

Zoning Code, Title 33

BDS REVIEW PROCESS for Demolition or Relocation of Historic Resources

Title 33 Review Process	Purpose	Description	Historic Resource Type
Demolition Review	Recognizes that historic resources are irreplaceable assets that preserve our heritage, beautify the city, enhance civic Identity and promote economic vitality.	Type IV land use review Public hearings City Council decision on demolition request	Historic Landmark, National Register Contributing in Historic District
Demolition Delay Review	Allows time for consideration of alternatives to demolition, such as restoration, relocation, architectural salvage.	Not a land use review Administrative process with demolition permit 120-day demolition delay	Historic Landmark, Local Conservation Landmark Contributing in Conservation District Ranked in Historic Resource Inventory
No Review		Demolition permit only May be subject to Title 24 35-day demolition delay	Noncontributing in Historic District Noncontributing in Conservation District Unranked in Historic Resource Inventory

Building Regulations, Title 24

BDS DEMOLITION PERMIT 35-day Demolition Delay, Housing Preservation

Title 24, Building Regulations	Purpose	Description	Type of Property
35-day Demolition Delay	Allows adequate amount of time to help save viable housing while recognizing a property owner's right to develop or redevelop property.	Administrative process with demo permit New house permit is not submitted with demolition permit	Residential buildings with Residential Comprehensive Plan Designation Not Historic Resource types regulated by Zoning Code, Title 33