

CHAPTER 19.19-B
AR (ADAPTIVE REUSE OVERLAY) DISTRICT
(MC 1479 4/4/18)

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19.19-B.010 PURPOSE

The purpose of the Adaptive Reuse Overlay is to allow for the repurposing of existing, underutilized commercial and office buildings within the identified overlay area(s) for residential uses. The Adaptive Reuse Overlay contains many historic or architecturally significant buildings. The standards outlined in this chapter will allow for a more diverse mix of uses within the office districts north of the downtown area, and will aid in the preservation of that culturally significant area, while also making strides toward meeting the City’s housing needs. The office to residential conversion will integrate well with the existing residential uses abutting the Commercial Office (CO) Zone.

19.19-B.020 APPLICABILITY

This District consists of a flag shaped overlay bounded approximately by the south side of Highland Avenue on the north, the west side of D Street on the west, east side of Waterman Avenue on the east, the north side of Baseline Street on the south from Waterman Avenue to D Street, then both sides of D Street from Baseline Street to 8th Street, in the Commercial Office (CO) Zone within those boundary lines.

19.19-B.030 GENERAL PROVISIONS

1. Only structures constructed prior to 1991 shall be adapted for residential purposes within the areas outlined in section 19.19-B.020.
2. No structure shall be demolished in order to construct new residential units within the area outlined in section 19.19-B.020.
3. The project may exceed the maximum size, placement, and density of the Zoning District in which it is located, provided that all other requirements of this Chapter are met, and that no addition to an existing structure exceeds these maximums.
4. A new loading zone shall not be required if one is not already provided on the existing site.
5. A Development Permit, approved by the Mayor and City Council, shall be required to convert a commercial or office building to residential units.

6. This chapter applies to commercial and office developments in the Commercial Office (CO) Zone within the District.
7. Conversion of commercial and office buildings to residential uses must meet all required life and safety standards as required by the Building Official and San Bernardino County Consolidated Fire District.
8. A structure may be modernized for aesthetic integrity where determined to be necessary, or preserved to maintain cultural and historic identity as determined by the Community Development Director.
9. In addition to all other submittal requirements, the applicant shall provide evidence of the economic viability of the project which shall include a pro-forma analysis.

19.19-B.040 DEVELOPMENT STANDARDS

The following development standards shall apply:

1. **UNIT SIZE**

Residential units must be maintained at a minimum of 500 square feet per unit.

2. **LAUNDRY FACILITIES**

On-site laundry facilities shall be provided. This can be accomplished by providing common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code, or each unit can be plumbed and wired for a washing machine and dryer.

3. **OPEN SPACE**

Indoor or outdoor passive or active recreational open space must equal a minimum of 10% of the total square footage of the building size. The open space may be established as private space for the individual tenants, or can be incorporated as a common area or shared space.

4. **PARKING**

- A. One (1) parking space per residential unit, plus one (1) guest parking space per every five (5) units.
- B. Tandem parking may be used to meet the minimum parking standards.
- C. If a mixed-use commercial/office and residential reuse is proposed, parking for the commercial or office component must be maintained at a minimum of one parking space per 1,000 square feet.

5. MINOR ADJUSTMENTS

Minor adjustments from the standards contained in the City of San Bernardino Development Code shall be granted only when, because of special circumstances applicable to the property, the strict application of the Development Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use and zoning districts, as determined by the Community Development Director, and only if all provisions contained within this Chapter are met.

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