

Comparison of Proportional Compliance Requirements

LUC 20.20.560 (General) v. LUC 20.25D.060 (BelRed) v. LUC 20.20.561 (Proposed)

	General: LUC 20.20.560	BelRed: LUC 20.25D.060	Proposed: LUC 20.20.561 (New)
Trigger for Proportional Compliance:	<p>Remodels in 3-year period that total:</p> <ul style="list-style-type: none"> • More than 30 % of replacement value; but • Less than 100% of replacement value. <p>Expansions less than or equal to 50 % of existing floor area.</p> <p>LUC 20.20.560.C.3 & C.4</p>	<p>Alterations in 3-year period have a total value of proposed changes that exceeds \$233,880 (for 2024, may be adjusted again in January 2025).</p> <p>LUC 20.25D.060.G.3.a</p>	<p>Same as BelRed</p> <p>LUC 20.20.561.E.3.a</p>
Dollar Amount for Required Site Improvements	<p>Determined by formula. See example below for details.</p> <p>LUC 20.20.560.D.2</p>	<p>Limited to 20% of the value of the proposed alteration.</p> <p>LUC 20.25D.060.G.3.c.ii</p>	<p>Same as BelRed.</p> <p>LUC 20.20.561.E.3.c.ii</p>
Type, Location, & Sequencing of Required Site Improvements	<p>Determined by Director.</p> <p>Sidewalks and frontage improvements required to be listed in compliance plan, but <u>not</u> required to be first addressed.</p> <p>LUC 20.20.560.D.2.d & D.3</p>	<p>Required in order of priority listed in LUC 20.25D.060.G.3.b.</p> <p>Director may approve deviation in order, “as necessary to accommodate a function that is an essential component of the existing development.”</p> <p>LUC 20.25D.060.G.3.c.iii</p>	<p>Required in order of priority listed in LUC 20.20.561.E.3.b.</p> <p>Director may approve a deviation in order as an administrative departure.</p> <p>LUC 20.20.561.E.3.c.ii</p>

<p>Example 1:</p>	<p>Replacement Value of Existing Structure: \$750,000</p> <p>Proposed Improvement Value: \$350,000</p> <p>Cost of Site Improvements Necessary to be Conforming: \$400,000</p> <p>$\\$350,000 / \\$750,000 = .46$ or 46%</p> <p>$.46 \times \\$400,000 = \mathbf{\\$184,000}$ applied to site improvements.</p> <p>Result: The applicant will be required to construct 46% of the site improvements necessary to make the structure or site conform with the requirements of the Land Use Code.</p>	<p>Replacement Value of Existing Structure: \$750,000</p> <p>Proposed Improvement Value: \$350,000</p> <p>Cost of Site Improvements Necessary to be Conforming: \$400,000</p> <p>Limited to 20% of proposed improvement value.</p> <p>$.20 \times \\$350,000 = \mathbf{\\$70,000}$ applied to site improvements.</p> <p>Result: The applicant will be required to construct 17.5% of the site improvements necessary to make the structure or site conform with the requirements of the Land Use Code.</p>	<p>Same as BelRed.</p>
<p>Example 2:</p>	<p>Replacement Value of Existing Structure: \$750,000</p> <p>Proposed Improvement Value: \$230,000</p> <p>Cost of Site Improvements Necessary to be Conforming: \$400,000</p>	<p>Replacement Value of Existing Structure: \$750,000</p> <p>Proposed Improvement Value: \$230,000</p> <p>Cost of Site Improvements Necessary to be Conforming: \$400,000</p>	<p>Same as BelRed</p>

	<p>$\\$230,000/\\$750,000 = .31$ or 31%</p> <p>$.31 \times \\$400,000 = \mathbf{\\$124,000}$ applied to site improvements.</p> <p>Result: The applicant will be required to construct 31% of the site improvements necessary to make the structure or site conform with the requirements of the Land Use Code.</p>	<p>$\\$230,000$ is less than $\\$233,880$. Therefore, the proposed improvements do not trigger proportional compliance.</p> <p>Result: The applicant is not required to construct any percentage of the site improvements necessary to make the structure or site conform with the requirements of the Land Use Code.</p>	
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