Planning and Development Services Department

Heritage Overlay Districts

1ˢᵗ Reading of Ordinance

Petition PZ-09-17 TCH

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March 18, 2010

(City Legistar No. 090007)

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

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

- Plan Board voted 5-1 to recommend approval
- City Commission voted 7-0 to approve the petition with amendments
    - Agreement of majority of homesteaded owners
    - Board of district residents
    - Remove color & plants from list of potentially regulated elements

Applicant

- Must own property in district

- Agreement of majority of homesteaded owners

- Neighborhood workshop
- Public Notice
- Public Hearings
  - Plan Board and City Commission
- Application Fees
  - Currently $2,929.50 outside enterprise zones
  - Currently $1,464.75 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
- NPP now covers these studies

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

- Evaluating Board
  - New Board of district residents

- 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
- City Commission may repeal a district

- Approve 1st Reading of Ordinance