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Passed by vote of the Providence City Council this 20th day of October 2021.

51 Council Vote:
52 Eck, Kristina (X) Yes () No () Excused () Abstained () Absent
53 Kirk, Carrie (X) Yes () No () Excused () Abstained () Absent
54 Paulsen, Joshua (X) Yes () No () Excused () Abstained () Absent
55 Sealy, Jeanell (X) Yes () No () Excused () Abstained () Absent
56 Speth, Brent (X) Yes () No () Excused () Abstained () Absent

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58 Providence City

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61 John Drew, Mayor

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63 Attest:

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65 Tyler Cameron, City Recorder
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EXHIBIT A

Code Amendment Review and Revision

10-8-9: Design Standards for Attached and Multi-Family Residential Development:

- A. Purpose and Intent
- B. Compliance With Standards
- C. Applicability
- D. Development Standards
 - 1. Submittals
 - 2. Site Plan
 - 3. Architectural Plan
 - 4. Architectural Design Standards
 - 5. Landscaping/Irrigation Plan
 - 6. Landscaping Standards
 - 7. Parking Plan
 - 8. Mailboxes
 - 9. Miscellaneous Site Development Standards
 - 10. Phasing
- E. Project Approval Process
 - A. **Purpose and Intent.** It is the intent of these design standards to ensure that single-family attached and multi-family development, is developed in a manner that provides attractively designed, constructed and landscaped housing.
 - B. **Compliance with Standards.** Substantial compliance with the regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large-scale site planning for residential and related purposes. Additionally, all plans related to the development of the site, including, but not limited to, landscaping and irrigation plans, shall comply with the Providence City Standards and Specifications.
 - C. **Applicability.** These guidelines shall govern all single-family attached and multi-family residential development in Providence City, without regard to the underlying zoning designation. In cases where traditional single-family detached housing is developed as part of a mixed-housing type development, the standards contained herein relative to exterior materials and colors, as well as proposed elevations for single family detached housing shall apply
 - D. **Development Standards.** Projects shall be developed under the following standards and guidelines.
 - 1. **Submittals.** Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:
 - a. **Concept Plan:** Concept plan submittals shall consist of a general site plan showing approximate building locations, proposed road layouts, proposed open space, general parking layouts, anticipated public & private amenities and their locations. All conceptual plans shall be clearly marked as a conceptual plan.
 - b. **Preliminary Plat:** Preliminary plat submittals shall consist of preliminarily engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development of the project. All preliminary plans shall be clearly marked as a preliminary plan.
 - i. The preliminary architectural plans shall include elevations for all buildings and color renderings of the design concept or intent, site elements, building facades, and a project data sheet listing the

Design Standards for
Residential
Development

- Adopted
04/24/2018
- Previous Revisions
None
- Revised
10/20/2021
Ordinance No
2021-013

- proposed exterior materials and the front façade percentages of the materials.
 - ii. The preliminary landscaping plan shall consist of the general location and type of plants to be used, as well as the preliminary calculations demonstrating that landscaping requirements have been met.
 - iii. The preliminary parking plan shall show parking layout detailing resident parking, visitor parking, covered parking, bicycle parking, electrical vehicle charging stations, and include a data sheet demonstrating that plan meets or exceeds the parking requirements per housing type.
 - c. Final Plat: Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property. All final plans shall be clearly marked as a final plan, and shall be stamped with the appropriate professional stamp and signed by the professional.
- 2. **Site Plan.** Site plans shall contain the following information:
 - a. Summary data indicating the area of the site in the following classification: total area of the entire project site, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas.
 - b. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
 - c. Show all existing fire hydrants within 300 feet.
 - d. Show connectivity with adjacent parking lots and interior private roadways.
 - e. Show any and all proposed traffic control measures for the project.
 - f. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign.
 - g. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
 - h. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
 - i. Provide cost estimates for site development, including but not limited to: landscaping, publicly-owned infrastructure, parking/loading areas, pedestrian areas.
- 3. **Architectural Plan**
 - a. Provide rendered elevations for all buildings, both publicly owned and privately held, which the applicant proposes to construct on the property. Include color renderings of design concept or intent, site elements, and all building facades.
 - b. Provide proposed floor plans for all buildings on the site.
- 4. **Architectural Design Standards.** All buildings within a development subject to this chapter shall be designed and built to the following design standards, unless specifically exempted. The City recognizes that architectural trends change from time to time.
 - a. **Exterior Materials.**
 - i. All exterior materials shall be above average grade quality, suitable for the climate and exposure in which the development is located, and maintenance free to the greatest degree possible. Providence City reserves the right to reject any proposed building material it feels is not in harmony with this requirement.
 - b. **Elevations.** The exterior elevation of each group of single-family attached townhomes, condominium units, and multi-family units shall meet or exceed the following standards:

- i. **Exterior Finishes.** Exterior building materials shall be natural or cultured brick, rock, or stone over at least 50% of the entire building façade (not including windows and doors), the remaining 50% being brick, rock, stone, stucco, clapboard, wood, and/or block. At least 75% of the 50% shall be on the front building faced. All building facades that face a public right-of-way or exterior street shall utilize at least 40% of these allowable materials. The use of aluminum siding is prohibited.
 - I. **Front Elevation.** Where possible, front elevations shall include a minimum of two (2) windows per above-grade floor. Trim and/or shutters is required on all windows, unless the design of the building is such that trim and/or shutters is not compatible with the overall architectural style.
 - II. **Side Elevation.** With the exception of interior attached townhome units, each side elevation shall include a minimum of two (2) windows per above-grade floor. Trim and/or shutters is required on all windows unless the design of the building is such that trim and/or shutters is not compatible with the overall architectural style.
 - c. **Roofs.** Pitched roofs are encouraged but not required.
 - d. **Garages.**
 - i. **Attached Townhome/Duplex.** Each attached single-family townhome and duplex is required to have a minimum one-car garage which shall be attached to the main structure and shall be of the same or complimentary architectural materials as the primary residence.
 - ii. **Apartment.** Apartments may have garages but are not required to have garages, provided that at least one covered parking spot is provided for each dwelling unit.
 - iii. Garages may be attached or detached from the primary structures, but the use of attached, recessed garages is strongly encouraged.
 - iv. Front-loading garages may not protrude beyond the front-plane of the main building façade by more 10' or 50% of the depth of the garage, whichever is less.
 - v. Detached garages for apartments shall not exceed 50% of the total square footage of the apartment.
 - vi. If the garage entrance abuts a street, road, or sidewalk, a driveway is required; and must be a minimum of 18 feet in length, measured from the street or road to the garage door. Where a sidewalk exists, it must be a minimum of 18 feet in length, measured from the interior sidewalk edge to the garage door.
 - e. **Accessory Buildings.** Accessory buildings privately owned by an individual homeowner shall not be permitted in any commonly held area.
 - f. **Porches, Decks and Overhangs.** In order to provide architectural variety to the development, the use of covered porches, decks and overhangs is encouraged. Such porches, decks and overhangs shall be integrated into the design of the structure in order to avoid the appearance of "add-on" elements.
5. **Landscaping/Irrigation Plan**
- a. Show landscaping and irrigation plans for the entire site, specifically, those areas which will be held in common ownership. The landscaping plans shall include any and all requirements outlined in this chapter.
 - b. The applicant must submit a landscape plan documentation package, which shall be prepared by a licensed landscape architect. The documentation package shall be submitted to and approved by the city prior to the issue of any permit. A copy of the approved documentation package shall be provided to the property owner or site manager. The plan documentation package shall consist of the following items:
 - i. **Project Data Sheet.** The project data sheet shall contain the following:
 - I. Project name and address;
 - II. Applicant or applicant's agent's name, address, phone and fax

- number;
- III. Landscape designer's name, address, phone and fax number; and
- IV. Landscape contractor's name, address, phone and fax number, if known.
- ii. **Landscaping Plan.** A detailed landscaping plan shall be drawn at a scale that clearly identifies the following:
 - I. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
 - II. Property lines and street names;
 - III. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - IV. Existing trees and plant materials to be removed or retained;
 - V. Designation of landscape zones; and
 - VI. Details and specification for tree staking (trees less than a two-inch caliper must be double staked until the trees mature to two-inch caliper), soil preparation, and other planting work.
- iii. **Irrigation Plan.** A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - I. Layout of the irrigation system and a legend summarizing the type and size of all components of the system;
 - II. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - III. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
 - IV. Installation details for irrigation components.
- iv. **Grading Plan.** A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - I. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - II. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements;
 - III. Grade shall slope away from the structure as required by the International Building Code.
- v. **Plan Review and Construction Inspection.**
 - I. As part of the site plan review process, a copy of the plan documentation package shall be submitted to the City for review and approval.
 - II. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the planning department to verify compliance with the approved landscape plans.
 - III. The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this section are not satisfied.
- 6. **Landscaping Standards.** All required landscaping shall be installed prior to Providence City's issuance of any certificate(s) of occupancy on the property, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following May 31st.
 - a. **Applicability.** This section applies to all front and rear yard landscaping for multi-family townhome and apartment projects, as well as any common area landscaping which is

referenced herein.

- b. **Minimum Landscaped Area.** The applicant shall landscape all common area landscaping and, in the case of single-family attached and duplex housing, all areas which may be privately owned. Landscaped areas shall not be less than five feet (5') wide.
 - i. Children's play areas are places specifically designed to enable children to play, such as a playground or play park; and often contain recreational equipment such as slides and swings. The applicant shall provide children's play area(s) at a minimum of 800 square feet per the first 10 units, plus an additional 10 square feet per unit above the first 10 units. To ensure safety of the children, play areas should be placed in locations that are near the dwelling units and provide good visibility of the play area.
 - ii. The applicant shall provide open space equal to or greater than 25% of the overall project area. The children's play area(s) can be included in the open space percentage.
 - iii. Rooftop landscaping is considered a private amenity and is not eligible for inclusion in the required landscaping percentage.
- c. **Materials.** Areas requiring landscaping shall be planted with substantial live plant material including: plants, shrubs, trees, sod, etc., for the purpose of buffering, screening, and improving the visual quality of the site. Wherever possible on the project, developers are encouraged to use Low-Impact Development (LID) techniques and materials.
 - i. **Types of Vegetation.** Up to twenty-five percent (25%) of the landscaping may be evergreen. Up to twenty-five percent (25%) of the landscape area can include specialty paving, street furniture, and outdoor seating areas. Trees that are planted in the park strip shall meet the specifications described in the standard construction specifications of Providence City.
 - ii. **Plant Selection.** Plants selected for landscape areas shall consist of plants that are suited to the climate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. Drought tolerant plants are encouraged. Areas with slopes greater than twenty percent (20%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
 - iii. **Mulch.** After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four-inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature.
 - iv. **Size of Trees.** The following standards apply to trees used in the required landscaping of the development.
 - I. **Deciduous Trees.** Deciduous trees shall have a minimum caliper size of two inches (2").
 - II. **Ornamental Trees.** Ornamental trees shall have a minimum caliper size of one and one-half inches (1.5").
 - III. **Evergreen Trees.** Evergreen trees shall have a minimum height of six feet (6').
 - v. **Xeriscaping.** The developer is encouraged to use xeriscaping for a portion of the required landscaping.
- d. **Vegetation Protection.** The property owner must protect existing significant vegetation during any development activity. Development plans must show all significant vegetation within twenty feet of a proposed development.
- e. **Removal.** No landscaping may be removed without replacement of equal quality. This shall include the installation of healthy plant materials as well as a tree for tree replacement as governed by this ordinance. Utilities and others that disturb landscaped

areas shall restore disturbed landscaping to previous condition.

7. **Parking Plan.** Show parking/loading computations for proposed use. Developments shall provide adequate parking, both for residents and their guests, based on the following standards:
 - a. **Garage Parking.** Attached housing, shall provide a minimum of one (1) garage parking space for each unit, which shall be owned by the person or persons who own the housing unit.
 - b. **Off-Street Parking.** Housing within the development shall provide the following off-street parking spaces.
 - i. Single Family Detached- 4 per unit
 - ii. Single Family Attached/Townhome- 2 per unit + .25 guest spot per unit.
 - iii. Duplex- 2 per unit
 - iv. Apartments (0-1 bedroom)- 1.5 per unit + .25 guest spots per unit.
 - v. Apartments (2+ bedroom)- 2 per unit + .25 guest spots per unit.
 - vi. At least one of the required parking spaces for apartment shall be a designated, covered parking space.
 - vii. Required visitor parking shall be spaced throughout the development in order to provide ease of access to all dwelling units.
 - c. **Parking Space Dimensions.** Dimensions for all required parking, both on and off-street, as well as any required handicapped parking, are outlined in the Providence City Engineering Design Standards.
 - d. **Bicycle Parking.** New construction of and additions to retail/commercial structures and multi-unit dwellings must provide bicycle parking spaces.
 - i. Multi-unit dwellings must provide at least one (1) space per four (4) units if units do not have a private garage or private storage space for bike storage, or ten percent (10%) of the required off-street parking spaces, whichever is greater.
 - ii. Bicycle spaces must accommodate bicycle storage medium security racks, in which the user may lock both the bicycle frame and the wheels. The spaces must be designed to prevent damage to the bicycle and to facilitate easy and secure storage without interference from or to adjacent bicycles. Bicycle racks or lockers must be anchored and of solid construction, resistant to rust, corrosion, hammers, and saws.
 - iii. Bicycle spaces must be compatible in design and function with the surrounding buildings and with surrounding street fixtures.
 - iv. Bicycle repair and maintenance station. A minimum of one (1) bicycle repair station per development or one (1) per 25 bicycle parking spaces, whichever is greater, must be installed.
 - v. Bicycle facilities must be located in convenient, highly visible, active well-lighted areas, but shall not interfere with pedestrian movements and snow storage.
8. **Mailboxes.** Developer shall be required to coordinate placement of clustered mailboxes with the United States Postal Service.
9. **Miscellaneous Site Development Standards.**
 - a. **Walkways and Paths.** Each development shall include common area pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. The general location and design of such walkways and paths shall be presented as part of the preliminary site plan. The construction type, size and exact location shall be part of the final development of each phase. All walkways and paths shall be provided with adequate safety lighting.
 - b. **Fixtures and Appurtenances.** The type and location of any fixtures or appurtenances (lighting, benches, bike racks, etc.) shall be submitted as part of the final development of each phase and shall be reviewed/approved by the Providence City Planning

Commission.

- c. **Public Infrastructure.** All public infrastructure improvements shall be constructed according to the Providence City design standards and specifications.
- d. **Lighting.** In order to maintain the residential character in order to shield the lighting from shining on to another residence or lot, all lighting within a development governed by these Standards shall be Dark Sky compliant.
- e. **Signage.** All signage within an LCR shall be in accordance with the Providence City code regulating signage.
- f. **Electric Vehicle Charging Station Requirements (EVCS).**
 - i. **ELECTRIC VEHICLE CHARGING STATIONS.** Electric Vehicle Charging Stations are an Allowed Accessory Use in all Zoning Districts.
 - ii. **INFRASTRUCTURE.** An Applicant shall provide Electric Vehicle Charging Station Infrastructure for five percent (5%) of the first one hundred (100) required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development and for five percent (5%) of required Off-Street parking spaces above one hundred (100).
 - I. The Electric Vehicle Charging Station Infrastructure shall be identified on all construction documents submitted for review.
 - II. To put future Property Owners on notice of the Electric Vehicle Charging Station Infrastructure, an Applicant shall provide information in Covenants, Conditions, and Restrictions or other documents governing a homeowner or master owners association for the Development and/or on the breaker panel.
 - iii. **INSTALLATION.** An Applicant shall install Electric Vehicle Charging Stations for five percent (5%) of required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development for the first 200 parking spaces.
 - I. The first Electric Vehicle Charging Station installed shall be a dual-port with one Charging Station that is ADA accessible. This dual-port shall count as one Charging Station. Dual-port Charging Stations installed thereafter shall count as two Charging Stations.
 - iv. **STANDARDS.**
 - I. **Location.** Electric Vehicle Charging Stations shall not obstruct:
 - a) Building access;
 - b) Rights-of-Way;
 - c) sidewalks or pathways;
 - d) parking space dimensions; or
 - e) the Sight Distance Triangle.
 - v. **SOLAR ENERGY SYSTEMS.** Solar energy systems may be installed on permanent parking area structures for electric vehicle charging stations. Solar energy systems shall be incorporated in the roof of the permanent structure and shall be mounted to the roof plane. Solar panels, solar devices, and solar energy systems and mounting equipment shall use non-reflective finishes such as an anodized finish.
- 10. **Phasing.** The development shall be phased to provide both public and private infrastructure, facilities, amenities, and services in a timely and orderly manner and provide the City the ability to protect and promote public health, safety, and welfare.
 - a. Phases shall be planned to ensure the efficient and consecutive construction of adjacent (those phases immediately next to the subject phase, sharing a common boundary line) and future phases, and ensure that phased development does not allow for leapfrog development.

- b. Generally, each proposed phase shall provide not less than a proportionate share, and may be required to provide more of required open space, recreation facilities, and/or dedications for public use concurrent with development.
 - i. If an amenity cannot be built and utilized in phases (e.g. swimming pool), construction of the entire improvement is required when 30% of the units are complete.
 - ii. When 75% of the units are complete, 100% of the amenity improvements must be complete.
- c. All phases shall be required to be "stand-alone." No proposed prior phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including but not limited to: the looping of roads and utilities; the provision of fire flow; and the mitigation of transportation, recreation and/or public services impacts. Landscaping and parking improvements shall be provided within each phase as required.
- d. Infrastructure improvements that are required to serve the entire project may be constructed within a nonadjacent phase.
- e. Phasing plans shall include the following information:
 - i. Illustrative maps for each proposed phase which clearly mark in heavy lines the boundaries of the subject phase, label the phase alphabetically (to avoid confusion with lot numbers) and depict roads, lots, infrastructure, easements, dedications, and open space, should be shown on the map shaded or gray-scaled. All phasing maps shall be drawn at the same scale.
 - ii. A narrative description or table that describes each phase and its associated improvements. In addition, the narrative or table shall demonstrate that each phase would comprise a "stand-alone" development which, should no subsequent phases be constructed, would meet or exceed the standards of this title and all other conditions of approval. The narrative should also describe the proposed timeline for completion of the entire project and any proposals to bond for required unbuilt or yet-to-be constructed improvements.
- f. Choosing to phase a development does not relieve the developer of the requirement to present the entire development in its phases for preliminary approval by the planning commission. Nor does it relieve the developer of the requirements to extend all public infrastructure to the boundary lines of the development.

E. Project Approval Process

1. **Procedure:** In addition to the actions and considerations listed in this section, developers shall be required to follow the approval procedures outlined in Providence City code.
2. **Development Considerations:** In approving with conditions, denying or approving an LCR proposal, the Planning Commission shall consider whether or not the proposed project meets the standards and conditions outlined in this Chapter.
3. **Planning Commission Action:** The Planning Commission, subject to the requirements of this chapter, may approve the project, deny the project, or approve the project with conditions.
4. **Revisions:** In the event an approved preliminary or final site plan requires revision by the developer, the site plan and any revision will be submitted for approval to the Planning Commission. In the event revision is for a final site plan, all property owners in the development shall be notified in writing by the planning commission that a revision has been submitted and will be considered by the planning commission.
5. **Approved Plans:**
 - a. Upon approval of a preliminary plan or revised preliminary plan, the applicant shall prepare a copy of the approved plan for signature of the Owner, the Applicant, and the Land Use Authority.
 - b. Upon approval of a final plan or a revised final plan, the applicant shall prepare a copy of the approved plan for signature of the Owner, the Applicant, and the Land Use Authority.
6. **Infrastructure Minimum Improvements.** Infrastructure minimum improvements shall be completed

- and in place before the City will issue a building permit for any lot within the proposed development.
- a. The City considers the following public and/or private infrastructure minimum improvements essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements.
 - i. All grading of roads and/or that portion of parking area(s) (including pit run and road base) that serve as access to buildings as shown on the approved construction drawings, and all curb, gutter, and all utility trenches that lay inside the roadway;
 - ii. All storm water (excluding finish grades and landscaping), water, sewer, and other improvements that may be deemed essential necessary public safety improvements; and
 - iii. Egress and ingress to provide acceptable and safe travel to and from each proposed structure in the approved development plan.
 - b. Inspection. All required testing results and redline drawings must be turned in to the City before the minimum improvement inspection takes place. An inspection of the minimum improvements shall be made and the City Engineer will certify to the City, in writing, that the minimum improvements are complete prior to the issuance of any building permits.
 - c. Asphalt shall not be laid prior to a minimum improvement inspection approval.
7. Improvement completion assurance – improvement warranty.
- a. Improvement Completion Assurance. Before an applicant conducts any development activity or records a plat, the applicant shall:
 - i. Complete any required landscaping or infrastructure improvements; or
 - ii. Post an improvement completion assurance for any required landscaping or infrastructure improvements (does not include infrastructure that is required to be private) of 100% of the incomplete or unaccepted landscaping or infrastructure.
 - b. Improvement Warranty. Up on acceptance of the landscaping and infrastructure improvements (does not include infrastructure that is required to be private) by the City, the applicant shall post a surety bond, letter of credit, or other similar security in an amount of 10% of the lesser of the:
 - i. Municipal engineer's original estimated cost of completion; or
 - ii. Applicant's reasonable proven cost
8. **Building Permit Issuance:** The building inspector shall not issue any permit for the proposed building or use within the project unless such building or use is in accordance with the approved development plan and any conditions imposed. Approved development plans shall be filed with the City.
9. **Time Limit:** Unless there is substantial action leading toward completion of an HD project or an approved phase thereof within one year from the date of approval, such approval shall expire unless after reconsideration of the progress of the project an extension is approved. Only one extension shall be granted and shall be limited to one additional year.