

**Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning
Applications submitted after November 1, 2018.**

STATEMENT OF PURPOSE

To provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.

The purpose of this section is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The specific purposes of this section are:

- To provide a more flexible approach to design and development of infill projects.*
- To use the objectives of smart growth as the basis for evaluating proposed infill projects.*
- To encourage infill development by simplifying procedures for plan approval and public involvement.*
- To encourage planning and design flexibility and innovations.*
- To create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses.*
- To assure community compatibility through high standards of land planning, site and architectural design.*
- To encourage efficient use of land and public services.*
- To ensure adequate public facilities and other community amenities by simplifying and streamlining the approval of private development activities in areas with existing public facilities and infrastructure.*

The provisions of this section apply to a geographic portion of the city adopted by city council to compliment the Community Revitalization Action Group (CRAG) Report of the Special Projects Office of the city.

The "IDZ" implements the following policies of the master plan:

- Growth Management, Policy 1g: Continue to make physical improvements in the inner city to encourage redevelopment and infill development.*
- Economic Development, Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.*
- Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.*
- Neighborhoods, Policy 1d: Promote conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.*
- Neighborhoods, Policy 1d: Provide incentives to the private sector to promote reuse of vacant or underutilized commercial buildings for affordable housing through such mechanisms as zoning and platting processing.*

- *Neighborhoods, Policy 2b: Amend the Unified Development Code to create mixed-use districts.*
- *Neighborhoods, Policy 4a: Preserve and revitalize housing and promote targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.*
- *Urban Design, Policy 1c: Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building.*
- *Urban Design, Policy 1d: Develop criteria and procedures for infill development which will enhance the character of neighborhoods.*
- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi-family developments.*
- *Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.*
- *Urban Design, Policy 4b: Consider alternatives to existing setback, right-of-way, and other platting and zoning requirements to encourage development.*
- *Urban Design, Policy 4b: Consider rezoning underutilized areas to accommodate and promote appropriate redevelopment, while being cognizant of the surrounding areas' environment.*
- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*
- *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*

(e) **Street Construction Standards.**

- (2) **Standards Which Are Applicable.** The following provisions of the street construction standards shall apply to all infill development, including that listed above:
- A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, provided that minimum ADA standards shall be met in accordance with subsection 35-506(d)(9)C. In single-family locations see also subsection 35-506(q)(2)F.
 - B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).
- (f) **Stormwater Management.** Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:
- (1) The reuse of an existing building [where there is not an increase in impervious cover](#); or
 - (2) The development of an existing parcel or lot of less than ten thousand (10,000) square feet [ensuring that runoff from the development will not enter onto abutting properties](#).

The stormwater management standards shall apply to all other infill development not listed above. [A Storm Water Management Plan Report shall be submitted at the platting stage.](#)

