

Section 14.2 Site Plan Approval Required

A. Uses Requiring Site Plan Approval: Except as provided by subsection (1) below, site plan approval is required prior to the Zoning Administrator's issuance of a zoning permit for the establishment or alteration of any use, building or structure including multiple family developments, open space preservation communities (OSPC), commercial and industrial uses, institutions, site condominiums, and platted subdivisions. For the purpose of this Section "the establishment or alteration of" shall be construed to also include "the initiation of," "the expansion of," and "the relocation of."

1. Exceptions:

- a. Agricultural buildings, single-family dwellings and two-family dwellings, and alterations and accessory structures and buildings thereto, including driveways, shall be subject to plot plan approval by the Zoning Administrator according to Section 2.4(B). This exception shall not apply in the case where three (3) or more single family dwellings are proposed to be located on a single lot, such as in the case of multiple rental cabins on a single lot, and such cases shall be subject to site plan approval and any revisions thereto shall be subject to Section 14.6.
- b. Uses, buildings and structures expressly exempted elsewhere in this Ordinance.