

CURE

§ 25-2-163 CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT PURPOSE.

(A) The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area.

(B) A CURE combining district may be used:

- (1) for sustainable redevelopment of homes, multifamily housing, and small businesses;
- (2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood;
- (3) to improve the natural environment; and
- (4) to encourage high quality development with architectural design and proportion compatible with the neighborhood.

Source: Section 13-2-180; Ord. 990225-70; Ord. 031211-11.

§ 25-2-311 CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT APPLICABILITY.

(A) A central urban redevelopment (CURE) combining district may be applied only to a property located in the central urban area shown on the map adopted by Ordinance No. 001130-110, which is on file with the Neighborhood Planning and Zoning Department. The director of the Neighborhood Planning and Zoning Department shall resolve uncertainty regarding the boundary of the combining district.

(B) A CURE combining district may be applied only to property that:

- (1) has existing development that is at least 10 years old; or
- (2) is vacant.

(C) A CURE combining district may be combined with any base district.

Source: Section 13-2-180; Ord. 990225-70; Ord. 001130-110; Ord. 010329-18; Ord. 031211-11.

§ 25-2-312 CURE COMBINING DISTRICT REGULATIONS.

(A) A regulation established by a CURE combining district may modify:

- (1) permitted or conditional uses authorized in the base district;
- (2) except for Subchapter C, Article 10 (Compatibility Standards), the site development regulations applicable in the base district; or

(3) off-street parking or loading regulations, sign regulations, or landscaping or screening regulations applicable in the base district.

(B) A modification to the base district regulations must be identified in the ordinance zoning or rezoning property as a CURE combining district.

Source: Sections 13-2-181 and 13-2-182; Ord. 990225-70; Ord. 030306-48A; Ord. 031211-11.

§ 25-6-593 PROVISIONS FOR PROPERTY IN THE CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT AREA.

(A) This section applies to property in the central urban redevelopment (CURE) area that is not in the central business district (CBD) or in a downtown mixed use (DMU) zoning district. The official map of the CURE combining district area as adopted by Ordinance No. 001130-110 is on file with the director.

(B) A person must provide at least 50 percent of the parking spaces required by Appendix A (Tables Of Off-Street Parking And Loading Requirements) for a use occupying a historic landmark or located in a historic district.

(C) A person must provide at least 80 percent of the parking spaces required by Appendix A (Tables Of Off-Street Parking And Loading Requirements) for residential, civic, or commercial use.

Source: Section 13-5-106(d); Ord. 990225-70; Ord. 001130-110; Ord. 031211-11; Ord. 041202-16.

