

# What's A Site Plan?

The site plan is one of the most important aspects of the conditional use or zoning application. A well-prepared site plan should show what uses are proposed for a site and should answer many of the questions which may be asked about the proposal.

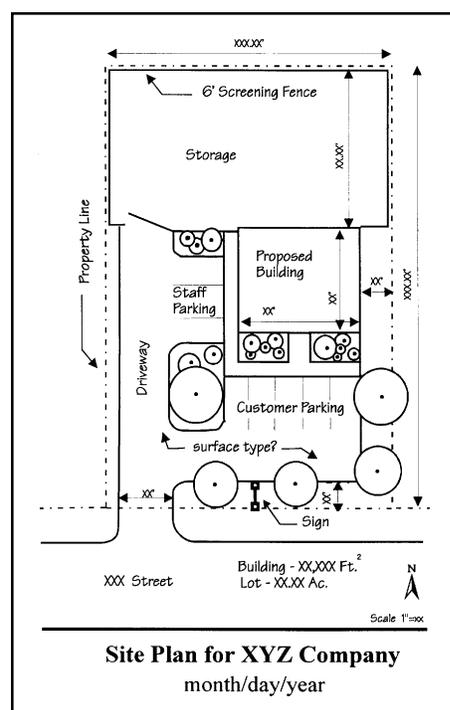
A site plan should show both existing and proposed features of the property. This may include site features such as topography, drainage, lot lines and streets; site limitations such as flood plains and wetlands; land use features such as buildings, storage areas, driveways and access from a public right of way, parking areas, signs and utilities; and lighting and aesthetic features such as landscaping and screening. You may also need to include such aspects as utility easements and locations. The plan should also show all applicable dimensions.

The plan need not be drafted by a professional draftsman, however, it must be both clear and legible. It must include a north arrow, should be drawn to scale, and must include all applicable features of the property. You should include all the information which would help explain your proposal.

The site plan must be submitted along with the rezoning or conditional use permit application. An inadequately prepared site plan may result in the deferral of the application until an appropriate plan has been completed.

Remember, the plan should answer many of the questions about the proposal. When preparing your site plan make sure that the plan:

- is drawn to scale
- includes a north arrow
- includes property lines
- shows all dimensions of the lot and structures
- shows appropriate topography
- shows site limitations for development (if any)
- includes all structures (existing and proposed)
- shows setback dimensions of structures and parking from property lines
- includes appropriate roads, driveways, or parking areas
- includes any proposed outdoor storage areas
- shows appropriate utility easements and locations
- includes existing and proposed landscaping
- includes building and parking lot lighting
- includes on-premise signage
- is clear and legible



*One 8-1/2" x 11" copy of site plan required  
(plus 3 copies of larger drawing if required).*

*Please refer to Section 15.59.040 of the zoning ordinance for further site plan information.*