

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

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### **Sections:**

- 3.401 Purposes
- 3.402 Applicability
- 3.403 Development within the Heritage District Overlay District

### **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.

### **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 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.