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



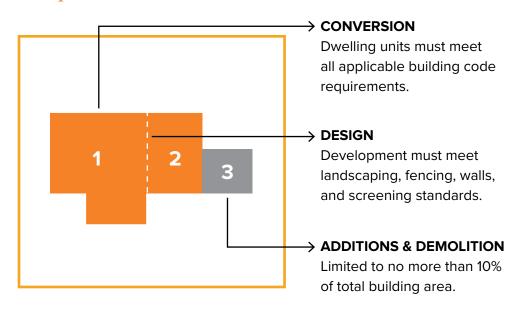
Commercial Structure to Residential Conversion

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





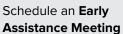
IS THIS RIGHT FOR MY PROJECT?

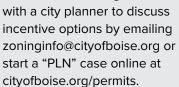
Historically, converting existing structures into small multifamily homes has been an economic and effective method of providing new, diverse homes while preserving neighborhood character and scale. Existing structures in need of repair or renovation are ideal candidates for adaptive re-use.

Schedule

WITH CITY PLANNER

SCHEDULE





CONCEPT REVIEW

SCHEDULE

Produce a site plan and project description for

a **Concept Review Meeting** to discuss the project.

INCENTIVE CHOICE

Choose the best incentive for your project.



ARCHITECTURAL DESIGN

PROJECT DESIGN

Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PPROVAL

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PLANNING

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PLANNING APPROVAL

SUBMITTAL

Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

SUBMIT FOR



ADMINISTRATIVE PLANNING REVIEW

REVIEW

Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

PLANNING APPROVAL

INCENTIVE CHECK

Compliance with

the Adaptive Reuse

Incentive requirements will be a condition of planning approval (see front of sheet).

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL

Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

BUILDING PERMIT REVIEW

REVIEW

Building staff will review the project per the requirements of the **Building Code**.

OCCUPANCY

FINAL INSPECTION

