490 Attachment 4

Village of Perry

Nonconforming Lot, Structure, or Use Tables
[Added 10-21-2024 by L.L. No. 5-2024]

Table 1: Factors Determining Investments in Nonconforming Lot, Structure or Use:

Total purchase price of subject property (for reference only - not applied to total investment calculation)	
Percentage of subject property which is nonconforming	
Purchase price allocated to nonconforming portion of subject property	
Capital investments or improvements, made to nonconforming portion of subject property after purchase	
Capital investments or improvements made to nonconforming portion of subject property after purchase which are not essential to nonconforming portion of subject property (deducted from total investment)	
Appreciation or depreciation of the nonconforming portion of the subject property after purchase (appreciated value is deducted from total investment, depreciated value is added to total investment)	
Estimated cost to modify or terminate the nonconforming portion of the subject property	
Other factors	
Other factors	
Other factors	
Total investment in nonconforming lot, structure or use	

Table 2: Factors Determining Recoupment Period:

Anticipated timeframe to modify or terminate the nonconforming portion of the subject property	
Gross annual revenue generated by the subject property	
Gross annual revenue generated by nonconforming portion of the subject property	
Resale value of subject property with nonconforming lot, structure or use (if owner wishes to sell)	
Resale value of the subject property without nonconforming lot, structure or use (if owner wishes to sell)	
Gross annual revenue x anticipated timeframe to modify or terminate nonconforming portion of the subject property ("gross revenue for modification or termination period")	
Total investment (from Table 1)/gross revenue for modification or termination period ("percent of cost")	
Is percent of cost less than or equal to 15% (If yes, this is the recoupment period. If no, extend period to bring percent of cost equal to or below 15%)	
Other factors	
Other factors	
Total recoupment period	

Residential uses should be allowed a longer amortization period. Please refer to recent and relevant case law for reference.