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H6090 A – Adaptive Reuse	<i>New Urbanist News</i> Op-Ed by Melissa Lee, May 17, 2023	<i>Adaptive Reuse Can Help Us Re-Activate Our Downtowns</i> https://nextcity.org/urbanist-news/adaptive-reuse-can-help-us-re-activate-our-downtowns	Commentary from <i>New Urbanist News</i> on the Benefits of Adaptive Reuse highlighting the rationale, common components and likely benefits of adaptive reuse ordinances. The piece also notes specific places that are prioritizing the promotion of adaptive reuse.	“When done right, adaptive reuse can save money, fuel vital city centers, discourage urban sprawl, and help retain a city’s signature character and history.”
	Chester County, PA Planning Commission	<i>Case for Encouraging Adaptive Reuse</i> https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm	Overview by the Planning Commission of Chester County, PA (suburban Philadelphia) of the multiple benefits of adaptive reuse and the multiple ways regulatorily to encourage it.	The Commission itemizes the many benefits of adaptive reuse and describes how zoning regulations can promote adaptive reuse by incentivizing economic feasibility. Exterior building design guidelines and consultation with the municipal historic commission or committee should be highly encouraged as a first step in the reuse process when buildings are located in historic areas. A municipality’s reuse incentives can go beyond regulations and involve providing staff support, supplying information and data, and serving as a liaison with community groups.
	Loudoun County Virginia website	<i>Adaptive Reuse Team</i> https://www.loudoun.gov/4032/Adaptive-Reuse	Website describes how Loudoun County Virginia, operates an “Adaptive Reuse Team” within its county government structure to encourage the practice of adaptative reuse.	This kind of team approach to facilitate complicated redevelopment projects can serve as a model for any RI municipality serious about promoting adaptive reuse.
	City of Pittsburgh, PA (2022)	<i>Pittsburgh Zoning Ordinance, Chapter 908</i> https://apps.pittsburghpa.gov/redtail/images/17423_Sidewalk_Cafe_Amendment_Text_03-08-2022.pdf	Section of the City of Pittsburgh, PA’s zoning ordinance regarding adaptive reuse specific to certain districts.	Several of Pittsburgh’s zoning sub-districts permit multi-unit residential by right. One of the stated objectives of the City’s “Uptown Public Realm District” (Pittsburgh’s first EcoInnovation District) is to “encourage sustainable development through adaptive reuse of existing buildings to maintain the district’s built heritage.” Another stated objective for this neighborhood is to provide Affordable Housing.
	<i>Urbanize Los Angeles</i> , May 24, 2023	<i>Planning Department Unveils Draft Citywide Adaptive Reuse Ordinance</i> https://la.urbanize.city/post/planning-department-unveils-draft-citywide-adaptive-reuse-ordinance	Article describing the city of Los Angeles, CA’s draft Citywide Adaptive Reuse Ordinance, including success achieved to date and goals for future housing development through expansion of adaptive reuse.	Previously, only buildings in certain neighborhoods that were completed before July 1, 1974 were eligible for conversion through the city’s program. The ordinance now under consideration by Planning officials would expand eligibility to include: <ul style="list-style-type: none"> - all buildings citywide which are at least 15 years old

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				<ul style="list-style-type: none"> - buildings between five and 15 years old with the approval of a conditional use permit by the Zoning Administrator; and - any parking garage that is at least five years old. <p>The proposed regulations for the draft citywide ordinance would retain the provisions of the existing ordinance which offer additional flexibility for the conversion of existing historic structures, including exemptions from parking requirements and limits on residential density.</p>
	City of Salt Lake Planning Department website, 2023	https://www.slc.gov/planning/2023/04/17/openhouse-00155/	Website with link to proposed Adaptive Reuse Ordinance for Salt Lake City, Utah. Salt Lake City Mayor Erin Mendenhall recently initiated a petition for a "text amendment" that would make changes to the City's zoning ordinance to support adaptive reuse and preservation of existing buildings. The stated goal of this proposed amendment is to remove zoning barriers that prevent the reuse of buildings and look at possible zoning incentives to encourage a building to be reused rather than demolished.	The proposed text amendment would create a new section in the Zoning Ordinance, 21A.52.060 Incentives for Preservation of Existing Buildings. The preservation of existing buildings incentives is proposed to have two sections. The first section, Adaptive Reuse for Additional Uses in Eligible Buildings, allows for additional uses in Landmark Sites, buildings individually listed on the National Register of Historic Places, schools, hospitals, and places of worship. The second section, Incentives for Development that Preserves an Existing Building, offers zoning incentives for existing buildings, such as additional height, reduced parking, and administrative approval process for a development that retains an existing building.
	New Britain, CT, 2014	New Britain, CT – <i>Adaptive Reuse Ordinance</i> https://library.municode.com/ct/new_britain/codes/zoning_ordinances?nodeId=ZOORNEBRCO_S175ARDIADRENEDUNILINBU.A10-19-14IT32840-3	New Britain, Connecticut Adaptive Reuse Ordinance Section 175 - ARUD DISTRICT (Adaptive Reuse of Non-Used or Under-Utilized Industrial Buildings). [Approved 10-19-14, Item #32840-3] (Note that RI is requiring adaptive reuse as a permitted use)	The purpose of the adaptive reuse provisions of these regulations is to foster the renovation and reuse of structures which have historic, architectural, economic or other value to the City of New Britain and are vacant or at risk of becoming vacant or at risk of becoming under-utilized, vacant or demolished; to establish reasonable standards of performance for existing and new buildings within the District; and to encourage adaptive reuse development of appropriate buildings and lands within the City of New Britain as a conditional use.
	Town of Pepperell MA, 2022	Town of Pepperell, MA, <i>Adaptive Reuse "By Law"</i>	Thorough and well-crafted adaptive reuse zoning ordinance, however it is targeted to a more limited range of building types than the new RI	The ordinance provides regulatory flexibility and intensification of use in the historic buildings to which it applies "so as to incentivize adaptive reuse and prevent

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		https://town.pepperell.ma.us/DocumentCenter/View/7089/Adaptive-Reuse-Bylaw-as-approved-at-TM-with-Amendment---waiting-for-AG	<p>requirements. Note for example the following excerpt from the ordinance:</p> <p>“Allow for the reuse of unused or underused municipal buildings, community-type buildings such as houses of worship or benevolent or fraternal society lodges and their affiliated structures in a way that promotes public health, safety and welfare and is in keeping with the adjacent character of the neighborhood.”</p>	<p>disinvestment or deterioration of buildings that have become obsolete for their original purposes.”</p>
	<p>National Trust for Historic Preservation Report, 2017</p>	<p><i>Untapped Potential: Strategies for Revitalization and Reuse</i>, Green Lab, ULI https://ohp.parks.ca.gov/pages/1054/files/Untapped%20Potential%20Green%20Lab%20ULL.pdf</p>	<p>This report reflects the lessons learned from a multiyear partnership between the National Trust for Historic Preservation and the Urban Land Institute. Based upon city-specific engagements in Baltimore, Chicago, Detroit, Los Angeles, and Philadelphia, this report summarizes the technical, market, financial, and regulatory barriers to building reuse, and offers best practices for policymakers, developers, and community advocates interested in building reuse as a tool to create healthy, equitable, and resilient communities. It includes a model adaptive reuse ordinance.</p>	<p>Key takeaways include the following (taken from the executive summary):</p> <ul style="list-style-type: none"> - A consistent set of barriers hinders building reuse. While market conditions, regulations, and development patterns are unique in every city, this study revealed a common set of challenges that block the reuse of older buildings. The most frequently cited barriers include outdated or inflexible zoning and building codes, the presence of one-size-fits-all parking requirements, and a lack of adequate financing opportunities for new or small developers. - There is a need to map and inventory built assets. In many places, fragmented, incomplete, and difficult-to-access information about the stock of older buildings limits the impact of reuse efforts. Mapping tools and spatial analysis should be used to develop and target incentive programs to have the most impact in neighborhoods with older resources. - Comprehensive programs are the most powerful. An adaptive reuse ordinance, such as the Los Angeles ordinance adopted in 1999, demonstrates the power of packaging regulatory relief, flexibility, and technical assistance to unlock the potential of vacant urban spaces. Recognizing the transformative power of this

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				comprehensive approach, this report provides a model adaptive reuse ordinance that can be customized and adopted in any city.