

Each application for rezoning which includes a request to rezone any area to a district other than A-1 General Agricultural District, A-2 Suburban District, RE Residential Estate, and R-1 Single-Family Dwelling District shall include submission of a site plan as described below.

#### Site Plan Requirements.

- a. Site plans shall be prepared to a scale of not less than one inch equals fifty feet (1"= 50') for tracts of land twenty (20) acres or less in area, and not less than one inch equals one hundred feet (1"= 100') for tracts of land greater than twenty (20) acres in area. The size of a plan sheet shall be eleven inches by seventeen inches (11" × 17") or twenty-four inches by thirty-six inches (24" × 36") as required to clearly delineate the proposed development.
- b. Site plans shall be submitted in three (3) clearly legible blue or black line copies and one reduced copy to fit on an 8½" × 11" sheet.
- c. Basic Site Plans. Basic site plans shall include the following:
  - (1) The name, address, and telephone number of the owner/developer, north arrow, date, scale of drawing.
  - (2) The legal boundary of the property, including dimensions, existing easements, rights-of-way, and setbacks.
  - (3) Any existing structures.
  - (4) Location of the tract, with references to names of adjoining streets, railroads, subdivisions, or other landmarks sufficient to clearly identify the location of the property.
- d. Detailed Site Plans. In addition to those requirements enumerated above for basic site plans, detailed site plans submitted with applications for rezoning for tracts of land less than five (5) acres in total area included in the application for rezoning or adjacent to any existing RE or R-1 zoning district or any existing single-family residential use shall also include the following:
  - (1) All existing and proposed streets and sidewalks.
  - (2) Any flood hazard areas as identified on current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.
  - (3) Location, type, and dimension of vehicular entrances to the site and all off-street parking and loading areas in accordance with off street parking requirements as specified in Article 18-8 of Chapter 18 of the City Code.
  - (4) The approximate building footprint, number of stories, height and gross floor area for each building and any outside display areas.
  - (5) The proposed use as listed for the requested zoning district.
  - (6) Location, height, and type of fencing or screening.
  - (7) Location and size of all garbage dumpster area and screening.
  - (8) Location and height of all freestanding signs.
  - (9) Identification of all landscaping areas.
- e. A detailed site plan shall not be required for any tract of land or portion thereof which has been requested for rezoning to the RE or R-1 zoning district or for tracts of land which are five (5) acres or more in total area included in the application for rezoning and meet at least one of the following requirements:
  - (1) The tract of land to be rezoned is separated from all adjacent R-E or R-1 zoning districts or existing single-family residential uses by a railroad right-of-way, a drainage easement or right-of-way for a primary channel, or the right-of-way of an arterial street, section line road, federal, state or county highway, or expressway.
  - (2) The rezoning application includes areas proposed for the RE or R-1 zoning district with a minimum width of one hundred feet (100') and those areas constitute all that area which is adjacent to an existing RE or R-1 zoning district or existing single-family residential use.
- f. The detailed site plan submitted with an application for rezoning for tracts of land less than five (5) acres in total area included in the application for rezoning or adjacent to any existing RE or R-1 zoning district or any existing single-family residential use shall be made a part of the rezoning ordinance. Any changes to a detailed site plan which was included as an attachment to a rezoning ordinance shall follow the provisions of Section 18-1-1-114.1.