

## **Article 3.4      Heritage District Overlay Zoning District**

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### **Sections**

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### **3.401    Purposes**

The purposes of the Heritage District Overlay Zoning District are to:

- A.      Provide for the adoption of Heritage District Design Guidelines for residential and nonresidential development in the Heritage District Overlay Zoning District.
- B.      Protect the historic character of the downtown area and promote continuity of that character in new development.
- C.      Strengthen pedestrian environment of the downtown area.
- D.      Create a compact and diverse downtown.
- E.      Establish high quality architecture in new development and redevelopment.
- F.      Create a distinct downtown landscape character.
- G.      Create coherent and consistent street spaces.
- H.      Insure that downtown off-street parking enhances the historic character of the area.
- I.      Provide unique development standards and requirements for development in a village, urban, work/live lifestyle.
- J.      Encourage redevelopment and reinvestment.

### **3.402    Applicability**

Base zoning district regulations shall apply except to the extent modified by an overlay district. The Official Zoning Map shall identify the boundaries of the Heritage District Overlay Zoning District. The Heritage District Overlay Zoning District boundary is the entire Heritage District area.

The provisions of this Article shall apply to new projects located wholly or partially within the Heritage District Overlay Zoning District.

### 3.403 Development within the Heritage District Overlay District

- A. The Redevelopment Commission, Planning Commission and Design Review Board shall recommend adoption of Heritage District Design Guidelines to the Town Council. The Town Council may adopt Heritage District Design Guidelines.
- B. All development within the Heritage District Overlay Zoning District shall be consistent with the Heritage District Design Guidelines.
- C. Uses and development of land within the Heritage District Overlay District shall conform to the base zoning district regulations and other requirements of the Land Development Code, except as modified by the provision set forth in this Article or by another applicable overlay district.

### 3.404 Land Use and Development Regulations

Table 3.404A: Lot Development Regulations – Single Family Residential Districts sets forth the Development Regulations for Single Family Residential Districts within the Heritage District Overlay Zoning District, which are in addition to the regulations set forth in Article 2.1: Single Family Residential Districts and Division 4: General Regulations.

<b>Table 3.404A: Lot Development Regulations – Single Family Residential Districts (See Table 2.105 for Non-Residential Uses)</b>				
<b>Standards</b>	<b>SF-7</b>	<b>SF-6</b>	<b>SF-D</b>	<b>SF-A</b>
Minimum Lot Area (sq.ft. per d.u.)	6,000	3,000	3,000	2,000
Maximum Height (ft.)/Stories	36	36	36	36
Minimum Building Setbacks (ft.)				
Front	10	10	10	10
Side	5 and 5	3 and 5	0 or 5	0
Rear	10	10	10	10
Rear (Alley)	3	3	3	3
Maximum Lot Coverage (%)				
One Story	65	65	65	65
Two/Three Story	55	55	55	55
Street Frontage Landscaping	See Article 4.3 Landscape Regulations			
Off-Street Parking and Loading	See Article 4.2 Off-Street Parking and Loading Regulations			
Exterior Lighting Standards for common open space areas and non-residential uses	See Section 4.103 Lighting Standards			

Table 3.404B: Site Development Regulations – Multi-Family Residential Districts sets forth the Development Regulations for Multi-Family Residential Districts within the Heritage District Overlay Zoning District, which are in addition to the regulations set forth in Section 2.205: Additional Use Regulations and Division 4: General Regulations. Letter designations in the Additional Regulations column refer to regulations that follow Table 3.404B: Site Development Regulations.

**Table 3.404B: Site Development Regulations – Multi-Family Residential Districts**

<b>Standards</b>	<b>MF-L</b>	<b>MF-M</b>	<b>Additional Regulations</b>
Minimum Parcel Area (sq. ft.)	Comply with density per the General Plan Residential >8-14 DU/Acre	Comply with density per the General Plan Residential >14-25 DU/Acre	
Maximum Height (ft.)	36	40	
Building Step-back	10' at 3 <sup>rd</sup> floor	10' at 3 <sup>rd</sup> floor	(A)
Minimum Perimeter Building Setbacks for All Setbacks (ft.)			
<i>Adjacent to Single Family Zoning District</i>	15	15	
<i>Adjacent to Multi-Family or Non-Residential Zoning District</i>	10	10	
Minimum Perimeter Landscape Area for all Setbacks (Depth in ft.)			
<i>Adjacent to Single Family Zoning District</i>	15	15	
<i>Adjacent to Multi-Family or Non-Residential</i>	10	10	
Separation between Buildings (ft.)	Default to Building Code	Default to Building Code	
Building Setback to Parking	See Section 4.203N: Separation from Buildings		
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations		
Private Open Space (sq. ft.)	60	60	(B)
Common Open Space (minimum)	40% of net site	40% of net site	(C)
Common Open Space	1 tree/unit	1 tree/unit	(C)
Landscaping (Perimeter & Public Street Frontages)	1 tree/20 linear ft.	1 tree/20 linear ft.	(D)
Exterior Lighting Standards	See Section 4.103: Lighting Standards		

**A. Building Step-back.**

1. A building step-back of 10 feet at the third floor for 50% of the linear façade is required whenever development contains a side or rear yard that abuts property designated as Single Family Residential Zoning District. The 10' step back may be reduced to 6' only when a minimum of a 4' projection from the building façade is

used in combination to provide architectural interest and a change in building massing.

2. Architectural Features such as roof overhangs, balconies, canopies or shade structures may encroach into the building step-back at the third floor.
- B. ***Private Open Space.*** Each unit shall contain an exterior private open space. No dimension of private open space shall be less than 6 feet. Private open space shall be covered and screened by a wall of 4 feet in height. Ground floor private open space may be screened by a wall no less than 3 feet, but no more than 8 feet in height. Private open space may be counted towards the common open space requirement.
- C. ***Common Open Space Amenities.*** Common open space shall contain a range of active and passive amenities appropriate to the size of the development.
- D. ***Street Frontage Landscape.*** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs and lighting.
1. ***Arterial Streets.*** A landscape area adjacent and parallel to the street with a minimum width of 25 feet is required.
  2. ***Arterial/Arterial Intersection.*** A minimum 50 foot wide landscape area shall be established and maintained along the street frontage within a distance of 250 feet of the arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage within the 50 foot wide landscaped area established above is permitted if no other access is available.