

# **CITY OF LUNA PIER ORDINANCE NO. 229**

**AN ORDINANCE TO AMEND ARTICLE 30, SECTION 3000; SITE PLAN REQUIRED OF THE ZONING ORDINANCE NO. 211 BY REPEALING ARTICLE 30 SECTION, 3000 AND ADOPTING A NEW ARTICLE 30, SECTION 3000.**

## **THE CITY OF LUNA PIER ORDAINS THAT:**

Article 30, Section 3000, Site Plan Required is hereby repealed.

### **Article 30, Section 3000, Site Plan Required:**

Site plans are required to be submitted and approved when any of the following conditions are present:

1. A proposed development activity results in the need to provide new or expanded off-street parking pursuant to Article 22.
2. For all site changes to, or new developments of: multiple-family, commercial, office, industrial, and recreational uses, as well as for forms of single-family developments including subdivisions and Site Condominiums.
3. The proposed construction of a principal building is located in the DM Zoning District.
4. The proposed development involves an Open Space Plan pursuant to Section 1802, or a One-Family Clustering Option pursuant to Section 1803, or a Planned Unit Development pursuant to Article 15.
5. Unless otherwise dictated in this code, single and two family dwellings and accessory structures on individual lots do not require formal site plan review, but shall require administrative review by the Zoning Official.
6. The Zoning Official may at their discretion, refer any proposed project or change in use, because of its nature or for which appears to not conform to the intent of this code.

No work shall commence on any site involving any of the above circumstances, except as specifically permitted herein, no permits shall be issued until after Preliminary and Final Site Plan approval is granted unless otherwise approved by the Planning Commission. The Site Plan, as approved, shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved Site Plan, unless a change conforming to the Zoning Ordinance receives the mutual agreement of the landowner and the Planning Commission.

**EFFECTIVE DATE:** This ordinance shall become effective twenty (20) days after a summary has been published as provided by law.

I, Crystal Manley, Deputy Clerk, City of Luna Pier, do hereby certify, that the foregoing ordinance was duly adopted at the regular meeting of the Luna Pier City Council held on October 27, 2016.

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Crystal Manley, Deputy Clerk

ADOPTED: October 27, 2016

PUBLISHED: November 29, 2016

EFFECTIVE: December 19, 2016