

CHAPTER 13

SITE DEVELOPMENT PLAN APPROVAL

SECTION 1: **TITLE**

This Chapter, the terms and provisions contained herein, shall be known as the “Site Plan Ordinance” of the City of Umatilla, Florida.

SECTION 2: **PURPOSE AND INTENT**

The purpose of this section is to establish uniform requirements and procedures for reviewing applications for site plan approval. It is further the intent of this section to establish procedures and standards to implement the goals and policies of the City of Umatilla Comprehensive Plan, and to ensure compliance with the intent, standards and procedures of all applicable land development regulations.

SECTION 3: **APPLICABILITY**

All construction of site improvements, and construction of building improvements for new structures, increases in the size of a structure, or changing the use of a structure, shall be required to comply with the requirements of this Chapter, except where exempted in this Chapter of the Code.

SECTION 4: **APPROVAL OF DEVELOPMENT PLANS**

a) **Designation of Plans as Major or Minor Development.**

For purposes of review and approval under this Code, all plans shall be designated as Minor Development or Major Development as outlined below.

- 1) **Major Development.** A development plan shall be designated as a major development if it meets one or more of the following criteria:
 - A) The plan includes the final plat for the subdivision of land.
 - B) The plan is a required Conceptual Plan for the rezoning to, or development of property within the PFD and PUD district.
 - C) The plan proposes the development of three (3) or more dwelling units.

- D) The plan purposes the development of five thousand (5,000) or more square feet of non-residential floor space or new impervious surface area more than 10% of the site/area of development.
- E) The plan is part of a larger development proposal, or poses special development issues, that in the opinion of the City Clerk, require the additional review of a major development.
- F) Where two (2) or more minor site plan requests or administrative approval requests for a single project area/site have been submitted and approved over any one (1) year, the City Clerk may require any subsequent request to be reviewed pursuant to the criteria of a major site plan.

2) Minor Development. A development plan shall be designated as a minor development if it fails to meet the criteria for major development. For the purpose of economic development, minor development shall be exempt from the submittal requirements for major development, as outlined in Section 8 of this chapter. However, each application will be evaluated by City staff to ensure that sites are brought into compliance with the City's LDR to the greatest extent possible given the site's existing constraints. Requested improvements to the site may include, but is not limited to, improvements to drainage, landscaping, signage, fencing, and parking.

3) Exempt from site plan review. Single-family and duplex dwelling units or minor appurtenances thereto, such as private swimming pools, fences, yard, etc. shall be exempt from the requirements of this Section of the Code.

b) Pre-application Conference.

Prior to filing for development plan approval, the developer or the developer's representative may meet with the City Clerk or designee, in order to verify the steps necessary for application and review, and discuss potential issues regarding the development proposal. Comments made during the pre-application conference are totally non-binding on the formal review of the development plans.

1) Scheduling. Arrangements for the pre-application conference are to be made through the City Clerk's Office.

2) Items Required. The applicant shall submit fifteen (15) copies of the preliminary sketch plans of the proposed development. A general description of the proposed development must be noted including the approximate building size, type and use, proposed parking areas, location map, provisions for water and wastewater, proposed phasing of development, parcel size and proposed uses, environmentally sensitive areas, existing zoning and comprehensive land use classification of the

subject site and adjacent sites. Requirements for conceptual plans for a PUD shall be as specified in Chapter 6, “Zoning District Regulations”.

c) Application for Development Plan Approval.

Application for development plan approval shall be made to the City Clerk or designee utilizing the form provided by the Department for that purpose, and accompanied by the appropriate review fee. Application shall be accompanied by fifteen (15) copies of the proposed plans, signed and sealed by a registered engineer, architect, landscape architect, as required by this Code. Plans shall be prepared according to the standards of this Code.

- 1) Review of application materials. Within two (2) working days of the receipt of an application, the City shall determine whether the submittal is complete. Incomplete submittals shall be returned to the applicant with the deficiencies noted in writing.
- 2) Initiation of development review. When an application is determined to be complete, it shall be scheduled for the next scheduled Technical Review Committee (TRC) meeting, but no earlier than one (1) week from the date the application was determined to be complete.
- 3) Minor Development. Applicants should submit a letter indicating the intended use of the property. In addition, the letter should include all proposed improvements to the site. Attached to the letter should be one or more of the following items to serve as a “site plan” for minor development:
 - Aerial photograph of property with boundary shown
 - Survey of property showing all existing structures (a copy of a survey is acceptable and it is not necessary to submit signed and sealed copies)
 - As-builts of the property
 - Existing site plan
 - Other forms of information that indicate the existing structures on the site as deemed appropriate by the City staff

d) Development Review Process:

- 1) Technical Review Committee (TRC). All applications may be reviewed by the TRC, and members’ comments shall be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than three (3) working days after the meeting.

- 2) Minor Development Approval. Minor development projects may resubmit plans in response to the TRC comments at any time within sixty (60) days of the TRC meeting. The plans shall be reviewed by appropriate TRC members, based on original findings, within ten (10) working days of resubmittal. Based on the outcome of this second review, the City Clerk shall take one of the following actions within fifteen (15) working days of resubmittal:
- A) If previous comments were not addressed, or the plan modifications result in additional Code discrepancies, such comments shall be transmitted along with a reasonable deadline for resubmission based on the number and magnitude of outstanding issues. However, in no case shall resubmittal be made more than thirty (30) days after the transmittal of comments.
 - B) If all comments are satisfactorily addressed, a development order shall be issued.
 - C) Sites will be evaluated for compliance with all provisions set forth in the LDR and should come into compliance with the LDR to the greatest extent possible. After the applicant receives final comments from the TRC, the applicant should submit a letter stating the intended use of the property. In addition, the letter should include all proposed improvements to the site, including elective improvements and those improvements required by the Technical Review Committee (TRC). Attached to the letter should be one or more of the following items to serve as a “site plan” for minor development:
 - Aerial photograph of property with boundary shown
 - Survey of property showing all existing structures (a copy of a survey is acceptable and it is not necessary to submit signed and sealed copies)
 - As-builts of the property
 - Existing site plan
 - Other forms of information that indicate the existing structures on the site as deemed appropriate by the City staff.
- 3) Major Development Approval. Major development projects must resubmit plans in response to TRC comments within one (1) week of the TRC meeting for expedited processing before the Planning and Zoning Board and City Council. Plans may be submitted up to one (1) week after a regularly scheduled TRC meeting for inclusion on the subsequent Planning Board agenda, however, the revised plans must be submitted no later than sixty (60) days after the original TRC meeting review. The

plans shall be reviewed by the appropriate TRC members, with finding reported to the Planning and Zoning Board for their consideration.

A) Planning and Zoning Board Acton. The Planning and Zoning Board shall consider the development plans at a regularly scheduled meeting, and determine if they meet the requirements of this Code. The applicant or authorized agent shall be present at the time of consideration by the planning and Zoning Board. Upon consideration of the comments of the TRC and public, the Board shall take one of the following actions:

- 1) Table the consideration of the project until their next regularly scheduled meeting to allow for the resolution of outstanding issues. No project shall be tabled more than once by the Planning and Zoning Board, in the presence of the applicant or his authorized agent.
- 2) Recommend that the proposed development plan be denied.
- 3) Recommend that the proposed development plan be approved.
- 4) Recommend that the proposed development plan be approved with conditions.

B) City Council Approval. The City Council shall consider the development plans at a regularly scheduled meeting, and determine if they meet the requirements of this Code. Upon consideration of the comments of the TRC and public, and the recommendations of the Planning and Zoning Board, the City Council shall take one of the following actions:

- 1) Table the consideration of the proposed development plan to allow for the resolution of outstanding issues.
- 2) Deny the proposed development plan.
- 3) Approve the proposed development plan.
- 4) Approve the proposed development plan with conditions. Revised plans reflecting conditions of the City Council approval shall be submitted to the TRC within thirty (30) days of that approval. Plans shall be reviewed by the TRC within five (5) working days of resubmittal to determine compliance with those conditions.

- 5) Refer the proposed development plan back to the Planning and Zoning Board for further review and recommendation based on new or additional information or circumstances.
- C) Issuance of Development Order. The City Clerk or designee shall issue a development order within five (5) working days of unconditional TRC approval, or verification that TRC conditions have been met.
- e) Failure to Provide Timely Plan Resubmission. Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees.
 - 1) Extension of resubmittal deadlines. The City Clerk or designee may extend the deadlines cited above, when warranted by unforeseeable events. A request for extension must be filed in writing with the City Clerk explaining the circumstances justifying the extension.

SECTION 5: TIME LIMITATIONS ON SITE PLAN APPROVAL

All site plan approvals shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of approval. The definition of construction in this instance is measurable activity of an on-going nature working towards realization of the approved plan.

- a) Extensions of Site Plan Approval. Site plan approval may be extended once upon approval by the City Council for a period not to exceed twelve (12) months. All requests for extensions must be in writing and must be submitted to the City Manager or designee prior to the expiration of the site plan.
 - 1) The City Council shall consider the following:
 - A) The effect any delay in proposed project construction and completion has on the concurrency management system.
 - B) The impacts of having any new and existing regulations applied to the project.
 - 2) The City Council may attach conditions to a site plan extension approval that further the intent and purpose or satisfy the requirements of any comprehensive plan policies or land development requirements.
 - A) No extensions may be granted unless the City Council determines that an extension satisfies the applicable requirements of the

concurrency regulations of Chapter 4 “Concurrency Management System”.

SECTION 6: IMPROVEMENTS REQUIRED.

All final site development plans for new construction shall provide improvements required in this Code and as outlined in this Chapter.

- a) Completion of Improvements Prior to Issuance of Certificate of Occupancy. A certificate of occupancy shall not be issued by the Building Department until required improvements have been inspected and accepted by the Department. An agreement and acceptable performance bond may be accepted for the completion of certain minor improvements where specifically outlined in this Code.
- b) Adoption of Standard Construction Details. All construction shall comply with the Standard Construction Details as adopted by the City Council. Any deviation from adopted standards shall be clearly noted as such in all plans and specifications. If inadvertent deviations in plans are not so noted, adopted standards shall apply.
- c) Improvement or Expansion of Existing Development. All construction regardless of scope shall comply with the specific requirements of this Code relating to such construction. Final development plans for improvements or expansion of existing development may be exempt from certain requirements as outlined in this Code.

SECTION 7: MINIMUM SITE IMPROVEMENTS.

All site development plans shall reflect the installation of all improvements required in this Code, in a manner consistent with standards of this Code. Improvements include stormwater management systems, utilities, parking and loading areas, sidewalks, and landscaping and buffering, and any other facility required by this Code.

- a) Easements and Miscellaneous Dedications.

The following minimum number and size of easements or other dedications shall be reflected on the plan drawing, and shall be conveyed to the City prior to issuance of final approval or certificate of occupancy. Larger easements may be specifically required based on size, depth, or special maintenance requirements of a facility.

- 1) Drainage Facilities. A drainage easement shall be dedicated to the City when required by City staff where a proposed development is traversed by any existing or proposed watercourse, canal, ditch, storm sewer, or other

drainageway that serves an areawide drainage function. Minimum size shall be as follows:

- A) Lake or retention areas shall be covered by an easement extending to ten (10) feet beyond the top of bank.
 - B) Canals or ditches of over twenty five (25) feet in width at the top of bank, or over four (4) feet in depth shall be covered by an easement extending to ten (10) foot beyond the top of bank on one side, and twenty (20) feet beyond the top of bank on the other side.
 - C) Ditches smaller than described in ~~(B)~~(B) above shall be covered by an easement extending to ten (10) feet beyond the top of bank on both sides.
 - D) Swales or any other facility with side slopes no greater than 4:1, shall be covered by an easement extending to the top of bank.
 - E) Storm sewers shall be covered by an easement of no less than twenty (20) feet, centered on the centerline of the pipe.
- 2) Utilities. A utility easement shall be dedicated to the City wherever a proposed publicly owned and maintained utility line or other facility is planned or located on or adjacent to any property not otherwise dedicated to or owned by the City. Minimum size shall be as follows:
- A) Potable water, sanitary sewer, or reclaimed water lines shall be covered by an easement of no less than twenty (20) feet, centered on the centerline of the pipe.
 - B) Sewer lift stations shall be located in a minimum thirty (30) foot square area depending on future needs established by city engineering studies and located adjacent to a dedicated public road.
- 3) Conservation Easements. A conservation easement shall be dedicated to the City or, if requested by the City, to a separate entity, as follows:
- A) Over all required tree preservation areas, that are outside of required landscaped buffers.
 - B) Around all individual specimen trees required to be preserved. The size of the easement shall be based on the criteria of Chapter 15, "Landscape and Tree Protection".
 - C) Over all wetlands, wetland buffers, and wetland mitigation areas, as required by Chapter 17, "Environmental Protection Standards".

- D) Over all areas of vegetative communities and/or wildlife habitats as required Chapter 17 of this Code, if applicable.

SECTION 8: SITE DEVELOPMENT PLANS.

The approval process for site development plans is outlined in Section 4(d), “Development Review Process”. Approval of the final site development plans results in the issuance of a development order.

a) Site Development Plan Exhibits. The following information and documentation shall be shown on or enclosed with the plans submitted for approval. The plans shall be drawn at the largest scale feasible, based on the size of the project, however in no case shall the scale be smaller than one (1) inch equal to fifty (50) feet. Site Development Plans or any portion thereof involving engineering shall be certified by a professional engineer (or architect for buildings on lots less than twenty thousand square feet) registered to practice that profession in the State of Florida.

1) General Information

- A) Name of project.
- B) Statement of intended use of site.
- C) Legal description of the property and size of parcel in acres or square feet.
- D) Name, address and phone number of owner or owners of record.
- E) Name, address and phone number of owner’s agent.
- F) Name, address, signature and registration of the professionals preparing the plan.
- G) Date, north arrow and scale shall be designated and, where appropriate, the same scale shall be used on all sheets.
- H) Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1” = 2,000’).
- I) Linear dimensions of the site.
- J) Existing topography with a maximum of one (1) feet contour intervals for the proposed site.
- K) Finished grading elevation.
- L) All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines).
- M) Percent of open space of site.
- N) Location of proposed signs.

2) Building and Structure

- A) Intended use.
 - B) Number of stories
 - C) Height of building.
 - D) Number of dwelling units and density.
 - E) Projected number of employees.
 - F) If restaurant, show number of seats and occupancy load.
 - G) Square footage for proposed development – Gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.
 - H) Photograph or sketch of proposed sign with dimensions and material type.
- 3) Street, sidewalks, driveways, parking areas and loading spaces.
- A) Engineering plans and specifications for streets, sidewalks and driveways.
 - B) All parking spaces designated.
 - C) Number of parking spaces.
 - D) Number of location of handicapped spaces.
 - E) Number of square feet of paved parking and driveway area.
 - F) Surface materials of driveways.
 - G) Cross-section of proposed street improvements.
 - H) Fire lanes.
 - I) Location of proposed driveway(s) and median cut(s).
 - J) Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow.
 - K) Location of traffic-control signs and signalization devices.
 - L) Designate location of sidewalks.
 - M) All proposed streets and alleys.
- 4) Soils
- A) Indicate soil classifications on the site plan as identified by the United States Department of Agriculture Soil Conservation Service (SCS) in the “Lake County Area Soil Survey”. An applicant may provide a soils study.
 - B) Soil analysis by a qualified soil engineer shall be furnished upon request of the City Clerk or City Engineer.
- 5) Erosion Control
- A) Provisions for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

- 6) Limits of Floodplain
 - A) Indicate flood elevation for 100-year flood on the site plan.
- 7) Proposed Water and Sewer Facilities
 - A) Water: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications.
 - B) Sanitary Sewer System: Size, material and location of lines plus engineering plans and specifications, with submittal of a profile where required; or
Septic Tank: Size, location, size and location of drainfield and copy of HRS permit.
- 8) Solid Waste
 - A) Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.
 - B) Verification from the City Clerk or designee that adequate capacity is available for solid waste.
- 9) Landscaping and Tree Protection
 - A) Landscaping plan, irrigation system plan and provisions for maintenance, including size, type and location of all landscaping, screens, walls, fences, and buffers per the requirements of Chapter 15 of this Code.
 - B) Recreation and open space areas, if applicable.
 - C) Tree survey per the requirements of Chapter 17 of this Code.
- 10) Environmental Protection
 - A) Natural features such as waterbodies, wetlands, native vegetative communities, etc.
 - B) Environmental assessment per the requirements of Chapter 17 of this Code, if applicable.
 - C) Conservation easements per the requirements of Chapter 17 of this Code, if applicable.

- 11) Concurrency Management
 - A) Concurrency certificates or evidence of application for certificates.
- 12) Construction Cost Estimate
 - A) A construction cost estimate prepared by the engineer of record, of any proposed improvements to be maintained by the City.
- 13) Additional Data
 - A) Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of this Code.

SECTION 9: ISSUANCE OF DEVELOPMENT PERMITS.

Once a development order has been issued, the developer may request the issuance of development permits. No final development permit shall be issued unless “Certificates of Concurrency” have been obtained.

- a) Clearing Permit. A clearing permit shall be secured and clearing shall be completed prior to the issuance of any other development permit. No site clearing shall take place on any property subject to an approved site development plan except as provided below.
 - 1) Application. Application shall be made to the City Clerk or designee on the form provided by the City. The application shall include:
 - A) The name and location of the project.
 - B) The name, address, and phone number of the general contractor, surveyor, and land clearing operator.
 - C) Proof that all development order contingencies have been met. The receipt of certain agency permits may be waived by the City Clerk, only if not relevant to the clearing process.
 - D) Three (3) copies of the approved composite utility plan and landscape plan sheets shall be attached, if applicable.
 - E) Proof of compliance with Chapter 15, Landscape and Tree Protection.

- 2) Building Site Clearing Permit; Parking Area Clearing Permit. A building site or parking area clearing permit shall be obtained from the City by an owner or developer prior to the cutting of trees or further removal of any vegetation within the previously approved and staked out site. This permit shall be issued only after an authorized representative of the City has inspected the site to verify that no unauthorized clearing has taken place, and to ascertain whether field modification of the plan is justified in order to enhance tree preservation of the site. This permit will allow removal of the trees and vegetation within the previously approved staked out building site, including approved access to the proposed building location. This permit generally allows clearing of the area ten (10) feet outside the actual building wall, except for those trees or areas specifically delineated on the approved site plan or by the City after field inspection. Unless specifically authorized on this permit, no filling or excavation on the site shall take place until the final inspection of previously permitted clearing has been completed and such work is found to be in compliance with the provisions of city ordinances and permit requirements and conditions.
 - 3) Phasing of Clearing Process. On those large projects, where feasible, clearing for additional buildings or parking areas may be permitted as a second phase of development, whereupon a second complete permitting process shall be required. Those areas not covered under the initial permit shall be clearly delineated or barricaded so as to prohibit any disturbance or use of the area.
 - 4) Final Inspection. After all proposed clearing has been completed, and all required tree and soil preservation measures have been implemented, an authorized representative of the City shall make a final inspection to verify that all work has been completed in compliance with the permit and this Code. If all work has been satisfactorily completed a building permit may be issued. While this Code shall not be construed so as to preclude the review and approval of building plans, no building permit shall be issued until the terms of this Code have been met.
- b) Preconstruction Submittals. The following exhibits or documents shall be submitted to the City Clerk prior to holding a preconstruction meeting for the issuance of development permits after clearing:
- 1) Proof that all development order contingencies have been met, if applicable.
 - 2) Copies of all contracts for the construction of any public improvements.

- 3) Copies of Certificates of Insurance for all site improvement contractors providing Workman's Compensation as required by law. Contractors for construction of public improvements shall also provide comprehensive liability insurance covering bodily injury, death, and property damage with limits of not less than \$1,000,000 per occurrence, with the City listed as an additional insured and held harmless.
 - 4) Copies of all applicable federal, state, regional, and county agency permits for construction.
 - 5) Plans for management of traffic and dewatering activities, if applicable.
 - 6) Construction schedule.
 - 7) Fifteen (15) copies of the approved development plans, signed and sealed by the engineer of record.
- c) Technical Review Committee Meeting. The requirements of this Section may be modified by the City Clerk or designee in cases where size, scope, or relative lack of complexity of development plans suggests a lesser need for coordination.
- 1) Attendance. Upon request of the developer, the City Clerk or designee shall schedule a Technical Review Committee meeting to be attended by the following individuals or their representatives:
 - A) The developer or authorized agent, and the developer's engineer(s) and surveyor(s).
 - B) All contractors for the construction of site improvements, and the general contractor for building improvements.
 - C) All franchised utility companies affected by the proposed construction.
 - D) TRC members, and appropriate City inspectors.

It shall be the responsibility of the developer to notify all of the above parties of the meeting, except for City employees.
 - 2) Agenda. The meeting shall include discussion of the construction schedule, procedures for inspection and testing, coordination with the City and utility companies, traffic maintenance, dewatering, access for construction, stockpiling areas, and other details deemed necessary to assure safe construction in compliance with this Code, and with minimum disturbance to surrounding areas.
- d) Issuance of Development Permits.
- 1) Site Improvements. Upon receipt of all required documents and completion of the Technical Review Committee meeting, the City shall issue a development permit for site improvements. The development permit is issued contingent upon compliance with the development order.

In addition, the City may attach procedural contingencies on construction based on the discussion at the preconstruction meeting.

- 2) Building Improvements. Development permits for building improvement may be issued after compliance with the requirements of Chapter 11, “Building and Fire Codes”.

SECTION 10: INSPECTIONS AND ACCEPTANCE

Inspection and acceptance of building improvements shall be as outlined in Chapter 11 of this Code. The following procedures shall apply to site improvements, and the overall acceptance for issuance of a certificate of occupancy.

- a) Inspections. The City shall inspect construction for conformance with the terms of the development permits. The City shall have the authority to reject materials or suspend work when construction is not in conformity with the terms of the development permits. The developer shall notify the City of the commencement of major phases of construction as discussed in the preconstruction meeting.
- b) Testing: The developer shall provide laboratory test to verify specifications of materials as required by the Standard Construction Details of this Code. The City reserves the right to require additional testing based on unusual circumstances encountered in the field.
- c) Request for Final Inspection. Final inspection of site improvements shall be scheduled no more than five (5) working days after receipt of the following information, unless a later date is requested by the developer:
 - 1) Certification of Completion by the Engineer of Record. Upon completion of the public improvements, the developer’s engineer shall submit a certificate stating that the work was constructed under his supervision, and has been completed in substantial conformance with the approved development plans and in compliance with the requirements of this Code.
 - 2) As-built Drawings. One (1) mylar reproducible and ten (10) copies of as-built drawings, signed and sealed by the engineer of record and surveyor.
 - 3) Testing Reports. Copies of all required testing reports shall be submitted.
- d) Final Inspection Report. A final inspection report will be issued noting any discrepancies from the development permit, corrective actions required, and any re-inspection fee required. In addition, the report shall review final documentation required for acceptance and issuance of a certificate of occupancy, once any necessary corrections are made.

- e) Re-Inspection. Re-inspection may be requested at any time, subject to remittance of a re-inspection fee, when required. Re-inspection will be scheduled within three (3) working days, and an inspection report issued, if necessary.

- f) Acceptance of Site Improvements and Issuance of Certificate of Occupancy. Upon completion of any corrective actions required upon inspection, site improvements shall be accepted by the City upon receipt of the following:
 - 1) All required certifications of completion under federal, state, regional and county agency permits.
 - 2) Improvement warrant in the amount of twenty-five percent (25%) of the cost of construction on any facility to be owned or maintained by the City or other public agency. The improvement warranty period shall commence on the date of issuance of the certificate of occupancy of the attendant structure.
 - 3) Construction guarantee in the amount of one hundred fifteen percent (115%) of the estimated construction cost of any uncompleted improvement, where allowed by this Code.
 - 4) Recording of any additional on or off-site easements required by the development permit or this Code.

Certificate of occupancy shall be issued upon acceptance of site improvements and compliance with the provisions of this Code.