



2025 ADAPTIVE REUSE PERMIT TEXT AMENDMENTS

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BACKGROUND

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- Apr. 10, 2024 - HB 2297:
 - Municipalities required to allow adaptive reuse of 10% of their existing commercial, office, or mixed-use buildings
- Chapter 81 (Adaptive Reuse Permit) was adopted via ordinance on December 9, 2024
- Apr. 7, 2025 - HB 2110 (emergency measure):
 - Changed the focus from buildings to parcels
 - Clarified the requirements for setbacks and maximum height for adaptive reuse
 - Modified definitions related to adaptive reuse

PROPOSED AMENDMENTS

- Modify terms in Chapter 81 (Adaptive Reuse Permit) to reflect the shift in applicability from buildings to parcels
- Update “application cap” to reflect eligible parcels (202 buildings to 457 parcels)
- Modify definitions to be consistent with HB 2110

PROPOSED AMENDMENTS

- New definition of “Adaptive Reuse” limits reuse to multi-family only, eliminating the need for non-residential land use regulations
- Expand 1-mile comparison rule:
 - Use ANY zoning district with highest residential density, not just multi-family zones
- Clarify non-conforming provisions
 - Non-conforming buildings can expand to the maximum height permitted for the multi-family use (not any use)



QUESTIONS?



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