

ARTICLE XXXII. A.R.O.D.- ADAPTIVE REUSE OVERLAY DISTRICT

35-3301. General intent and purpose.

1.) Under state law (A.R.S. § 9-462.01-D, and as amended from time to time), municipalities may adopt overlay zoning districts and regulations applicable to buildings, structures and land within individual zones. An overlay zoning district is a special zoning district that includes regulations which modify regulations in another zoning district with which the overlay district is combined.

2.) The purpose of the Adaptive Reuse Overlay District is to encourage and facilitate the reuse of existing buildings that are underutilized or underperforming within portions of the City by:

- a. Modifying site development standards that would otherwise make the reuse of existing buildings, structures and sites economically unfeasible; and
- b. Reducing, simplifying or eliminating the processes otherwise required to modify existing building, structures and sites; and
- c. Providing clear, understandable, predictable and consistent development standards that promote compatibility between existing and future development; and
- d. Facilitating development proposals that are responsive to current and future market conditions.

35-3302. Uses permitted.

The Adaptive Reuse Overlay District does not change, alter, expand, diminish or otherwise affect any uses permitted as a matter of right or otherwise in any underlying zoning district for property to which the Adaptive Reuse Overlay District applies.

35-3303. Applicability.

1.) The Adaptive Reuse Overlay District shall apply to any building located within either the C-1-Neighborhood Commercial District, C-2-Community Commercial District, C-3-Regional Commercial District, or any property permitting commercial uses through a Conditional Use Permit, located wholly or partially within the boundaries of the Adaptive Reuse Overlay District as established by Section 35-3304, provided:

- a. The building was constructed prior to 1990; and

b. The building is less than 15,000 square feet and/or constructed on a lot no greater than 30,000 square feet.

2.) The Adaptive Reuse Overlay District encompasses an area that includes parcels not currently zoned to allow commercial uses (“Transition Zone”). The Adaptive Reuse Overlay District is not applicable to those parcels within the Transition Zone not having commercial zoning but may apply the standards contained within the Adaptive Reuse Overlay District, provided the City Council approves of a zoning district change to allow qualifying commercial uses for the Transition Zone parcel.

35-3304. Adaptive Reuse Overlay District Boundaries.

For purpose of administering these regulations, the Adaptive Reuse Overlay District shall have a boundary as defined in the Official Zoning Maps of the City of Chandler, as amended from time to time.

35-3305. Site Development Standards.

Prior to development, redevelopment, building or structure construction or reconstruction; building or structure expansion, enlargement, structural alteration, or façade renovation, upon any property to which the Adaptive Reuse Overlay District applies; or any expansion of a use permitted by right in the underlying zoning district of any property to which the Adaptive Reuse Overlay District applies shall comply with the site development standards as set forth below and amended from time to time.

1.) *Applicability:* Where a conflict exists between the site development standards of the underlying zoning district and the Adaptive Reuse Overlay District site development standards, the Adaptive Reuse Overlay District site development standards shall apply. In all other cases, the site development standards of the underlying zoning district shall apply.

2.) *Site Development Plan:* Any development activities for property located within the Adaptive Reuse Overlay District shall be subject to the requirements of Article XIX. Site Development Plan of the Chandler Zoning Code except:

a. It is **not** the intent of the Council that the guidelines within Article XIX, such as but not limited to parking landscaping requirements, parking lot screening, landscape buffers, plant spacing and percent vegetative cover be strictly applied, upon finding that any and all deviations from the standards prescribed will result in an environmental quality consistent with the intent of said standards, and the purpose of the Adaptive Reuse Overlay District.

b. *Mechanical Equipment Screening*: Mechanical equipment and appurtenances shall not require new concealment and/or screening provided:

1. The mechanical equipment is simply replaced or updated.
2. The total number of proposed mechanical units is equal-to-or-less than the number of units originally.
3. Associated mechanical equipment ductwork is exempt from screening requirements.

3.) *Area Regulations*:

a. *Lot Coverage*: Any building or structure as permitted herein may occupy up to one hundred (100) percent of the lot area, provided however, that such maximum building coverage shall not preclude compliance with any stormwater drainage requirements, or with the applicable requirements within the Building Code of the City of Chandler.

b. *Front Yard Setback*: The front yard setback for buildings and/or structures may be zero (0) feet from the right-of-way line.

c. *Side Yard Setback*: The side yard setbacks for buildings and/or structures may be zero (0) feet from the property line or abutting right-of-way line.

d. *Rear Yard Setback*: The rear yard setback for buildings and/or structures may be zero (0) feet from the property line.

e. *Parking Setback*: The parking lot setback may be zero (0) feet from all right-of-way and property lines.

4.) *Parking Standards*: All off-street parking, loading and maneuvering spaces for the uses permitted within the underlying Zoning District, shall comply with Article XVIII. Parking and Loading Regulations of the Chandler Zoning Code, except 35-1807(3.b.2) and 35-1803(2) whereby:

a. The Zoning Administrator may approve a request to reduce up to sixty (60%) percent of the required number of parking spaces or to exceed the maximum requirement upon determining that the data presented in the parking demand study demonstrates compliance with approval criteria.

b. *Curb Requirements*: Except where a wall is required, a six-inch vertical concrete precast curbing, or suitable barrier is required around the perimeter of a parking area when needed to protect landscaping areas and control vehicular circulation and the flow of stormwater.