

74SECTION 38

BUILDING RELOCATION

Section

- 20-38-1: Review Process
- 20-38-2: Exemptions
- 20-38-3: Performance Standards
- 20-38-4: Performance Security

20-38-1: **REVIEW PROCESS:** The relocation of any building or structure on a lot or onto another lot within the City shall be subject to the processing requirements, regulations and conditions of Section 4, Conditional Use Permit of this Chapter as well as Section 20-19-3, below, of this Section.

20-38-2: **EXEMPTIONS:** The following are exempt from the provisions of this Section:

- A. Relocations which occur solely within the confines of a single lot or parcel.
- B. Manufactured homes within manufactured home parks.
- C. Prefabricated and industrialized/modular buildings as defined by the State Building Code being relocated to their first permanent building site.

20-38-3: **PERFORMANCE STANDARDS:** The following performance standards shall apply:

- A. Upon relocation, the building shall comply with the applicable requirements of the State Uniform Building Code.
- B. The proposed relocated building shall comply with the character of the neighborhood in which it is being relocated as determined by the City Council.
- C. The relocated use will not result in a depreciation of neighborhood or adjacent property values.
- D. The relocated structure shall be similar to the market valuation of adjacent principal structures as determined by the City or County Assessor.
- E. The relocated structure shall be ready for occupancy within six (6) months from the date of location on the site.

20-38-4: **PERFORMANCE SECURITY:** A performance security shall be provided to the City as specified in Section 20-4-7 of this Chapter.