

Section 270-9. - Redevelopment thresholds.

The requirements of the UDO shall apply to all zoning districts, unless otherwise exempted by this section.

- (1) Renovations, alterations, adaptations, additions, restorations, repairs, or other redevelopment of a structure, or portions of a structure, that was in existence prior to the adoption of this UDO, shall be subject to the provisions of this UDO in accordance with the Redevelopment Thresholds Summary Table (Figure 270-9 below).
- (2) In determining redevelopment thresholds, fair market value shall be determined by the DeKalb County Tax Assessor.
- (3) The phrase "redevelopment costs" in this section shall encompass all costs, including phased project costs, for a cumulative period of 36 months after the date of the initial redevelopment application. Cost valuation shall be calculated based on uses listed in the ICC Building Valuation Data Construction Cost Table (latest published edition) and the adopted City fee schedule.
- (4) *Exemptions:* The provisions of Section 270-9 shall not be mandatory for nonconforming detached single-family and two-family residential structures reconstructed following destruction pursuant to Subsection 270-6(a)(2)a.
- (5) *Limitations.*
  - a. Notwithstanding the above requirements, the redevelopment cost of mandatory compliance of such redevelopment with the provisions of Subsection 270-9(2), shall not exceed 125 percent of the fair market value of the structure immediately prior to such redevelopment or \$20,000.00, whichever is greater. In such cases, the provisions requiring completion shall be applied in the order listed in the table below until the 125 percent cap is met.
  - b. The ability to maintain nonconforming situations pursuant to this section shall only apply to existing features. For any new development features or building additions, the provisions of each applicable section of this code apply, regardless of whether they are triggered by the Redevelopment Thresholds. For example, additional parking spaces shall comply with all parking lot landscaping requirements, and a new dumpster shall comply with all dumpster setback and screening requirements, regardless of which Redevelopment Threshold is being met.

**Figure 270-9. Redevelopment Thresholds Summary Table**

Code to be applied	Redevelopment costs as a percentage of the fair market value of the structure			
	Less than 30%	30% or more	60% or more	70% or more
Section 230-26 (Streetscape design)	Not mandatory	Mandatory	Mandatory	Mandatory
<u>Section 230-10 (Residential Recycling)</u>	<u>Not mandatory</u>	<u>Mandatory</u>	<u>Mandatory</u>	<u>Mandatory</u>

Section 250-7 (Parking)	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 230-27 Building architecture)	Not mandatory	Not mandatory	Mandatory	Mandatory
Section 230-29 (Storefront Streets)	Not mandatory	Not mandatory	Mandatory	Mandatory
<b>Remaining provisions of Chapter 230, Article 2 (Civic Design) not listed above</b>	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 250-21 (Dumpsters)	Not mandatory	Not mandatory	Mandatory	Mandatory
<b>Remaining provisions of Chapter 250 (Off-Street Parking and Loading Standards) not listed above</b>	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 320-21 (Off-street surface parking lot planting requirements)	Not mandatory	Not mandatory	Mandatory	Mandatory
<b>Remaining provisions of Chapter 320, Article 2 (Buffers) not listed above</b>	Not mandatory	Not mandatory	Not mandatory	Mandatory
Subsection 350-2(a)(1)b (Sidewalks crossing driveways)	Not mandatory	Not mandatory	Mandatory	Mandatory
Remainder of UDO	Not mandatory	Not mandatory	Not mandatory	Mandatory

(Ord. No. [743](#), 12-19-17; Ord. No. [748](#), 3-20-18; Ord. No. [757](#), 12-18-18; Ord. No. [768](#), 8-20-19; [Ord. No. 776](#), 12-17-19)