

1309 MODIFICATION

1309.01 APPROVAL CRITERIA

A modification to an approved Type II or III land use permit, or conditions thereto, requires review as a Type II application pursuant to Section 1307 and shall be subject to the following standards and criteria:

- A. A modification shall be consistent with the prior approval;
- B. A modification shall be consistent with all Ordinance provisions in effect on the date the modification request is submitted; and
- C. A modification shall not result in any of the following:
 - 1. A change in the type of use (e.g. commercial, industrial, institutional);
 - 2. An increase of greater than 25 percent of the original approved building floor area;
 - 3. An increase of greater than 25 percent of the original approved lot coverage;
 - 4. An increase in the density of development (residential or recreational uses), or intensity of use, as demonstrated by a change in occupancy rating requiring substantial modifications to structures;
 - 5. An increase in traffic congestion or use of public facilities;
 - 6. A reduction in approved open space;
 - 7. A reduction of off-street parking spaces or loading berths, except as provided under Section 1015; or
 - 8. A reduction in required pavement widths or a change in major access locations, except as required by the County.

1309.02 APPROVAL PERIOD AND TIME EXTENSION

Approval of a modification shall be subject to the same approval period and time extension provisions as the application type modified by the approval.

[Added by Ord. ZDO-248, 10/13/14]