

O-14-Z-15  
AN ORDINANCE  
AMENDING THE TEXT OF THE  
DECATUR ZONING ORDINANCE

WHEREAS, the City of Decatur Planning Commission, after making a detailed study, has proposed amendments to the text of the Decatur Zoning Ordinance regulating demolition in the City of Decatur; and

WHEREAS, the proposed amendments have been made for the purpose of promoting the health, safety, morals, convenience, order, prosperity and the general welfare of present and future inhabitants of the City of Decatur, Georgia; of lessening congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to reduce flooding and other stormwater impacts; and other public necessities; and

WHEREAS, the proposed amendments have also been made under the direction of the 2010 Strategic Plan with reasonable consideration among other things to the character of the community and with a view to promoting desirable living conditions and the sustained stability of neighborhoods, protecting property against blight and depreciation, conserving the value of buildings, and encouraging the most appropriate use of land, buildings and other structures throughout the City of Decatur; and

WHEREAS, proposed revisions have been made after a public hearing before the Decatur Planning Commission at which all owners of property were given opportunity after public notice as required by Georgia statute to file their protests, suggestions or criticisms, if any; and

WHEREAS, the Decatur City Commission has considered the proposed amendments to the text of the Decatur Zoning Ordinance, as well as comments by interested residents at public hearings and the recommendations by the Decatur Planning Commission; and

WHEREAS, the Decatur City Commission wishes to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the City Commissioners of the City of Decatur, Georgia, and it is hereby ordained by authority of the same, that Appendix A, Zoning, of the Code of the City of Decatur, Georgia, is amended as follows:

**Article IV. Definitions**

Section 4.1, Generally, is amended as follows:

1. Add a new Item no. 15.1.a, "*Demolition*" which shall read as follows:

"15.1.a *Demolition*. Complete removal of structure or a scope of construction (alteration, addition, renovation or reconstruction) of a structure where the cost of the construction exceeds 50% of the fair market value of the structure at the date of permit request/submittal as determined by the Building Official or his designee. Fair Market value determinations may be made using tax assessor records, current appraisals, or recent sales information. The cost of the proposed construction may be determined by reviewing detailed, complete (turnkey) contracts from a qualified state licensed contractor or published standardized construction value data similar to that published by the International Code Council (ICC). Values for the purpose of this definition are exclusive of land values."

Approved this 21st day of April, 2014.

Effective the 5th day of May, 2014.

Attest: \_\_\_\_\_  
Peggy Merriss  
Acting City Clerk