

CHAPTER 1327
INCENTIVE SCHEDULE FOR CONVERSIONS

1327.01	General Requirements
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1327.01 GENERAL REQUIREMENTS

Incentives shall apply only to the following cases:

1. Conversions of commercial use floor area to residential use in C-1 Districts, including commercial space now lapsed into vacant, non-conforming status.
2. Conversion of residential use floor space to commercial use in C-2 or C-3 Districts.

All property owners shall apply for a special permit to construct an Incentive-Assisted Project. All special permit requirements shall be applicable including a required site plan.

Incentives shall be granted in the form of a special permit which shall allow one or more of the following conditions:

- Less restrictive requirements for setbacks and building height limitation.
- Reduced lot size (square footage per unit) and/or floor area ratio requirements.
- Reduced parking requirements.
- Increased number of units allowed.

1327.02 PROCEDURES

Upon receipt of a special permit application for an Incentive-Assisted Project, the Board of Appeals shall conduct a vote on the issue as to whether or not proceeding with such project would be in furtherance of the City's Comprehensive Plan. Prior to conducting such a vote, the Director of Planning and Economic Development shall render an opinion as to whether or not such project would be consistent with the goals and objectives of the Comprehensive Plan. A simple majority of the Board of Appeals may accept a project which has been determined by the Director of Planning and Economic Development to be consistent with the Comprehensive Plan for special permit consideration. Only a two-thirds majority of the Board may override the Director of Planning and Economic Development's determination that the project is not consistent with or in furtherance of the Comprehensive Plan and accept the project for special permit consideration. Once the project is accepted as consistent with or in furtherance of the Comprehensive Plan, the Board shall exercise its discretion in granting each or all of the permitted incentives depending upon the project and the surrounding environment. In each case, the

Board shall determine the necessity for each incentive first, and then the impact that the total project shall have on the surrounding area. No incentives shall be granted that would create hardships for surrounding property owners, in the opinion of the Board. The Board shall create or mitigate any and all conditions of the project that would make the project compatible with surrounding uses.