



INFILL INCENTIVE TOOLKIT

flexible standards & reduced cost of development

- benefits residential
- benefits commercial
- reduces costs

For more information, please contact the Department of Community Development at (928) 373-5000 for more information.

01 REDUCED SETBACKS

To match existing established development patterns in the IO, reductions in the required setbacks for front yard, side yard, and rear yard setbacks will be allowed on a case-by-case basis. Reducing setbacks not only allows new development to fit seamlessly in existing neighborhoods, it also increases the buildable area of the site.

02 INCREASED LOT COVERAGE

The current lot coverage standards identified in residential zoning districts range between 35% and 50%. Many parcels within the IO do not meet minimum lot size requirements, which limits the redevelopment and buildable area. For residential lots in the IO, lot coverage may be increased by 15 percentage points.

03 ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) offer a variety of benefits, including providing affordable housing, allowing homeowners a source of extra income, increasing density, and improving property values. ADUs are limited in size and the owner of the property must reside on-site.

04 REDUCED LANDSCAPING

On a case-by-case basis, for existing buildings, the landscape regulations will be reduced. The focus for required landscape will continue to be on trees, particularly street trees, which provide shade, visual enclosure to the street, increased property values, and a host of environmental benefits.

05 REDUCED PARKING

Certain reductions to the required parking standards are allowed for developments in the IO. The reductions strive to provide adequate parking while limiting excessive, unnecessary parking spaces, which serves to reduce the cost of development and to increase the walkability of the neighborhoods.

06 ALTERNATIVE ALLEYWAY PAVING

For commercial and multi-family developments, a common financial barrier is the requirement to pave the alleyway for access. As an alternative, recycled asphalt millings treated with a surface coat can be used to pave the alleyways at a fraction of the price, while still mitigating dust issues in the urban environment.

07 NO-BUILD EASEMENTS

No-build easements are an alternative to right-of-way dedication requests made during the planning phase of a project. As opposed to dedicating land to the City for future use as a street, no-build easements allow the ownership of the land to remain private while preventing permanent structures within the easement.

08 INTERNATIONAL EXISTING BUILDING CODE

The International Existing Building Code (IEBC) allows flexibility of building code requirements for some existing and historic properties. When repairing or altering an existing building, use of this code allows compliance with minimum safety requirements to be achieved without compromising the building.

09 FIRE CODE FLEXIBILITY

In some circumstances within the IO, equivalencies, alternatives and/or modifications to the City of Yuma Fire code may be considered. Requests submitted to the Fire Department in accordance with National Fire Protection Association guidelines (NFPA 1 2012 § 1.4) will be considered based on use, hazard, size, and proposed site improvements.

10 UTILITY FEE WAIVERS

Fees are assessed on both commercial and residential properties for utility connections for new and/or existing services depending on the proposed use and previous development on a property. Partial waivers of these fees may be available for properties in the IO.

11 DEVELOPMENT FEE CREDITS

Development fees are paid by new developments to offset the costs associated with providing necessary public facilities or services to support that development. Recommendations have been made to increase waivers and provide funds to defray costs for properties in the IO.

12 REDUCED PERMIT & REVIEW FEES

Fees for building permits, plan review, and land use applications are by the Department of Community Development. For properties in the infill area, plan review fees will be reduced and land use application fees will be given a 50% reduction.

13 LEASE EXCISE TAX

The Government Property Lease Excise Tax (GPLET) was established by Arizona statute as a redevelopment tool to initiate development by reducing a project's operating costs by replacing the property tax with an excise tax. The tax can be abated for the first 8 years if the property is located within a CBD and a Redevelopment Area.