

Section 94-107(c) – Demolition Standards

Unless otherwise provided in subsection 94-107(b), DAC may approve the request for a demolition upon the finding that the petition satisfies each of the following standards:

- (1) There exists a significant economic hardship to rehabilitate and reuse the structure based upon the structural condition of the building and practicality of rehabilitation and reuse.
- (2) The demolition will not cause significant harm to the public's interest due to the lack of architectural or historic significance of the building.
- (3) The structure does not maintain the continuity, scale and massing of adjacent structures and the structure lacks prominence within the block or its relationship to adjacent structures.
- (4) The structure's reuse is inconsistent with the goals and intent of the specific district in which it is located.
- (5) The removal of the structure will enhance the public safety, health, and welfare of downtown resident and visitors.
- (6) Due to the structure's condition and level of deterioration, it would be impractical to board and secure the structure.

If the demolition request does not satisfy each of the demolition standards, the request shall be denied.