

## **ZONING REGULATION TEXT CHANGE APPROVED 2/2/2014**

**EFFECTIVE – MARCH 24, 2014**

### **ARTICLE XI - DEFINITIONS**

**IMPROVEMENT, SUBSTANTIAL** – Any repair, reconstruction, or improvement of a structure, taking place during a ***five (5)*** year period, in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure as determined at the beginning of such five (5) year period. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. For purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or (2) Any alteration of a “historic” structure, provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”