

## Section 3.1 Repair of Damaged Structures; Demolition

**(A) Damaged Structures.** No zoning permit shall be required for the stabilization, repair, restoration, **demolition or reconstruction** of a damaged structure to the extent of its prior condition and use. ~~Unless other timelines are approved by the Development Review Board,~~ Stabilization of a damaged structure shall occur in a reasonable amount of time following the event resulting in damage, ~~in order~~ as needed to prevent hazards to public ~~health and~~ safety and adjoining properties. *[see also Section 3.8.B for nonconforming structures]*

### **(new) Sec. 3.2 Demolition**

**(B) Demolition.** Immediately following demolition, all materials shall be disposed of according to solid waste district standards, the site shall be restored to a normal grade, and ground cover shall be established sufficient to prevent erosion.

*[ Not addressed in this version, but in prior draft:]*

- Stabilization vs. securing a damaged structure against a possible threat to public safety. Securing a simpler short-term strategy to prevent unauthorized & potentially hazardous exposure to falling or standing debris or contamination vs. stabilizing.
- Timeframe/deadline to stabilize (or secure) damaged structure: not specified here, 'a reasonable amount of time' subject to wide interpretation & difficult to enforce.
- Timeframe to commence repairs/restoration without a zoning permit not specified.
- ZA's role in verifying risk to public safety, defining date of damage, and whether 50% or more of structure damaged (thus requiring a zoning permit for reconstruction?)
- No exemption for reconstruction; does not meet CP's standard of 50% or more damage should require a permit, regardless