

J. Façade Improvements to Existing Buildings with or without an Approved Site Plan

1. Façade modifications meeting the following conditions shall be exempt from the requirements of a site plan review and shall only require submittal and approval of a Minor Façade Improvements Review application before applying for a building permit:
 - a. No building square footage or dwelling units are added.
 - b. No modifications to any existing site elements (i.e., landscaping, parking, access, etc.)
2. The Executive Director shall have the administrative authority to waive the façade review if the determination is made that the modifications do not significantly alter the façade.
3. Façade modifications not meeting the above conditions shall require submittal and approval of a Final Site Plan Application Form and Checklist.
4. The Executive Director may require such visual elements as may be necessary to review the façade plan application.
5. The façade plan will be evaluated to ensure the various façade components, including but not limited to color, construction material and architectural features, are compatible and consistent with one another and complement the architectural style of the building, unless the entire façade is being completely modified.
6. The Executive Director shall review the façade plan for compliance with this Code and standards referenced herein.
7. Façade improvements do not pertain to single family dwellings, duplexes or structures in I-2 zoning districts which are exempt from the provisions of this subsection.