



What is... Site Plan and Architectural Review?

CITY OF RIO VISTA COMMUNITY DEVELOPMENT DEPARTMENT

Site Plan and Architectural Review (SAR) is the review of the design for new development or redevelopment. Design Review can be conducted by City Planning Division staff (administrative review) or by the Planning Commission, depending on the type of application, its complexity, level of controversy or other criteria as set forth in the Zoning Ordinance Section 17.60. If you are curious about reviewing the entire SAR section of the Code, you can view it at the Community Development Department in City Hall or go online and take a look at the Municipal Code (under the "forms and downloads" tab).

The purpose of design review is to promote orderly development in Rio Vista. The Site Plan and Architectural Review process is intended to create harmony within a development project and between neighboring buildings/developments as well as to help preserve land values, and to prevent the construction of unattractive structures or unsightly grading.

Typical* construction or development that requires an SAR application:

- √ Comprehensive Sign Programs (for example, multiple signs for a shopping center)
- √ Second dwelling units (granny units)
- √ Landscape plans for subdivisions, new or remodeled businesses, industrial or business park areas
- √ Parking lot plans
- √ Site plans (includes everything from landscaping, parking to preliminary grading and drainage)
- √ Architectural drawings for new residences, subdivisions and commercial or industrial buildings

*Note: This list is in no way meant to show all the possible types of proposals that may require design review nor does it explain which proposals may require Planning Commission review. Please consult the Zoning Ordinance for additional information.

As with any improvement project, it is a good idea to call or write the Community Development Department prior to beginning your project. You are more likely to save money and time if you know the basic development rules and regulations before you hire your contractor, architect or civil engineer or invest in plans.