

37 (2) For all other adaptive reuse projects, the residential density permitted in the
38 converted structure shall be the maximum allowed that otherwise meets all
39 standards of minimum housing and has access to public sewer and water services
40 or has access to adequate private water, such as well and wastewater treatment
41 systems approved by the relevant state agency for the entire development, as
42 applicable.

43 (3) The density proposed for any adaptive reuse project shall be determined to meet
44 all public health and safety standards as determined by the Building Official.

45 D. Dimensional requirements.

46 (1) Notwithstanding any other provisions of this chapter, existing building setbacks
47 shall remain and are considered legal nonconforming.

48 (2) No additional encroachments shall be permitted into any nonconforming setback
49 unless relief is granted by the permitting authority.

50 (3) Notwithstanding other provisions of this chapter, the height of the structure shall
51 be considered legal nonconforming if it exceeds the maximum height of the
52 zoning district in which the structure is located.

53 (a) Any rooftop construction necessary for building or fire code compliance, or
54 utility infrastructure is included in the height exemption.

55 E. Parking requirements.

56 (1) Adaptive reuse developments shall provide one parking space per dwelling unit.
57 The applicant may propose additional parking.

58 (2) The parking requirements and design standards in Article V. Chapter 260-31 shall
59 apply to all uses proposed as part of the project unless otherwise approved by the
60 applicable authority. The number of parking spaces required shall apply for all
61 uses other than residential.

62 F. Allowed uses within an adaptive reuse project.

63 (1) Residential dwelling units are a permitted use in an adaptive reuse project
64 regardless of the zoning district in which the structure is located, in accordance
65 with the provisions of this section.

66 (2) Any nonresidential uses proposed as part of an adaptive reuse project must
67 comply with the provisions of Chapter 260 Attachment 1 for the zoning district
68 in which the structure is located.

69 G. Development and Design Standards. Site design shall be in accordance with the Section
70 22 of the Land Development and Subdivision Regulations.

71 H. Procedural requirements.

72 (1) Adaptive reuse project shall be subject to the procedural requirements of the Land
73 Development and Subdivision Regulations and proceed under the review process
74 as determined by the Administrative Officer.

75 (2) In addition to the checklist requirements for the applicable review process, the
76 applicant shall provide the following information:

77 (a) The proposed residential density and the square footage of nonresidential
78 uses. Residential density under the provisions of section C(2) of this chapter
79 shall require the submission of a detailed floor plan as described in
80 subsection H(2)(b) of this chapter.

81 (b) A floor plan to scale for each building indicating, as applicable, the use of
82 floor space, number of units, number of bedrooms, and the square footage
83 of each room and each unit.

84 I. Specific and objective provisions.

85 (1) The specific and objective criteria for adaptive reuse projects are found in the
86 following sections of the regulations [LIST SECTIONS]

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