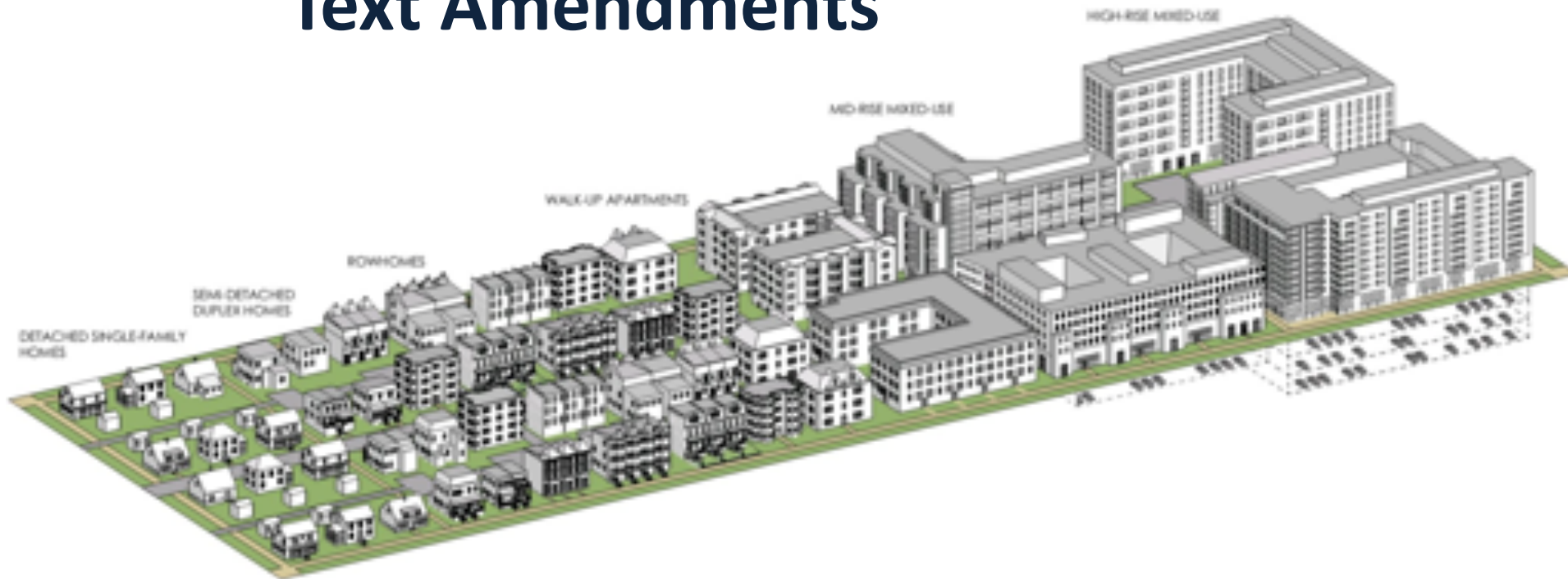


# Z.C. Case 21-05

## IZ-XL Phase #2

### Text Amendments



March 11, 2021



# Background

- **Existing Regulation:** Non-residential buildings, such as office buildings and hotels, that do not increase in size and convert to residential housing are exempt from IZ.
- **Background:** Concern at IZ adoption that a requirement for conversions would disincentivize the conversion to residential housing because many buildings are built to their maximum potential and cannot access bonus density.
- **Reason for Applicability:** Preliminary analysis indicates that changing market dynamics are minimizing the disincentives for conversions with an IZ requirement.

# Applicability

**Proposed Regulation:** Apply IZ to conversions:

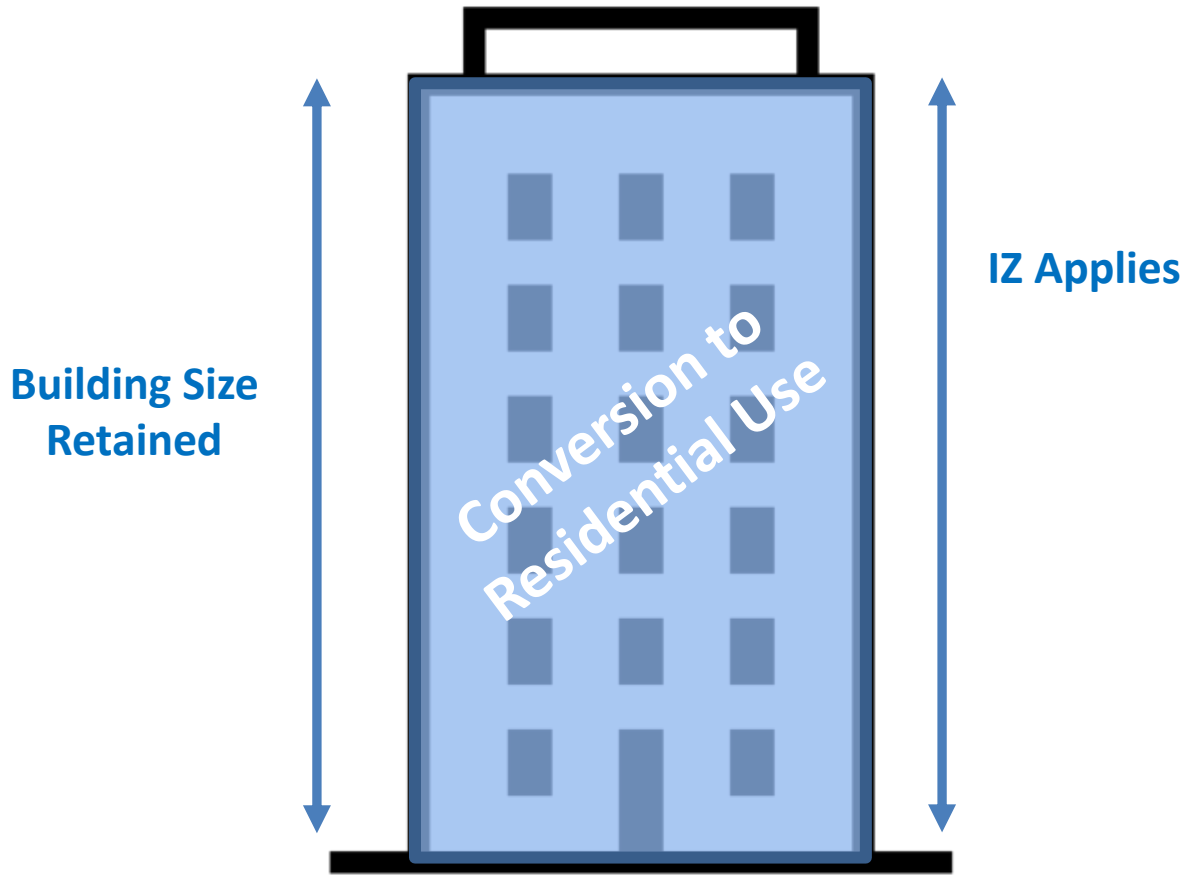
- Proposing a change in use from non-residential to residential that would result in 10 or more dwelling units; and
- Located in a zone where IZ already applies.

IZ would apply regardless of whether the size of the existing building is retained or changed.

All requirements of the IZ program would apply to a conversion.

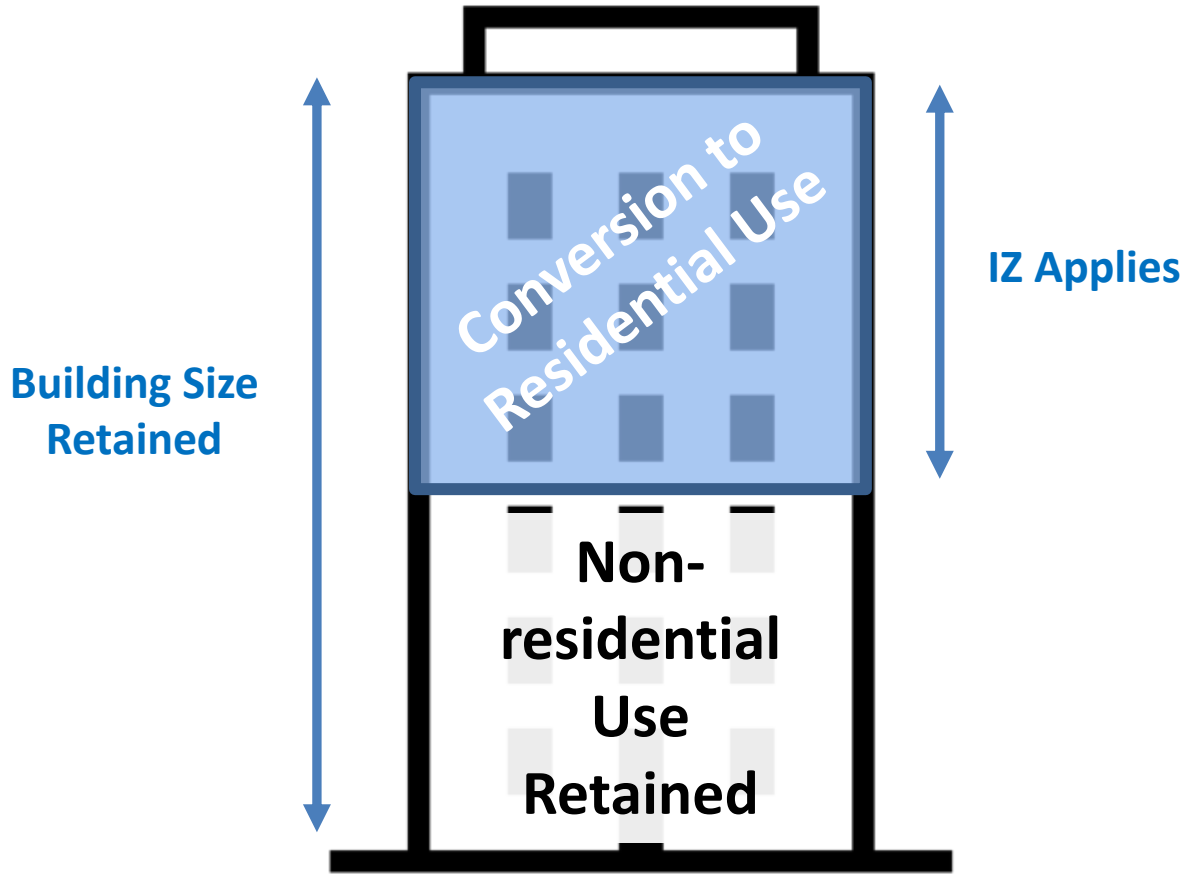
# Examples

Existing non-residential building converted to all residential housing:



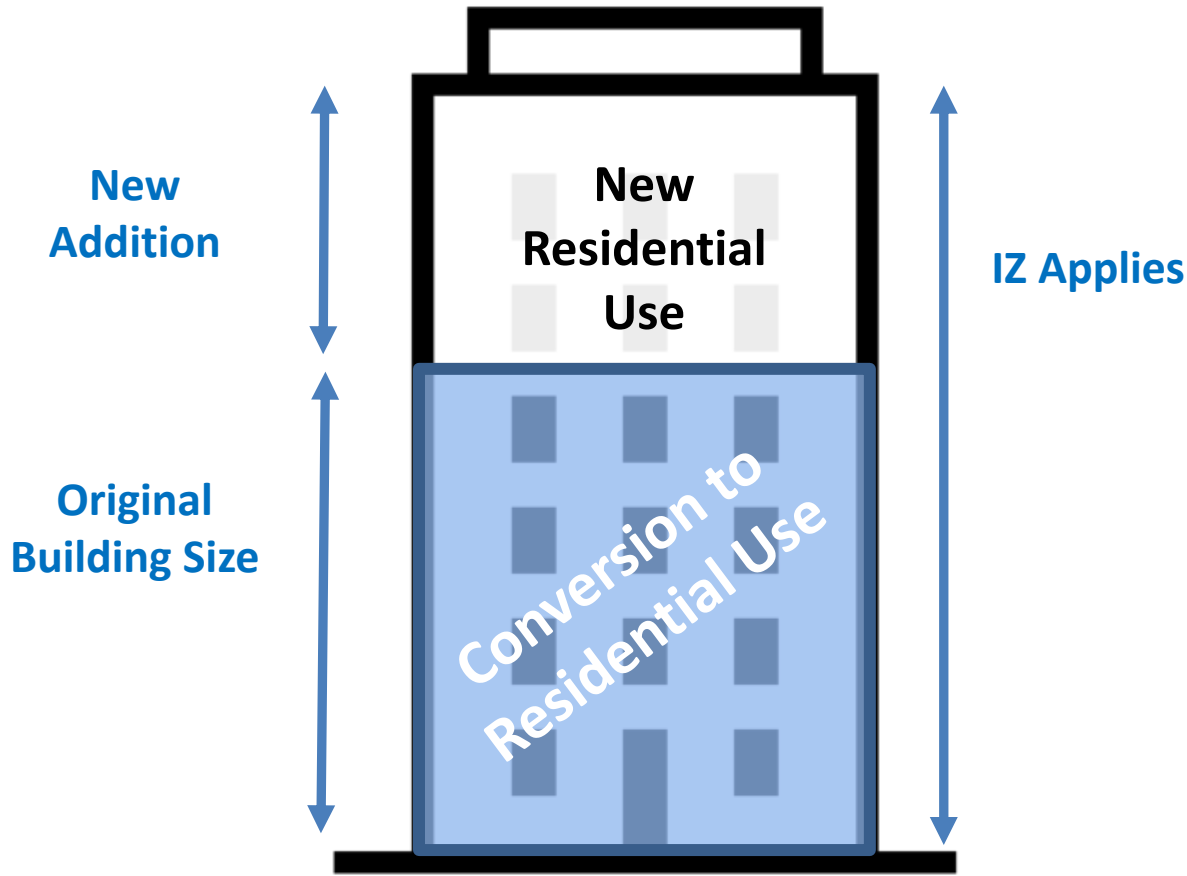
# Examples

Existing non-residential building partially converted to residential housing:



# Examples

Existing non-residential building converted to all residential housing with addition:



# Thank you!

