



**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.**



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**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;  New communication antenna cellular support structures (Section 18.7); and  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.**



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**TYPE C SITE PLAN REVIEW THRESHOLDS**  
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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.



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**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.