



Planning and Development Services Department

Heritage Overlay Districts

Petition PZ-09-17 TCH

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(City Legistar # 090007A)

What is a HOD?

- Overlay District
- Existing zoning regulations remain
- Additional regulations & protections
 - Exterior aesthetics & design
- Usually limited to single-family areas
- Reaction to:
 - Loss of character
 - Demolitions
 - Incompatible development

Proposed Language

- Establishes district
- Purpose, intent & objectives
- Criteria
- Procedures
- Regulated elements
- Not regulated elements

Applicant

- Must own property in district
- Agreement of other owners not required
 - Usually limited to City-initiated actions
 - More than typical public participation
 - Environmental Overlays
 - Special Area Plans

Processed as a Rezoning

- Neighborhood workshops
- Public Notice
- Public Hearings
 - Plan Board and City Commission
- Application Fees
 - Currently \$2,790 outside enterprise zones
 - Currently \$1,395 within enterprise zones

Justification Study

- Design standards analysis
- Based on data and analysis
- Required of all overlays
- Documents conditions
- Provided by applicant
- Staff is preparing guides to help

CPB & CC Decisions

- May consider other data & analysis presented
- May adopt other boundaries & regulations
- Must be based on data & analysis

Necessary Findings

- The area is architecturally special/unique
- The characteristics are threatened
- The regulations protect the characteristics

More Key Points

- Evaluating Board
 - Historic Preservation Board

- Each HOD unique regulations

- HOD prevails

More Key Points

- Only applies to 1- & 2-family residences
- Limited to SF zoning districts
- Minimum of 25 parcels/HOD
 - Same as RPOD
 - 2 or 3 blocks

Plan Board Recommendation

- Approve Petition PZ-09-17 TCH
 - Add vegetation, fences and building color to list of elements that may be regulated

Alternative Recommendation A

- Application shall include some level of written agreement from other property owners

Alternate Recommendation B

- Add fences to list
- Only regulate the height & style of fences located between the main bldg & the street