

SAVE YOUR *.town*



*Altus, OK
Photo by Becky McCray*

Filling Empty Buildings

Empty buildings are reminders of loss

Trinity Simons Wagner
Mayors' Institute on City Design

*Leon, Iowa
Photo by Deb Brown*

Finding the money

Common funding sources

USDA RD

AARP

Utilities

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*Cosmos, MN
Photo by Becky McCray*

Special Local Funding

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Photo by Becky McCray



**PROJECT WAYNOKA
FOUNDATION
RESTORATION
IN PROGRESS**



Before



Photos by Becky McCray

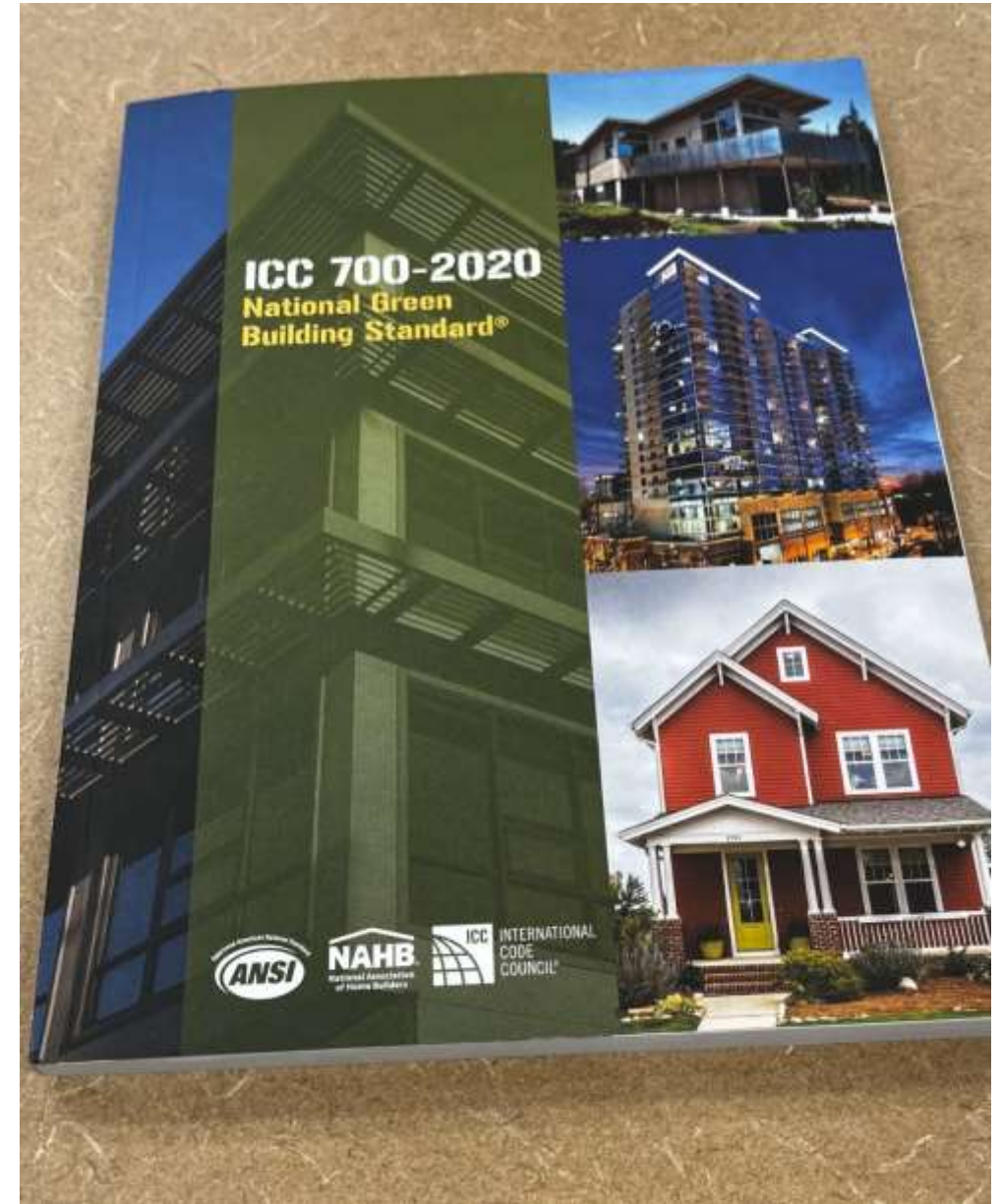
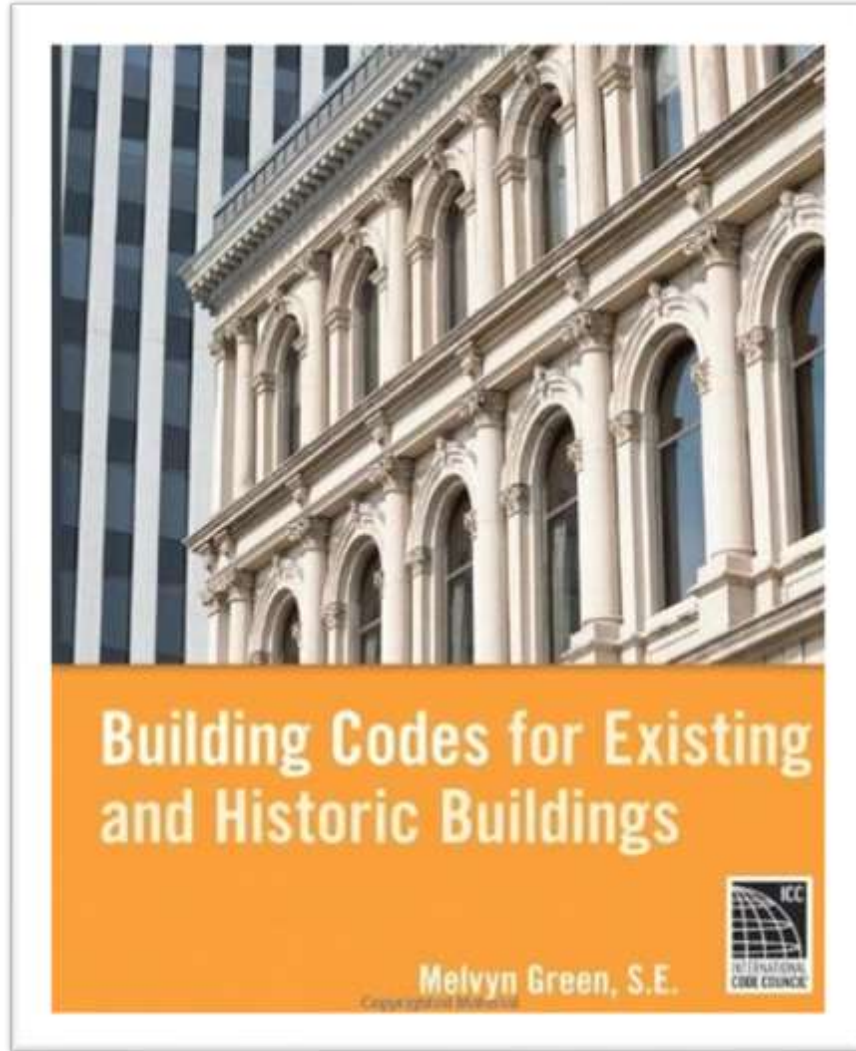
After



**Cost of code compliance
Or expensive remodeling
needs**

Adopt re-use codes

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Article 2 Zoning Bill of Rights

Muir, Michigan

The following principles shall apply to this Zoning Ordinance. The Zoning Board of Appeals, upon determining that a requirement of this Ordinance causes the violation of one of these principles when applied to a particular property, shall grant a variance from that Ordinance requirement. This section shall only be amended by unanimous vote of the Village Council, during the amendment process described in Section 14.07.

- (A) All lots existing at the time of adoption of this Zoning Ordinance shall be considered conforming and buildable.
- (B) Outdoor seating for restaurants, bars, coffee shops, ice cream shops, and other businesses on private property shall be permitted in all circumstances and shall not be regulated by this Zoning Ordinance.
- (C) There shall be **no minimum number of parking spaces required** on any lot within the Village.
- (D) The content and design of signage shall not be regulated by this Ordinance.
- (E) **Non-conforming structures may be repaired or improved without restriction**, provided the non-conformity is not expanded.
- (F) No lot within the Village shall be prohibited by the Ordinance from containing a dwelling unit.
- (G) **No lot within the Village shall be reserved exclusively for single family housing.**
- (H) No legal use of land shall be completely excluded from the Village by this Ordinance.
- (I) **Mixed use buildings or developments shall be permitted on all lots** throughout the Village.



Adaptive Reuse

Structural grants

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*Photo by Becky McCray
Rosalia, Washington*

Absentee owners and buildings used as storage



Listen to them

Photo via Paulding, Ohio



Photo by Deb Brown

**Find something
they care about**



Photos via Luling Texas Chamber of Commerce, FB

Cash Mob them

Clouded titles



Photo by Becky McCray

**Undivided shares
destroy value**



Photo © Google Street View

Community Progress Blog

Heirs' Property, Part I: Preventing "tangled titles" and subsequent blight in Philadelphia

Written by [Luke Telander](#) on June 28, 2016



Philadelphia Rowhomes (Credit: Ellie LoNardo)

LISC JACKSONVILLE HEIR'S PROPERTY ONLINE TOOLKIT

SCAN THE QR CODE

Visit the online LISC Jacksonville Heirs' Property Toolkit website to access the resources listed below and the full online toolkit.



www.liscjaxhptoolkit.org

Divide Buildings

The right way



Austin

Photo by Brandon Chapman

2018

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Photo by Becky McCray



2019



Photos by Sarah McKnight









Finding a usable building is a more common challenge than finding a loan

Survey of Rural Challenges
2015, 2017, 2021, 2023



*100 Mile House, BC
Photo by Maureen Pinkney*



Washington, Iowa

Back in the day



Re-opened 2008

2013



Photo by Cathy Lloyd



2023

Photo by Sarah Grunewaldt



Photo by Cathy Lloyd

One wall bookstores!

Photos by Cathy Lloyd and Walker Mercantile



*Woodward, OK
Photo by Walker Mercantile*

Test a divided building with pop-ups

Pop-up Art Event

Sayre, PA – Photo by Deb Landy

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During downtown events

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*Webster City, Iowa
Photo by Deb Brown*



Seasonal share



teton.valley.kitchen
Teton Valley Kitchen - C...

Follow

teton.valley.kitchen 🚨 NEW BUSINESS ALERT
🚨 Blaine & Francesca from In Season Breads and Spreads on the steam oven for their second People's Market tomorrow.

Driggs, Idaho

Shared kitchen

Tour your empty buildings

Tour of Empty Buildings Toolkit



*Webster City, Iowa
Photo by Becky McCray*

14 empty buildings

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Photo by Deb Brown



Then the theater closed

Photo by Deb Brown

**New Idea:
Show off the empty buildings**



Gather your crowd

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Photo by Deb Brown



Day of the tour

The Tour – Declared A Success

Small town economic development idea: The Tour of Empty Buildings

BY BECKY MCCRAY

Why Bring Attention to Empty Buildings?
Posted on April 2, 2013 by deb • 1 Comment

Does touring empty buildings lead to new businesses?

Empty buildings tour will leave your head full of great ideas!

Don't stick a fork in us yet, we're not done



Keep talking about the future

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Photo by Deb Brown



New Idea: Informal incubator

Photos by Deb Brown

What about the theater?



Make everyone a HERO



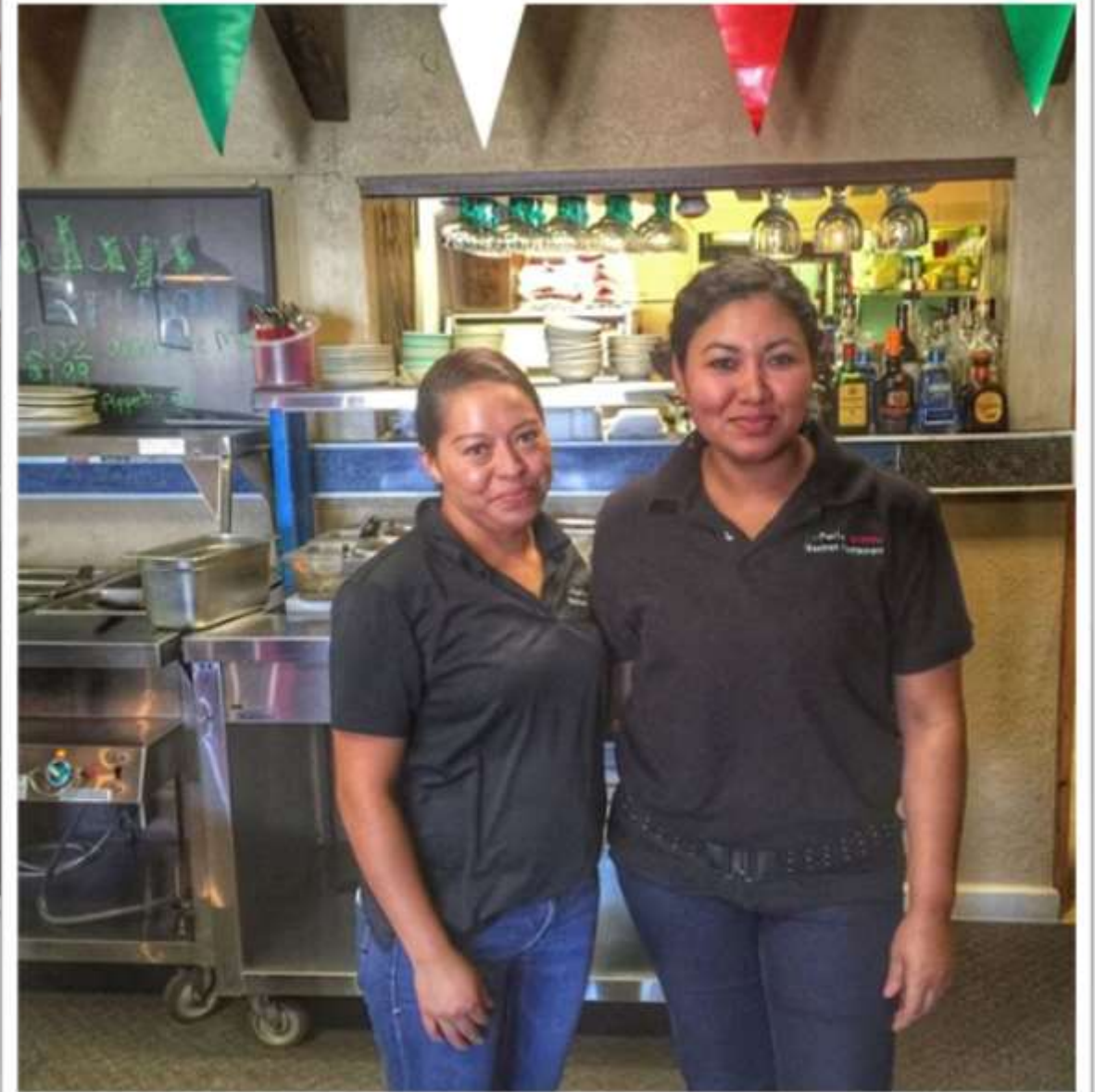
*Photo via Help Entertain
and Restore Organization*



Photo by Deb Brown



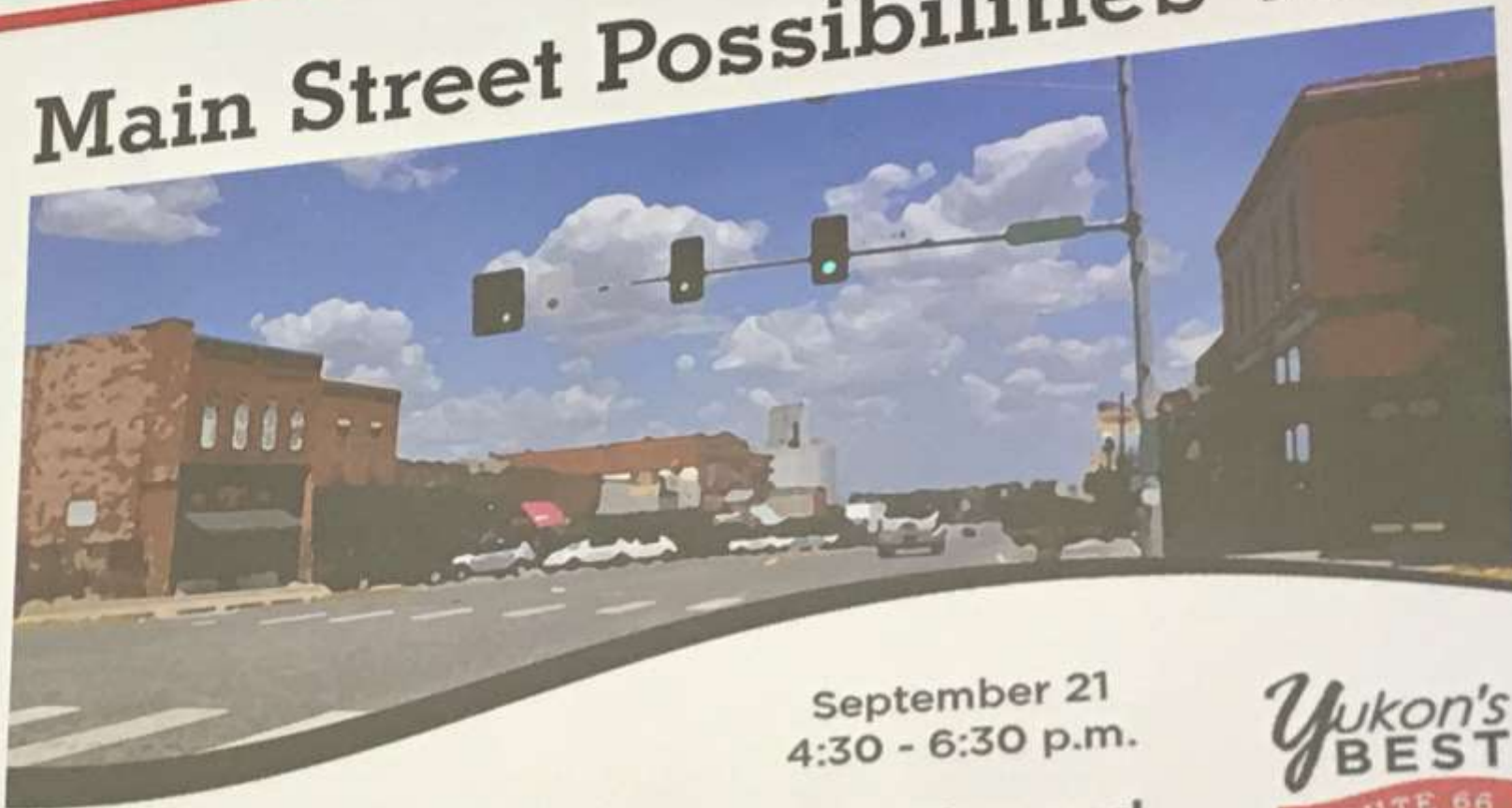
10 of the 12 filled



Photos by Deb Brown



Main Street Possibilities Tour



September 21
4:30 - 6:30 p.m.

A unique tour of available properties and
prospective entrepreneurial initiatives.



yukon66mainstreet.com | 405-350-5999 | mainstreet@yukonok.gov

**Disguise the ones
you can't fill**





Photo by Sarah McKnight



Mini museum

*Photos by Becky McCray
Caldwell, Kansas*





Elkhart, KS
Photo by Becky McCray

Business displays



Caldwell, KS
Photo by Becky McCray



Elkhart, KS
Photo by Becky McCray



Knoxville, Iowa
Photo by Joann Schissel

Cover it with art

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*Alva, OK
Photo by Becky McCray*





Hollis, OK
Photo by Betty Motley

Columbiana, Iowa
Photo via Lance Willard





Put art here

Webster City, Iowa
Photo by Deb Brown

LEON'S PIZZA
RESTAURANT



*Webster City, Iowa
Photo by Michael Hansen*



*Webster City, Iowa
Photo by Deb Brown*



Wrap it



Photos by Becky McCray

Empty lots and roofless shell buildings



Empty Lot Market

McKee, Kentucky. Photo by Greg Lakes



Before

Market Village

Photos via Forest County IDA-IDC





After

*Tionesta, PA
Photo via Forest County IDA-IDC*



Tionesta, PA
Photo via Forest County IDA-IDC

Before



Pascagoula, MS

After



*Pascagoula, MS
Photo via Anchor Square FB*

*Kuna, Idaho
Photo via Kuna Square*

KUNA SQUARE

SHOPS 1-9 OPEN TODAY FROM 4-8 PM



*Photo via The Binyard
Kingman, KS*

Hallways

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*Kendrick, Idaho
Photo by Becky McCray*

Emporia, Kansas
Photo by Becky McCray



Burned out blocks to event space

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*Webster City, Iowa
Photo by Deb Brown*



**Save facades, fill gaps
And decorate fences**



*Saint Francis, Kansas
Photo by Marci Penner*



*Saint Francis, Kansas
Photo by Marci Penner*

Fake!



Photo by Deb Brown

Fake!



Wenatchee, Washington
Photo by Becky McCray





Castle Rock, WA Photo by Nancy Chennault







*Colfax, Washington
Photo by Sarah McKnight*

www.streamofdreams.org



*Boise, Idaho
Photo by Becky McCray*

Thank y'all!



becky@saveyour.town

**Get our
newsletters**



**Take the Survey of
Rural Challenges**

