

# ADAPTIVE RE-USE

**ZONES:** R-1A | R-1B | R-1C |

R-2 | R-3

Conversion of existing structure into neighborhood-scale multi-family residential homes in R-1A, R-1B, R-1C, R-2, and R-3 zones.

## Benefits

No density limits and 50% parking reduction for projects incorporating existing structures. All other zoning requirements must be met per site conditions.

## Examples



**Single-Family House Conversion**



**Historic Preservation Conversion**



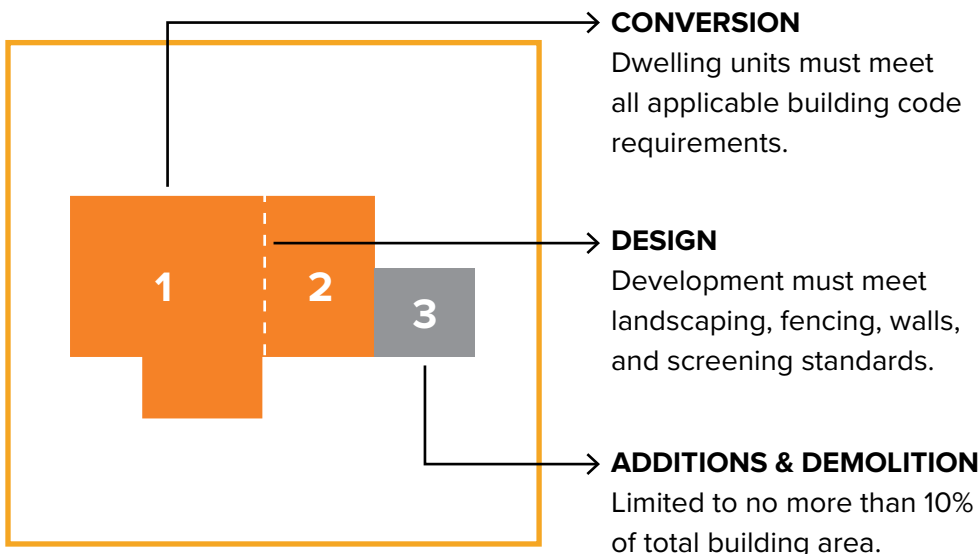
**Commercial Structure to Residential Conversion**

## Requirements

### EXISTING BUILDING

Adaptive re-use incentives require an existing structure be incorporated into the final project. The structure can increase or decrease by a maximum of 10% of the total existing building area.

#### Example: SINGLE FAMILY TO TRIPLEX CONVERSION



### IS THIS RIGHT FOR MY PROJECT?

*Historically, converting existing structures into small multifamily homes has been an economic and effective method of providing new, diverse homes while preserving neighborhood character and scale. Existing structures in need of repair or renovation are ideal candidates for adaptive re-use.*

# Schedule

