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# Proposed Edits to UDO Adoption Draft

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## 20.06.50(c)(D)(ii)(2) – Demolition Delay Permit – Exempt to Post Notice

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### **CURRENT LANGUAGE**

#### 2. **Exemption to Posted Notice**

- [a] This section shall not apply to a petition for partial demolition of a property classified as "Contributing" in any single-family district if staff for the Historic Preservation Commission reviews and releases the petition.
  - i. Staff, for purposes of this subsection, shall be those persons who have the same or equivalent technical expertise as the members of the Historic Preservation Commission as outlined in Section 2.16.010(c) of the Bloomington Municipal Code.
  - ii. If within seven business days of the receipt of a petition the staff has not taken steps to forward the matter to the Historic Preservation Commission for further review, the petition shall be released automatically and the provisions of Section 20.06.050(c) shall apply.
  - iii. Staff's decision shall be based on the same criteria used by the Historic Preservation Commission when it renders a determination about whether or not a property should be recommended for local historic designation.

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## 20.07.10 – Defined Words (for reference)

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### **Partial Demolition**

The complete or substantial removal or destruction of any exterior portion of a structure, which shall include but not be limited to:

- 1) Complete or substantial removal or destruction of a porch, wing, cupola, addition, or similar feature; or
- 2) Partial demolition of a roof shall include work that results in any change to the pitch of any portion of the roof, or; covering or otherwise obscuring an existing roof with a new roof of different pitch or material, or; adding any gable, dormer or other similar feature to an existing roof; or
- 3) Any work resulting in the obscuring from view of forty percent or more of the exterior of any façade on the structure; or, removal or destruction of the exterior surface of forty percent or more of the area of any exterior façade on the structure; or
- 4) Construction or attachment of any addition to a structure; or
- 5) Replacement of any window or door where the window or door opening is enlarged or obscured from view; or
- 6) Creation of any new window or door opening.

**PROPOSED LANGUAGE – consider the impacts of partial demolition of a contributing structure that may alter the area’s overall historic character.**

**2. Exemption to Posted Notice**

[a] This section shall not apply to a petition for partial demolition of a property classified as "Contributing" in any single-family district if staff for the Historic Preservation Commission reviews and releases the petition.

- i. Staff, for purposes of this subsection, shall be those persons who have the same or equivalent technical expertise as the members of the Historic Preservation Commission as outlined in Section 2.16.010(c) of the Bloomington Municipal Code.
- ii. If within seven business days of the receipt of a petition the staff has not taken steps to forward the matter to the Historic Preservation Commission for further review, the petition shall be released automatically and the provisions of Section 20.06.050(c) shall apply.
- iii. Staff’s decision shall be based on the same criteria used by the Historic Preservation Commission when it renders a determination about whether or not proposed alterations to a property could result in the property losing its status as a “Contributing” structure and the structure being rated as “Non-Contributing” a property should be recommended for local historic designation.