



**Land Use & Environmental Services Division (850) 891-7100**  
 Location: 435 N. Macomb Street  
 Mail: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731  
 Fax: (850) 891-7184 Florida Relay Service TDD: 711

**TYPE A SITE PLAN REVIEW THRESHOLDS**  
 (Where No Subdivision of Land is Proposed)

All Type A Site Plan Reviews are Approved or Denied by the Growth Management Director

| ZONING DISTRICT  | THRESHOLD FOR RESIDENTIAL SITE PLANS  | THRESHOLD FOR NON-RESIDENTIAL SITE PLANS   |
|--|---|--|
| RP-1, RP-2, RP-R, RP-UF, RP-MH, LP, OS, RA, R-1, R-2, R-3, R-4, R-5  | 10 dwelling units or less   | 5,000 building square feet or less, except that the establishment of a new school is subject to Type C Site Plan review                  |
| UF, LT/UF, R, OR-1, OR-2, C-1  | 20 dwelling units or less   | 10,000 building square feet or less  |
| OR-3, OA-1, CM, MR-1, C-2, CP (undeveloped sites), UP-1, UP-2, M-1, PUD, DRI, IC   | 200 dwelling units or less  | 40,000 building square feet or less  |
| UT, CU, SCD (provided no height variance is requested)   | 300 dwelling units or less  | 60,000 building square feet or less  |
| AC, I  | 400 dwelling units or less  | 100,000 building square feet or less   |
| RO, DI, Blocks 1, 2, 14, 15, 16, 17, 18, 28, 29, 30, 31, 43, 44, 45, 46, 54, & 55 of the Capital Center Planning District                                    | All developments  | All developments   |
| CP (redevelopment sites)   | Redevelopment of a site (notwithstanding building square feet)  | Redevelopment of a site (notwithstanding building square feet)   |
| MH   | Expansion of an existing manufactured home park   | Expansion of an existing manufactured home park  |
| Any Zoning District  | Changes of Occupancy and changes of tenancy involving substantial modification to the exterior of the building or associated parking area | Changes of Occupancy and change of tenancy involving substantial modification to the exterior of the building or associated parking area |
| Design Review Districts - ASN-A, ASN-B, ASN-C, ASN-D, & UV (Provided a deviation to development standards is not proposed & use is not a special exception.) | All residential development   | All non-residential development  |
| MRC, MRCN  | 20 dwelling units or less, developed as a single use  | N/A  |

**This chart is intended to illustrate the site plan review thresholds set forth in the City of Tallahassee Land Development Code (LDC). In the event of a conflict between this chart and the LDC, the LDC shall control.**

**If subdivision of land is proposed, a subdivision review application must be submitted to and approved by the City of Tallahassee. Consult the LDC to determine procedure for review and approval of subdivision applications.**

**Refer to the LDC for a list of exemptions from site plan review.**



**Land Use & Environmental Services Division (850) 891-7100**  
 Location: 435 N. Macomb Street  
 Mail: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731  
 Fax: (850) 891-7184 Florida Relay Service TDD: 711

**TYPE B SITE PLAN REVIEW THRESHOLDS**  
 (Where No Subdivision of Land is Proposed)

All Type B Site Plan Reviews are Approved or Denied by the Development Review Committee

| ZONING DISTRICT  | THRESHOLD FOR RESIDENTIAL SITE PLANS   | THRESHOLD FOR NON-RESIDENTIAL SITE PLANS  |
|--|--|---|
| RP-1, RP-2, RP-R, RP-UF, RP-MH, LP, OS, RA, R-1, R-2, R-3, R-4, R-5  | 11 or more dwelling units  | 5,001 or more building square feet  |
| UF, LT/UF, R, OR-1, OR-2, C-1  | 21 or more dwelling units  | 10,001 or more building square feet   |
| OR-3, OA-1, CM, MR-1, C-2, CP(undeveloped sites), UP-1, UP-2, M-1, PUD, DRI, IC                                    | 201 or more dwelling units   | 40,001 or more building square feet   |
| UT, CU, SCD (when height variance is requested)  | 301 or more dwelling units   | 60,001 or more building square feet   |
| AC, I  | 401 or more dwelling units   | 100,001 or more building square feet  |
| MH   | New Manufactured Home Park   | New Manufactured Home Park  |
| Any Zoning District  | A residential site plan which has unique location characteristics arising from proximity to existing or platted low density residential development, as determined by the Land Use Administrator | A non-residential site plan which has unique location characteristics arising from proximity to existing or platted low density residential development, as determined by the Land Use Administrator;<br><br>New communication antenna cellular support structures (Section 18.7); and<br><br>Transitional Residential Facilities (Article XVI) |
| Design Review Districts - ASN-A, ASN-B, ASN-C, ASN-D, & UV (When a deviation to development standards is proposed) | All residential development  | All non-residential development   |
| MRC, MRCN  | 21 or more residential dwelling units developed as a single use and all residential site plans developed as part of a mixed use development under a common plan of development                   | All non-residential development   |
| NBO  | 5 or more residential dwelling units   | All non-residential development   |

**This chart is intended to illustrate the site plan review thresholds set forth in the City of Tallahassee Land Development Code (LDC). In the event of a conflict between this chart and the LDC, the LDC shall control.**

**If subdivision of land is proposed, a subdivision review application must be submitted to and approved by the City of Tallahassee. Consult the LDC determine procedure for review and approval of subdivision applications.**

**Refer to the LDC for a list of exemptions from site plan review.**



**Land Use & Environmental Services Division (850) 891-7100**

Location: 435 N. Macomb Street  
 Mail: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731  
 Fax: (850) 891-7184 Florida Relay Service TDD: 711

**TYPE C SITE PLAN REVIEW THRESHOLDS**  
 (Where No Subdivision of Land is Proposed)

All Type C Site Plan Reviews are Approved or Denied by the Tallahassee-Leon County Planning Commission (TLCPC)

| ZONING DISTRICT     | THRESHOLD FOR RESIDENTIAL SITE PLANS | THRESHOLD FOR NON-RESIDENTIAL SITE PLANS        |
|---------------------|--------------------------------------|---|
| Any Zoning District | N/A                                  | Establishment of a new public or private school |

This chart is intended to illustrate the site plan review thresholds set forth in the City of Tallahassee Land Development Code (LDC). In the event of a conflict between this chart and the LDC, the LDC shall control.

If subdivision of land is proposed, a subdivision review application must be submitted to and approved by the City of Tallahassee. Consult the LDC to determine procedure for review and approval of subdivision applications.

Refer to the LDC for a list of exemptions from site plan review.



**Land Use & Environmental Services Division (850) 891-7100**  
 Location: 435 N. Macomb Street  
 Mail: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731  
 Fax: (850) 891-7184 Florida Relay Service TDD: 711

**TYPE D SITE PLAN REVIEW THRESHOLDS**  
 (Where No Subdivision of Land is Proposed)

All Type D Site Plan Reviews are Approved or Denied by the  
 City Commission

| ZONING DISTRICT     | THRESHOLD FOR RESIDENTIAL SITE PLANS   | THRESHOLD FOR NON-RESIDENTIAL SITE PLANS   |
|---------------------|--|--|
| Any Zoning District | Creation of Historic Preservation or Canopy Road Special Regulatory Overlays; Florida Quality Developments (FQD); New Planned Unit Developments (PUD)* and New Developments of Regional Impact (DRI)** | Creation of Historic Preservation or Canopy Road Special Regulatory Overlays; Florida Quality Developments (FQD); New Planned Unit Developments (PUD)* and New Developments of Regional Impact (DRI)** |

\* Applications for review and approval of new Planned Unit Developments (PUD) are set forth in the City of Tallahassee Land Development Code (LDC). Upon approval of a new PUD by the City Commission, the Official Zoning Map shall be amended to reflect the PUD designation. Even though PUD's are technically not a Type D Site Plan, the procedural aspects of the review of PUD's are similar to the Type D Site Plan process.

\*\* The review and approval of new Developments of Regional Impacts (DRI's), are subject to the provisions set forth in Chapter 380, Florida Statutes, Section 10.3.F. (Development of Regional Impact Zoning District Requirements and Procedures) and the LDC. Upon approval of a new DRI by the City Commission, the Official Zoning Map shall be amended to reflect the DRI designation.

This chart is intended to illustrate the site plan review thresholds set forth in the LDC. In the event of a conflict between this chart and the LDC, the LDC shall control.

If subdivision of land is proposed, a subdivision review application must be submitted to and approved by the City of Tallahassee. Consult the LDC to determine procedure for review and approval of subdivision applications.

Refer to the LDC for a list of exemptions from site plan review.