

Tovo Revised Amendment

Second Reading

February 11, 2020

I. RESIDENTIAL [R1-R3]

[Tovo – <sup>4</sup>~~5~~] - **PRESERVATION BONUS**

(a) **Wall Demolition and Removal.**

- (i) Except as provided in Paragraph (iii), no more than ~~25~~ 50 percent of exterior walls and supporting structural elements, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate, of an existing structure may be demolished or removed. For purposes of this requirement, exterior walls and supporting structural elements are measured in linear feet and do not include interior or exterior finishes.
- (ii) The front exterior wall of the preserved structure must be retained as a part of the demolition limitations of (D)(2)(b)(i), except that a ~~private frontage~~ porch, per Section 23-3D-5 (Private Frontages), may be added to a preserved structure that does not have a private frontage.
- (iii) Structural elements, including framing, may be replaced or repaired if necessary to meet health and safety standards. A repair or replacement of a structural element is necessary to meet minimum health and safety standards when the repair or replacement is required by the building official, the code official, the Building and Standards Commission, or a court of competent jurisdiction.