

ADMINISTRATION AND ENFORCEMENT – COMPARISON OF CODES

Current Planning & Zoning Code (Codified Ordinances Part Eleven):

Review Level	Application or Decision Type	Reviewing Authorities					Code
		ZA	PC	BZA	HAPC	CC	
1	Zoning Certificate	A					ZC
1	Construction Drawings	A					SR
1	Lot Split or Consolidation	A					SR
2	Variance	S		QH / D			ZC
2	Administrative Appeal	S		QH / D			ZC
2	Certificate of Appropriateness	S			QH / D		ZC
2	Final Subdivision	S				TR / D	SR
3	Conditional Use	S	QH / R			TR / D	ZC
3	Preliminary Subdivision	S	QH / R			TR / D	SR
3	Preliminary Planned Development	S	QH / R			TR / D	ZC
3	Final Planned Development	S	QH / R			TR / D	ZC
3	Text Amendment	S	LH / R			TR / D	ZC
3	Map Amendment	S	LH / R			TR / D	ZC

Proposed Unified Development Code:

Review Level	Application or Decision Type	Reviewing Authorities					Code
		ZA	PC	BZA	HAPC	CC	
1	Zoning Certificate Permit	A					UDC
	>> Construction Drawings*						
1	Lot Split or Consolidation Minor Subdivision	A					UDC
2	Variance	S		QH / D			UDC
2	Administrative Appeal	S		QH / D			UDC
2	Certificate of Appropriateness	S			QH / D		UDC
1	Final Subdivision Plat	A					UDC
2	Site Plan Review	S	QH / D				UDC
	>> Preliminary Plat**						
	>> Special Use**						
3	Text Amendment	S	LH / R			TR / D	UDC
3	Map Amendment	S	LH / R			TR / D	UDC
3	Plat Contingent Map Amendment	S	LH / R			TR / D	UDC

Shorthand Key:

<p>Reviewing Authorities Key: BZA = Board of Zoning Appeals CC = City Council HAPC = Historic & Architectural Preservation Commission PC = Planning Commission ZA = Zoning Administrator</p>	<p>Actions Key: A = Administrative or Ministerial Decision D = Discretionary Decision R = Recommendation S = Staff Report</p>
<p>Review Level Key: 1 = Staff-Level Review 2 = Board/Commission Decision 3 = Board/Commission Recommendation, followed by Council Decision</p>	<p>Meetings Key: LH = Legislative Public Hearing QH = Quasi-Judicial Public Hearing TR = Two Readings by Council</p>
<p>Explanatory Notes: * A type of Zoning Permit approval for civil/site infrastructure necessary to enable the development of a Major Subdivision. ** Possible supplemental approvals bundled with a Site Plan Review.</p>	<p>Codes Key: SR = Subdivision Regulations ZC = Zoning Code UDC = Unified Development Code</p>