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%

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

Benefits Residential
Benefits Commercial
$ Reduces Costs