

DEFINITIONS & MINIMUM DOCUMENTATION REQUIREMENTS

WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO CITY COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

SUBDIVISIONS OF LAND: Any division of land (residential/commercial/industrial) into lots of five (5) acres or less, or the improvement of one (1) or more parcels of land requiring the opening, widening or extension of a public street. See COV1240.03 for exclusions. See COV1278 for Cluster Subdivisions.

Major Subdivision ★ Subdividing MORE THAN TWO LOTS

minimum documentation requirements :

Work Session Review: Conceptual sketches and site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Prelim. Plan Approval @ Business Meeting: (1) Application + Fee per Schedule re: Residential or Commercial [COV1242.07] (2) Subdivision Survey Plat - 10 copies [COV1244.02(b); COV1246.06(b)(1)] (3) Preliminary Site Development Plan - 10 copies [COV1244.03; COV1246.06(b)(2)]

Improvements

Construction ★ & (1) Application + Fee per Schedule [COV1242.07]

Final Plan ★ Approval @ Business Meeting: (2) Application + Modified or Final Site Development Plan - 10 copies [COV1244.04; COV1246.07] (3) Stage Development (Phases) Schedule, if applicable [COV1246.08] (4) Certificate from County or Sanitary Engineers, if applicable [COV1244.02(b)(2)(B) or COV1246.08]

Minor Deed Split Subdividing TWO LOTS OR FEWER, any one of which is 5 acres or less, requiring no changes in public streets.

minimum documentation requirements :

Work Session Review & Business Meeting: (1) \$400 Fee + Application [COV1242.07] (2) Legal Descriptions of proposed new assembly of lands bearing professional stamp and original signature of preparer. 3 originals + 7 copies = 10 total [for distribution to Commission members]

NOTE: INSTRUMENTS OF CONVEYANCE (Deeds) MATCHING THE PROPOSED NEW ASSEMBLY OF LANDS THAT NEED TO HAVE AN APPROVAL STAMP AFFIXED TO THEM MAY BE BROUGHT INTO THE BUILDING DEPT. AFTER PLANNING COMMISSION'S ACTION -or- SUBMITTED WITH APPLICATION. (3) Survey Boundary Map prepared by a registered surveyor - 3 full-size originals + 7 reduced-sized copies showing location and dimensions of property, as well as proposed use and location of all structures on property; also show property lines of abutting land and locations of its existing structures, if known (to avoid the creation of non-conformities based on min. Code reqmts).

SITE DEVELOPMENT: All commercial/industrial development requires the issuance of a zoning certificate.

Zoning Certificate [see COV1262.07] Required before any commercial/industrial construction may begin.

minimum documentation requirements :

Work Session Review: Preliminary site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Business Meeting: (1) Application + Fee [see COV1262.05(b)] (2) Survey Plat - 10 copies (3) Site Development Plans prepared by a registered surveyor - 10 copies compliance with specific Zoning District codes *[COV1270] including but not limited to... Area/Lot/Yard Rqmts *[specific to district] including but not limited to... Off-Street Parking *[COV1276.02(j)(4)] including but not limited to... Sidewalks *[COV1262.07(5)(B)(2f)] including but not limited to... Signs *[COV1274] (4) Stage Development (Phases) Schedule, if applicable

*In circumstances defined in the Planning & Zoning Codes [COV PART 12], an appeal or variance from a decision by the City's Administrative Officer may be heard by the *Board of Zoning Appeals* (separate application and fee required).

REZONING: [see COV Sections 1240.03, 1266 and 1268]

A request to change the permitted land use; generally involving five (5) acres or more.

Property Reclassification ★ [see COV1266.03]

Change land use to a different zoning classification.

minimum documentation requirements :

- (1) \$250 NON-REFUNDABLE FEE + \$1750 DEPOSIT from which costs, if any are incurred by City, are deducted + Application with proof of authority (ownership). (2) Plan (drawing prepared by a registered surveyor) showing present zoning outline of area subject to rezoning request, property lines of abutting property owners, and a list of the names and mailing addresses of all property owners within 300 feet of the subject property - 10 copies+1 reproducible (3) Key map showing site location within the City. (4) Legal description of land as proposed to be rezoned.

Hardship Legislation ★ [see COV1240.02]

\$600 Fee + Application. Planning Commission may recommend special legislative action to amend existing zoning. Applicant must be prepared to demonstrate nature of the hardship. A schedule of documentation (see RECLASSIFICATION criteria) may be established at the Work Session review.

OTHER:

Planned Unit Development [PUD] ★ [see COV1270.20]

minimum documentation requirements : Extensively outlined in code section referenced above.

Wireless Communication Facility ★ [see COV1275]

minimum documentation requirements : Extensively outlined in code section referenced above.