

18.10.120 Design review.

(1) Process. Design review shall be conducted by the Planning Commission in lieu of the site plan review process. Design review shall apply to all commercial and multifamily structures to be built or remodeled in the three districts described below. Remodeling includes facade improvements in the three districts described below. Design review is conducted as a Type II procedure; however, a public hearing is not required.

Design review shall also be required in industrial zones for new development and significant alteration of existing industrial developments. Any industrial site alteration or building remodel that does not exceed 25 percent of the total square footage of the site or structure is exempt from the design review process.

No building permit shall be issued for the construction or remodeling of any dwelling containing two or more dwelling units or of any structure, unless plans therefor, including plot plan with sidewalk specifications, are submitted and approved by the Planning Commission for conformity with the design review standards set forth herein. For purposes of this chapter, "remodel" shall mean the significant or material addition to, removal of or from, or physical modification of any exterior part or portion of a building.

(2) Purpose. The purpose of design review is to preserve and enhance the character of the commercial areas within the three districts described below and to ensure the physical and operational characteristics of proposed buildings and uses are compatible with buildings in the district. The attractiveness and economic vitality of a downtown is largely a reflection of the shape, placement, design and quality of its buildings. These guidelines seek to improve each district by establishing a development pattern in which new buildings and building remodels enhance the existing town environment and promote harmony.

Design review is also intended to ensure that industrial developments meet all applicable standards while minimizing potential health and safety hazards.

(6) Industrial Developments. Industrial developments shall demonstrate compliance with all of the applicable development standards of the applicable industrial zone, including design review standards and industrial performance standards. Recreational marijuana production and processing facilities, testing laboratories, and wholesale sales facilities shall demonstrate compliance with the applicable standards from MCC 18.05.125.