



ADAPTIVE REUSE TOOLKIT

Zoning and Building Code tools for flexible standards and cost reductions in adaptive reuse projects

01 BUILDING CODE FLEXIBILITY

Using the International Existing Building Code for:

- Altering building use
- Repairs

Restoration or replacement of previously approved materials and installations

- Alterations

Modification of appearance, layout or aggregate area

- Additions

New additions required to meet the International Building code, but existing portions may be treated per the International Existing Building Code

- Code Appeals

Shared restroom spaces, flexibility in number of plumbing fixtures, alternate code design, etc.



02 REDUCED SETBACKS

Modification of setback requirements with design review

- Infill Incentive District or Urban Overlay District
- Design Development Option
- Variance



03 REDUCED PARKING

Modification of required parking spaces with department approval

- Infill Incentive District or Urban Overlay District
- Individual Parking Plan
- Parking Design Modification Request
- Off-site Parking Modification



04 SIDEWALKS

Flexibility in sidewalk requirements

- Infill Incentive District or Urban Overlay District
- Technical Standards Modification Request



05 REDUCED LANDSCAPING

Flexibility in landscape requirements with design review

- Infill Incentive District or Urban Overlay District
- Design Development Option
- Variance



06 CHANGE OF USE

Change of use may be allowed without improvements

- As-is Ordinance Section 3.3.3.H

Change of Use allowed without improvements

- Infill Incentive District / Downtown Links Subdistrict



07 BUILDING HEIGHT

Variances from UDC height requirements reviewed by the Board of Adjustment

- Infill Incentive District or Urban Overlay District
- Variance



08 LEASE EXCISE TAX

- 8 year property tax abatement
- Available for projects located in the Central Business District that result in a property value increase of at least 100%




Benefits Residential


Benefits Commercial


Reduces Costs

*For more information, contact
Planning and Development Services
(520) 751 - 5550*