

ARTICLE 8

Site Plans

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8.100 Site Plans, When Required

1. The submission of a site plan is required in all conventional zoning districts, including those in the Extra Territorial Zone, when there is proposed:
 - a) New construction.
 - b) Construction that changes an existing building footprint.
 - c) A new accessory building or structure, or an addition or change in the location of an existing accessory (the Zoning Administrator may skip the site plan requirement for accessories at his discretion if he thinks a site plan is not necessary).
 - d) Conditional Use Permit.
 - e) Further development, expansion, and / or redevelopment within a Mobile Home Park.

8.101 General Site Plan Requirements

1. All site plan submissions shall include the following information and meet the following standards:
 - a) A "Site Plan Cover Sheet" (obtained from the Zoning Administrator).
 - b) Two copies of the site plan.
 - c) The size of the plans shall be approved by the Zoning Administrator.
 - d) The Applicant acknowledges that he reviewed the permitted uses of the applicable zoning district.
 - e) The site plan shall be drawn to a scale that is professionally acceptable and is suitable for the area of the proposed project. The scale used and a north arrow shall be shown on all plans within the site plan submission.
 - f) A copy of the recorded plat of the property shall be included. Information to be shown on the plat includes property

pin locations, easements, and any buildings or accessories existing or proposed on the property.

- g) The location of proposed utility connections (if applicable) shall be shown.
- h) The location of adjacent streets and or alleys (if applicable) shall be shown.
- i) The location of driveway, composition, dimensions, and parking facilities (if applicable) shall be shown.
- j) The location and nature of proposed signs (if applicable) shall be shown.
- k) The submission shall include the following signature blocks:
 - i. i. I certify that I have reviewed this site plan and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.
 - ii. _____ / _____
 - iii. Applicant's Signature Date
 - iv. Approved by the City of St. Marys City Zoning Administrator this _____ day of _____, 20__.

Zoning Administrator

8.102 Additional Site Plan Requirements for Conditional Use Permits

Certain conditions may be imposed on site plans for Conditional Use Permits. For the handling of these imposed conditions, and also for the procedure required for the Conditional Use Permit application, please refer to Article 4, section 4.102, Procedures for Conditional Use Applications and Reviews.

8.103 Additional Site Plan Requirements for Planned Unit Developments

Certain conditions may be imposed on site plans for Planned Unit Developments. For the handling of these imposed conditions, and also for the procedure required for Planned Unit Developments, please refer to Article 16, Planned Unit Development District.

8.104 Additional Site Plan Requirements for uses in the Extra Territorial Zone (ETZ)

Below are special requirements that affect Site Plans in the ETZ:

1. Pottawatomie County is responsible for issuing any water and or sewage system permits which are required prior to commencement of any construction. County approval for this item must be obtained before construction begins.
2. Pottawatomie County is responsible for approving any roads or driveways opening onto any county roadways. County approval for this item must be obtained before construction begins.
3. The applicant shall fill out the application form for “Extra-Territorial Zones” which is provided by the Zoning Administrator.