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§ 280-16-4 **Classification of projects.**

Projects subject to site plan review shall be divided into two classes: major developments and minor developments.

- A. Major development. A major development shall be any project which requires site plan approval and which meets any one of the following criteria. In addition, the Site Plan Review Committee may, by formal vote, reclassify a minor development to a major development if it finds, because of the scale or complexity of the proposal, that it has implications similar to projects defined as major developments.
- (1) Involves the construction of 30,000 square feet or more of gross floor area.
  - (2) Involves the creation of 10 or more dwelling units.
  - (3) Is designated as a conditional use in this chapter.
  - (4) Involves the establishment or the construction or expansion of a building or structure for any of the following categories of uses as set forth in the **Table of Land Uses**.<sup>[1]</sup> An expansion of a building or structure for any of these uses involving the creation of 2,000 square feet or more of gross floor area shall be classified as a major development. Projects involving an expansion of less than 2,000 square feet shall be classified as a minor development/except that the establishment of a child care center or nursery school for thirteen (13) or more children and/or an adult day services center for thirteen (13) or more clients shall be classified as a major development.
    - (a) The keeping of pigs, chickens, and fowl for commercial purposes, except in the Rural Residential or Rural Mixed Use Zones.
    - (b) Mineral extraction.
    - (c) The reuse of existing agricultural buildings for nonagricultural purposes.
    - (d) Mobile home parks.
    - (e) Expansions of existing mobile home parks.
    - (f) Convalescent, rest, or nursing homes.
    - (g) Boarding or congregate care facilities.
    - (h) Child-care centers or nursery schools ~~with~~ for thirteen (13) or more children and/or adult day services center for thirteen (13) or more clients.
    - (i) Private schools and colleges.
    - (j) Nonprofit clubs and lodges.
    - (k) Fully enclosed places of recreation.

Table of Land Uses is an attachment to this chapter.

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- (l) Campgrounds.
  - (m) Drinking places.
  - (n) Drive-through eating places.
  - (o) Unenclosed storage of unregistered cars, junk cars, or junked car parts.
  - (p) Petroleum product storage.
  - (q) Churches.
  - (r) Nonprofit medical marijuana dispensary.
- (5) An amendment to a previously approved site plan for a major development involving the construction of 5,000 square feet or more of gross floor area.
- (6) Involves the construction or expansion of 30,000 square feet or more of a ground-mounted commercial or utility solar system. **[Added 3-7-2017 by Order No. 17-31.07]**
- B. Minor development. Any project which requires site plan approval and is not classified as a major development shall be a minor development. **[Amended 3-7-2017 by Order No. 17-31.07]**
- (1) Developmental review.
  - (2) Uses designated as permitted with site plan review in the Table of Land Uses.
  - (3) Private way.
  - (4) Staff review.
- C. Design standards. Any development on a parcel that is located in the Sanford Downtown or Springvale Village Design District Overlay Zones shall require review by and a recommendation to the Planning Board by the Design Review Committee.