



# City of Goshen Technical Review Process Guidelines

**Below are general guidelines for determining if Technical Review Committee is required for a project. In some cases projects may be exempt from Technical Review, but are still subject to site plan review. A final determination will be made by staff on a case-by-case basis.**

## **Development Requiring Tech Review**

1. All multi-family (over 3 units), commercial, institutional and industrial development
2. New Construction or expansions of existing buildings
3. Changes and/or expansions to non-residential drives and parking lot configurations
4. Expansions of parking lots
5. Any development resulting in changes to stormwater drainage systems onto or off of a site
6. Change of use of an existing building – a full set of construction plans are required in addition to the site plans

## **Exemptions from Tech Review**

1. Small storage structures or garages not exceeding 500 square feet
2. Additions to existing buildings not exceeding 500 square feet
3. Routine repairs and maintenance of existing structures
4. Less than 200 square feet of new impervious surface and no change in stormwater management
5. Downtown buildings that have zero lot line construction

### **Note:**

- *Exemptions 1, 2 and 4 above are only allowed one time per lot over a five-year period.*
- *Exemptions do not apply to sites located within the Special Flood Hazard Area (SFHA).*