

Sec. 21-4. Applicability and exemptions.

This chapter shall apply to all developers and/or owners of real property involved with the erection, repair, alteration or removal of any building or structure as well as the grading in anticipation of such development. Compliance with this chapter will be required in the following circumstances:

(a) New development.

(b) In the case of the following cumulative (since January 2011) additions or changes:

(1) additions to existing sites that are equal to or greater than five (5) percent of the site's existing building square footage or the addition of one-thousand (1,000) sq. ft. or more of building or,

(2) When ten (10) or more parking spaces are added to the site with no building or,

(3) Façade changes to ten (10) percent or more of any building wall facing a vehicular way intended for public travel regardless of ownership (e.g., adding or eliminating doors, windows, closings, openings, or increased wall area).

(c) The following are excluded from the requirements of section 21-94, 21-95 and 21.96 of this chapter:

(1) The homeowner of a single-family or duplex residence.

(2) Property which as altered does not meet the requirements of 21-4 (b)