three discretionary guidelines.

Table Notes

1. If another application is submitted for additional area of the same type less than 12 months after any previous application submittals, the total area increase for all applications within that 12-month period must be added together to determine the appropriate level of review.
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