

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 76-21

AN ORDINANCE

amending Chapter 6 of the City Code to expand the delay of the issuance of a demolition permit for an historic structure; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 6 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 6-17. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title. These regulations shall be known as the Building Code of Columbia, Missouri, hereinafter referred to as "this code."

...

3303.8 Historic Preservation Commission review of demolition permits. An application for any permit that authorizes the demolition of an historic resource shall include notice of the application addressed to the Historic Preservation Commission. The notice shall be on a form provided by the building official. The building official, upon verification that the application is complete, shall promptly forward the notice to the Historic Preservation Commission in care of the Community Development Department. The building official shall not issue the permit authorizing the demolition until the lesser of ~~thirty (30)~~ forty-five (45) calendar days after the notice has been sent to the Community Development Department or until the Historic Preservation Commission notifies the building official that the Commission has no objection to the immediate demolition of the structure. The ~~thirty (30)~~ forty-five (45) day review period shall not begin until the application requesting demolition has been deemed to be complete.

The building official shall post notice of the proposed demolition in a conspicuous place facing each street abutting the property on which the structure to be demolished is located. The sign face shall be at least five square feet.

To allow for the ~~thirty (30)~~ forty-five (45) day review period and no more than six (6) months to pass following notice to the public of the demolition, no more than seven (7) months shall elapse between making application for a demolition permit and the actual removal of a structure. Failure to remove an authorized structure within this timeframe shall require that a new application for demolition be filed.

The following definitions apply to this section:

"Demolition" means removal of more than twenty-five percent (25%) of the exterior wall or walls facing a public street or removal of fifty percent (50%) of all exterior walls.

"Historic resource" means any structure that:

- (1) Is fifty (50) years old or older; or
- (2) Is located in an historic resources survey area; or
- (3) Is within an actual or proposed National Register of Historic Places district; or
- (4) Has been recognized or nominated by the Historic Preservation Commission as a "most notable property."

Exceptions: The following shall not be subject to the provisions of this subsection:

- (1) A building or structure that has been determined to be a public nuisance and dangerous to the health, safety, or general welfare under the Property Maintenance Code of Columbia, Missouri.
- (2) A building or structure that the City, before December 1, 2008, has authorized to be demolished.
- (3) Interior demolition.
- (4) An accessory building or structure that is not contemporary with an historic resource.
- (5) A building or structure for which the State Historic Preservation Office, Department of Natural Resources, has completed a Section 106 review and returned a finding of no historic significance.

- (6) A building or structure that is subject to the certificate of appropriateness provisions of section 29-2.3(c) of the Code of Ordinances of Columbia, Missouri.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2021.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor