

# Typical Steps for Development

**STEP 1**

Locate the subject property on the **Zoning Map** to determine how it is zoned.

**Chapter 134  
Section 1.10**  
Zoning Map  
available online

If the property is in an **F (Flood Hazard) District** the floodplain regulations of city code chapter 50 apply

**Chapter 50**  
Floodplains

If the development site is over 5 acres in gross area, the **Large-Scale Development** regulations establish street, block, open space and other supplemental regulations.

**Chapter 135  
Article 3**  
Large-Scale  
Development

**STEP 2**

Review **Districts** to understand the intended character of the zoning district that applies to the property.

**Chapter 134  
Article 2**  
Districts

**STEP 3**

Review **Uses** to determine which uses are allowed under the zoning that applies to the property.

**Chapter 134  
Article 3**  
Uses

**STEP 4**

Review **Building Types** to determine which building types are allowed in the subject zoning district and specific siting, height, design and other regulations for specific building types. See "Identifying Your Building Type."

**Chapter 135  
Article 1**  
Building Types

**STEP 5**

Review **Design** for additional design requirements applicable to all building types.

**Chapter 135  
Article 2**  
Design

**STEP 6**

Review **Parking** to determine motor vehicle and bicycle parking requirements for different types of uses

**Chapter 135  
Article 4**  
Parking

**STEP 7**

Review **Landscape & Streetscape** for tree planting, site landscape, and screen/buffer requirements.

**Chapter 135  
Article 5**  
Landscape and  
Streetscape

**STEP 8**

Review **Signs** to determine the sign regulations that apply allowed under the property's zoning

**Chapter 134  
Article 5**  
Signs

**STEP 9**

Review **Review & Approval Procedures** for information about the site plan review and design exception process

**Chapter 135  
Article 6**  
Review and Approval  
Procedures

**STEP 10**

Determine whether other **Review and Approval Procedures** (e.g., conditional use approval, variances or zoning exceptions) will be required to accommodate the proposed development (note: this chapter also describes the rezoning process)

**Chapter 134  
Article 6**  
Review and Approval  
Procedures