

# Development Procedures & Documents



January 2020

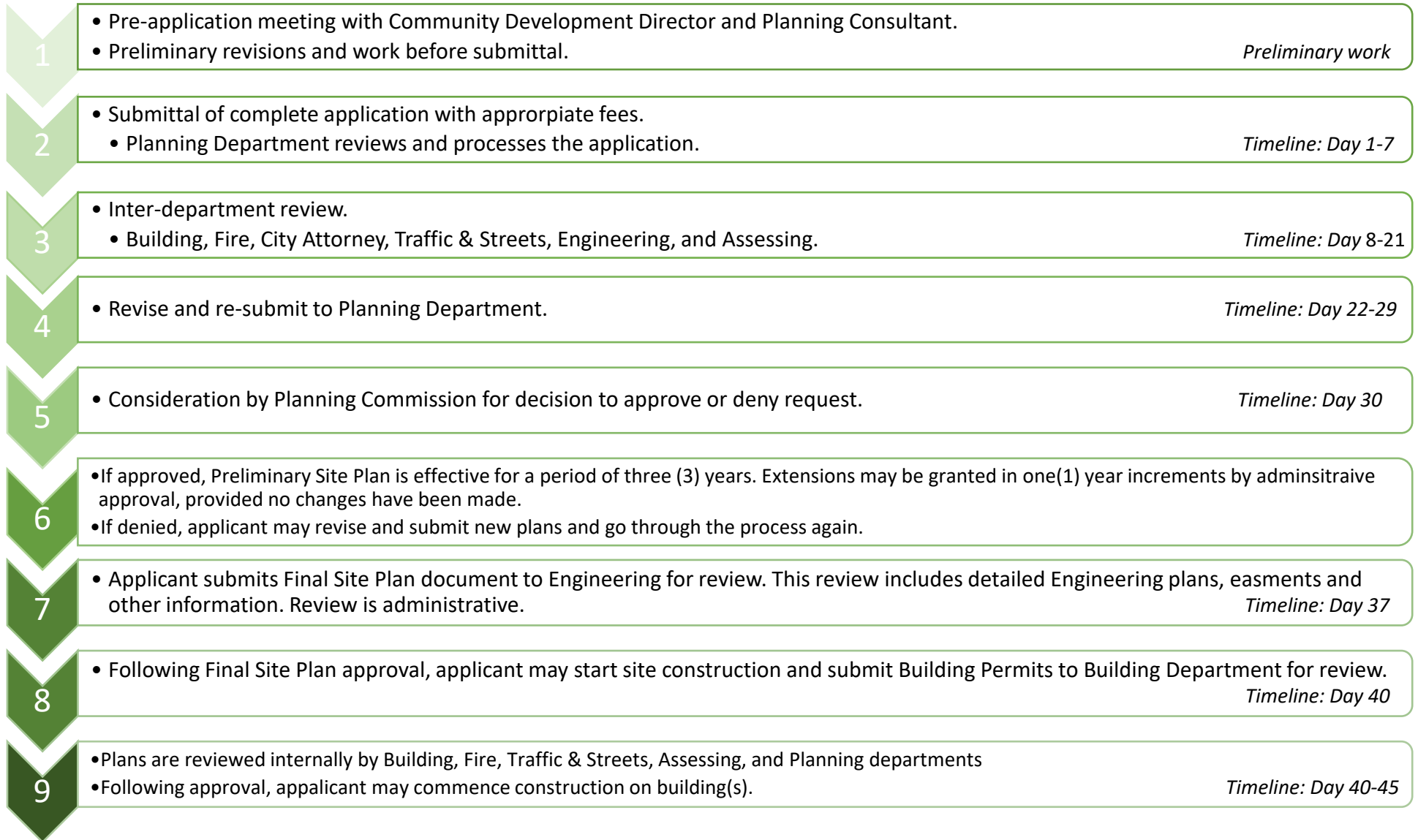
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# Site Plan Review

## Preliminary Site Condominium Application

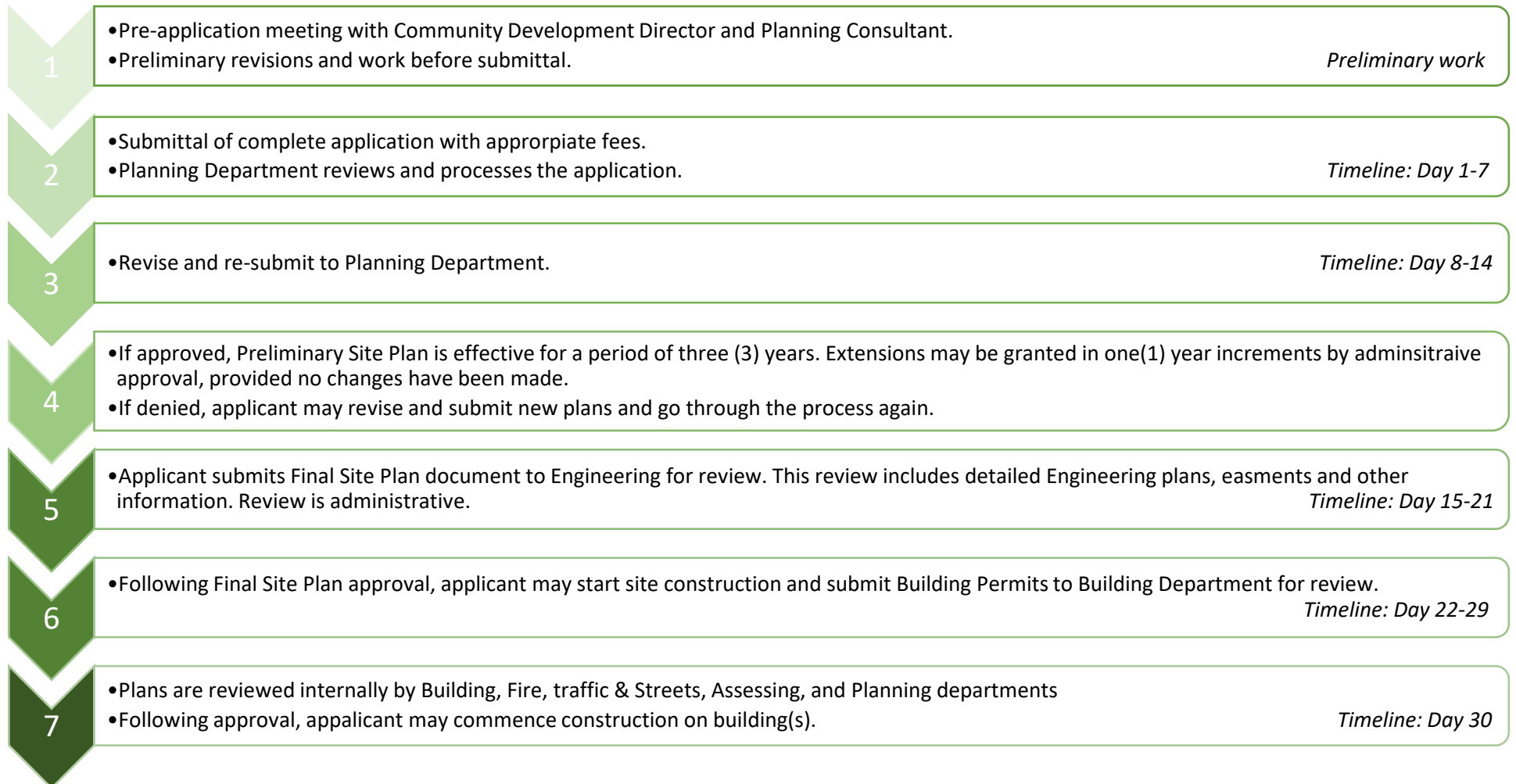
## Preliminary Site Plan Application



# Administrative Plan Review

Administrative plan review requirements can be found in Article 8, section 8.03. The Zoning Administrator shall have the authority to waive the requirement for a site plan if it is determined that a project does not affect compliance with the standards of this Ordinance or other regulations. The Zoning Administrator is also authorized to conduct an administrative review of a site plan, provided all other standards of this Ordinance are met.

*\*All timelines are estimates, some more complicated projects take longer for review. All based on quickness of applicant's response.*

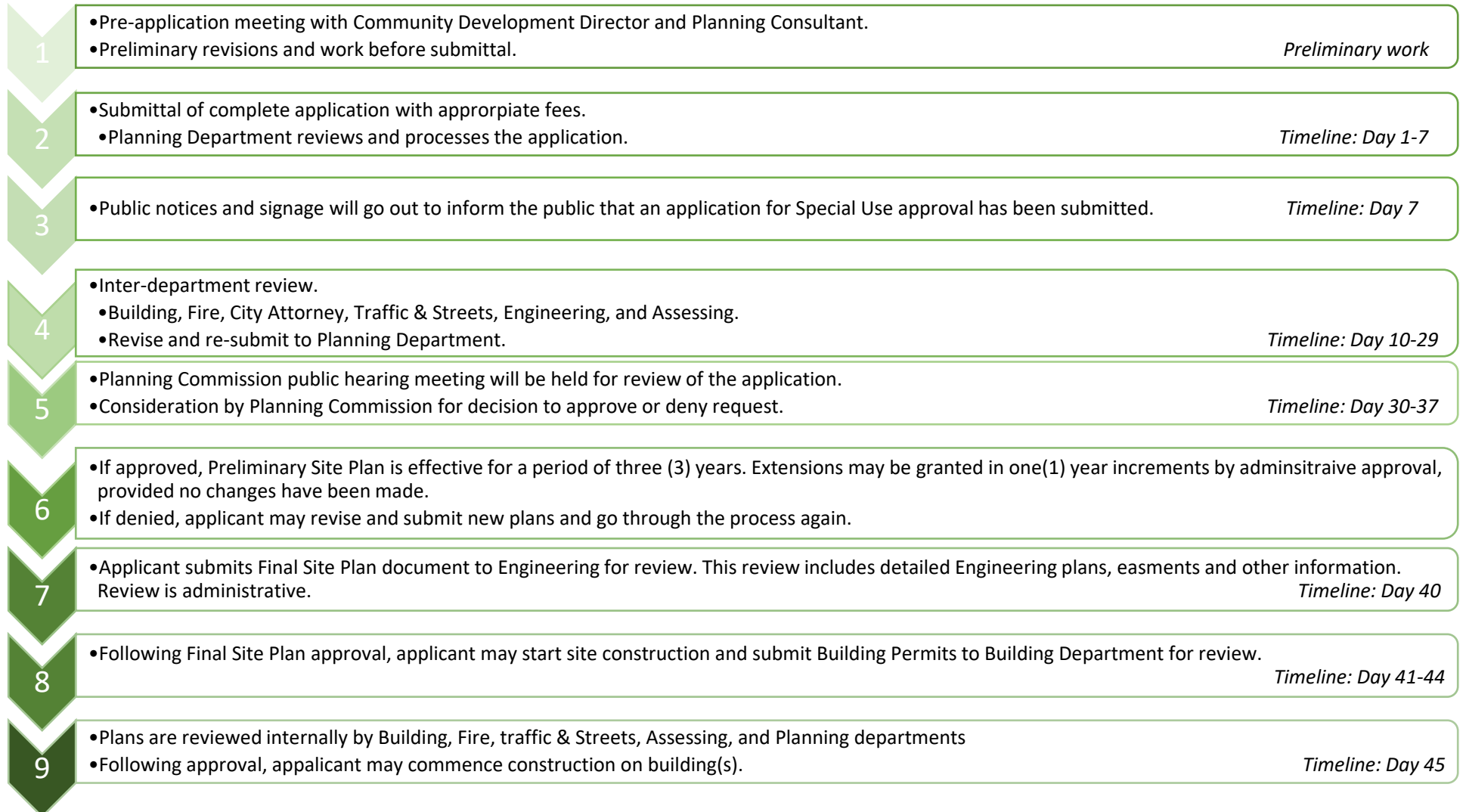


# Special Land Use

Some uses in a district are not permitted by right, but may be allowable by a special land use. Article 9 of the Zoning Ordinance provides a set of procedures and standards for special uses, which, because of their unique characteristics, require specific consideration in relation to the welfare of adjacent properties and the community as a whole. These provisions are designed to allow practical latitude for the applicant and at the same time, maintain adequate provision for the protection of the health, safety, convenience and general welfare of the community.

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## Special Land Use application

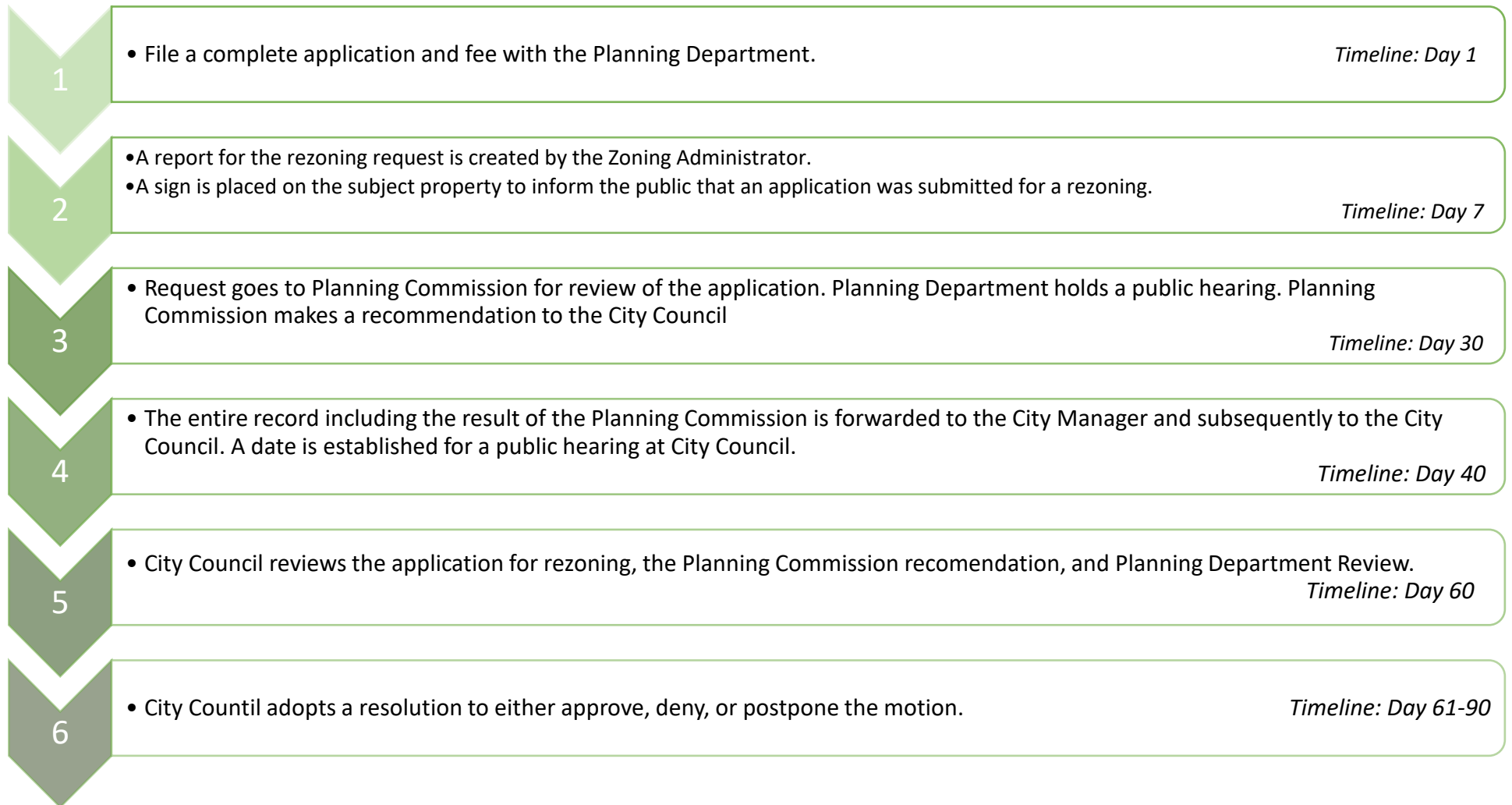


# Rezoning

An applicant seeking the rezoning of property within the City of Troy shall file an application with the Zoning Administrator, together with the appropriate fee, not less than thirty (30) days prior to the date of the Regular Meeting of the Planning Commission.

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## Rezoning Application

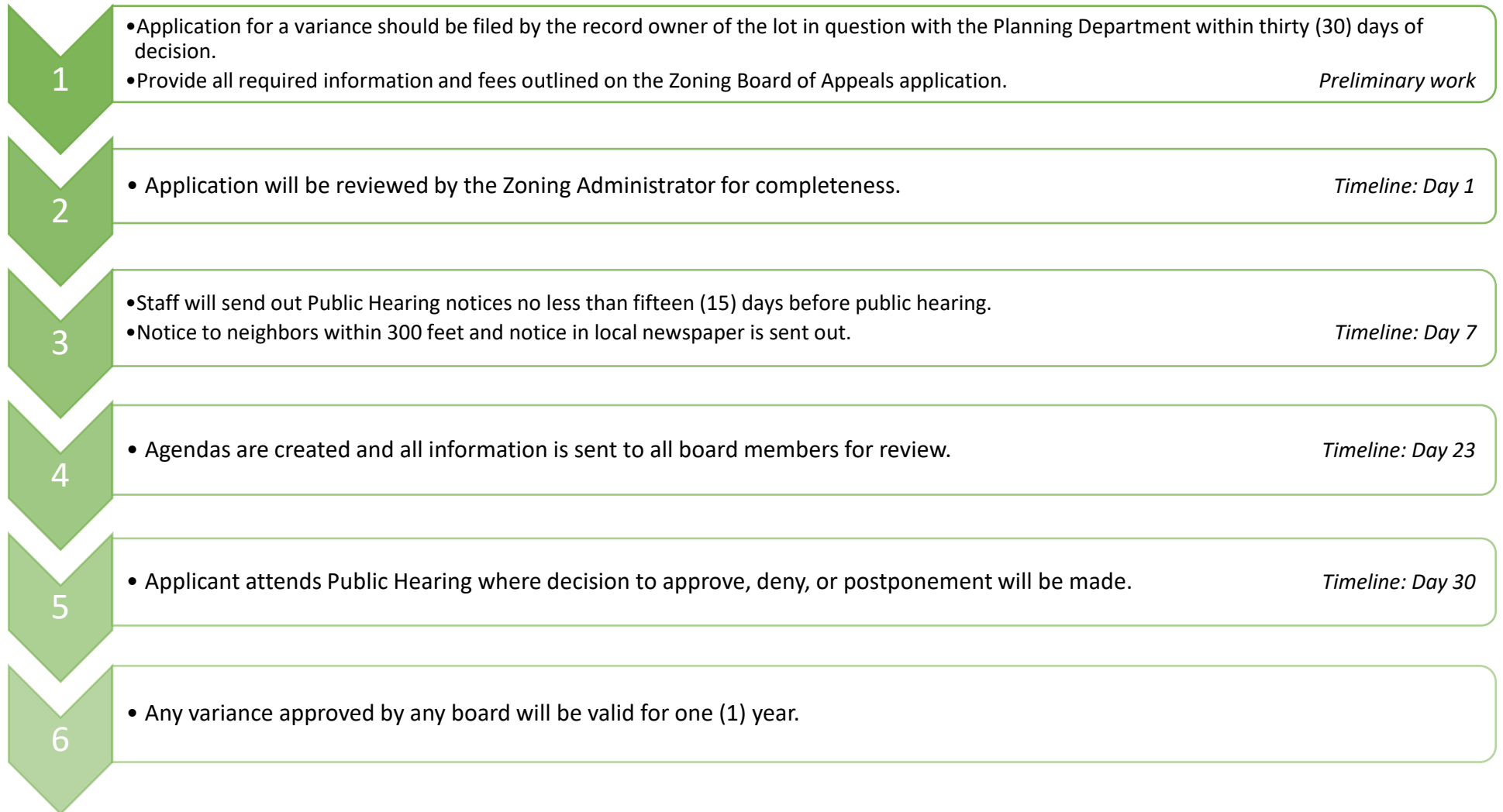


# Zoning Board of Appeals Process

The term 'variance' shall mean a modification of the literal physical provisions of the Zoning Ordinance, which may be granted by the Zoning Board of Appeals in accordance with the authority bestowed upon that Board by the provisions of this Ordinance.

## Zoning Board of Appeals application

*\*All timelines are estimates, some more complicated projects take longer for review. All based on quickness of applicant's response.*



# Building Code Board of Appeals

Building Code Board of Appeals is responsible for processing applications requesting variances from Building Code, Sign Ordinance [Chapter 85](#), and Fence Ordinance [Chapter 83](#).

## [Building Code Board of Appeals application](#)

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