



## SITE PLAN REVIEW CHECKLIST

### Uses Requiring Site Plan Review.

All new construction for commercial and multi-family uses require a site plan review to determine conformance with the Silt Municipal Code (§ 127.42.050), including the following:

- New commercial construction (including additions to existing commercial buildings);
- Multi-family (three or more dwelling units within one building or on one lot);
- Uses that require a special use permit and site review are:
  - Transient merchants
  - Commercial or multifamily building with roof pitch not under 4:12; or
  - Commercial or multifamily building over 10,000 gross square feet.

### Submittal Documents for a Commercial/Multi-Family Site Plan include the following:

- Land Use Application, Site Plan Application and applicable fee;
- Site Plan in a scale of 1/8" = 1' that addresses the following:
  - Zoning of subject parcel and that land immediately adjacent to subject parcel;
  - Maximum lot coverage not exceeding 80%;
  - Maximum building height not exceeding 27 feet;
  - Streets constructed in conformance with SMC Section 16.04.390;
  - Building setbacks in conformance with SMC Section 17.44.020;
  - Concrete sidewalks no less than six (6) feet wide in multi-family and ten (10) feet wide in commercial;
  - Public pathway (trail) plan;
  - Building materials and designed in order to achieve and maintain high architectural standards and avoid boxy or monotonous industrial appearance;
  - Façade treatment on all sides of the building;
  - Landscaping plan in conformance with SMC Sections 17.42.090 through 17.42.190;
  - Loading/Receiving areas in conformance with SMC Section 17.42.200;
  - Number and location of off-street parking spaces in conformance with SMC Sections 17.42.190 and Chapter 17.56;
  - Pedestrian crossings in conformance with SMC Section 17.42.210;
  - Screening of parking, truck loading and receiving areas, outdoor storage, refuse containers and mechanical equipment in conformance with SMC Section 17.42.220;
  - Potable water service main (or service line);
  - Sanitary sewer service main (or service line);
  - Drainage plan;
  - Erosion and sediment control plan;

***Silt Municipal Code Chapter 17.42 sets forth the Design Review Criteria for Commercial and Multifamily Structures.***