

# BZAC – RECOMMENDED ZONING CODE TEXT

## **Code Format:**

**Chapter 20.02, General Provisions & Definitions**

**Chapter 20.04, Administrative Review Procedures**

**Chapter 20.06, Zoning Districts & Map**

**Chapter 20.08, Permissible Uses**

**Chapter 20.10, Supplemental Use Regulations**

**Chapter 20.12, Density & Dimensional Regulations**

**Chapter 20.14, Off-Street parking & Loading Regulations**

**Chapter 20.16, Screening & Fencing Regulations**

**Chapter 20.18, Sign Regulations**

**Chapter 20.67, Historic Designations**

**Chapter 20.22, Nonconforming Situations & Enforcement**

## **Policy Considerations:**

- ❖ **Streamline process to allow ease of review & approvals at an administrative level & Historic Landmark Commission**
- ❖ **Define role of Historic Landmark Commission & Subcommittees to execute program**
- ❖ **Add incentives & advocacy components to support & promote the program**
- ❖ **Encourage public-private collaboration & initiatives to enhance program financing**
- ❖ **Evaluate model programs & integrate changes**
- ❖ **Evaluate & identify program needs**

## **Historic Preservation Program Components:**

- 1 Title 2 (Administration)**
  - Creation, membership & duties of the Historic Landmark Commission
  - Designation and duties of the Historic Preservation Office
  
- 2 Title 3 (Finance)**
  - Tax Abatement Program for improvements to historic properties
  
- 3 Title 20 (Zoning)**
  - Designation of historic properties, application processing & approval requirements

## **TITLE 2, Recommended Changes:**

- Add designation of Historic Landmark Commission to execute administration of Historic Preservation Program**
- Modify the composition of the Historic Landmark Commission to include professionals with expertise in historic preservation & residents of historic districts**
- Define the duties of the Historic Landmark Commission, revise the meeting schedule & timeline for processing of cases**
- Identify the general functions of the Historic Preservation Office & the duties of the Historic Preservation Officer**

## **TITLE 3, Recommended Changes:**

- Creates tax incentive program for rehabilitation of historic properties**
- Defines eligible properties & types of rehabilitation work**
- Sets a schedule for tax relief for a specified period of years based on the value of approved improvements to historic properties**
- Describes the application, certification & verification process**

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<b>Value of Improvements</b>	<b>No Increase to Base Year Assessed Value</b>
Equal to 50% or more of Assessed Value Prior to Preservation Improvements	10 years
Between 40-49.99% of Assessed Value Prior to Preservation Improvements	8 years
Between 30-39.99% of Assessed Value Prior to Preservation Improvements	6 years
Between 20-29.99% of Assessed Value Prior to Preservation Improvements	4 years

## **TITLE 20, Recommended Changes:**

- Definitions updated & revised**
- Designations & National Register participation updated**
- Modified process for alterations, changes, demolition & administrative review**
- Adds section on enforcement procedures**
- Redefines requirements for Prevention of Demolition by Neglect**
- References the new Tax Incentive Program for improvements to historic properties**
- Adds language on Historic Landmark Recognition**

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## MAY 2<sup>ND</sup> TEXT PRESENTATION

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