

## **(j) OV-HP: Historic Preservation Overlay District**

### **(1) Purpose**

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

### **(2) Applicability**

- a.** In addition to base zoning district standards, the standards and requirements in this section apply to development located within the OV-HP District, which includes:
  - 1.** Historic sub-districts identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines;
  - 2.** Type 1 landmarks listed in Appendix A, Type 1 Landmarks;
  - 3.** Type 2 landmarks listed in Appendix B, Type 2 Landmarks; and
  - 4.** Type 3 landmarks listed in Appendix C, Type 3 Landmarks.
- b.** In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-HP District shall control.

### **(3) Historic Sub-districts**

- a.** The OV-HP District includes 16 sub-districts, which are identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines.
- b.** Each sub-district within the OV-HP district is subject to standards or design guidelines which are identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines. Standards for the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District are in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design. Design guidelines listed in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines, for all other sub-districts are incorporated into this Ordinance by reference.
- c.** The boundaries of each sub-district are identified on the official Zoning Map. They are further described in Appendices A-D.
- d.** Development in a sub-district shall comply with the corresponding standards and sub-district design guidelines identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines.

**TABLE 17-3.7(J)(3): ESTABLISHED HISTORIC SUB-DISTRICTS AND APPLICABLE STANDARDS AND DESIGN GUIDELINES**

HISTORIC SUB-DISTRICT	APPLICABLE STANDARDS AND DESIGN GUIDELINES
Cottontown/Bellevue	<i>Cottontown/Bellevue Architectural Conservation District Design Guidelines</i>
Oakwood Court	<i>Oakwood Court Architectural Conservation District</i>
Earlewood	<i>Earlewood Protection Area Design Guidelines</i>
Elmwood Park Architectural Conservation District	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Governor's Mansion Protection Area	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Granby	<i>Granby Architectural Conservation District Design Guidelines</i>
Landmark District	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Melrose Heights/Oak Lawn	<i>Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines</i>
Old Shandon/Lower Waverly	<i>Old Shandon/Lower Waverly Protection Area Design Guidelines</i>
Seminary Ridge	<i>Seminary Ridge Architectural Conservation District Design Guidelines</i>
University Hill	<i>University Hill Architectural Conservation District Design Guidelines</i>
Wales Garden	<i>Wales Garden Architectural Conservation District</i>
Waverly	<i>Waverly Protection Area Design Guidelines</i>
West Gervais Street Historic Commercial District	<i>West Gervais Street Historic Commercial District Design Guidelines</i>
West Gervais Street Protection Area	<i>West Gervais Street Protection Area Design Guidelines</i>
Whaley Street	<i>Whaley Street Protection Area Design Guidelines</i>

**(4) Landmark Intent and Development Standards**

The following standards apply to structures and sites with landmark designations.

**a. Type 1 Landmarks**

**1. Intent**

Type 1 landmarks (see Appendix A: Type 1 Landmarks) include structures or sites which strongly contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Unique, outstanding, rare, or distinctive architectural design;
- (ii) The work of an architect of national importance; or
- (iii) The site of events or homes of persons that have significantly contributed to local or national history.

**2. Development Standards**

Development of a Type 1 landmark shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design;
- (ii) Conserve the structure's original exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

**b. Type 2 Landmarks**

**1. Intent**

Type 2 landmarks (see Appendix B: Type 2 Landmarks) include structures or sites which significantly contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Unique, outstanding, or somewhat rare or distinctive architectural design;
- (ii) The work of an architect of statewide or local importance;
- (iii) A good example of a style or type of building which is becoming, or is in danger of becoming, extinct locally; or
- (iv) The site of events or homes of persons that have significantly contributed to local or national history.

**2. Development Standards**

Development of a Type 2 landmark (see Appendix B: Type 2 Landmarks) shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
- (ii) Conserve the structure's original interior and exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

**c. Type 3 Landmarks**

**1. Intent**

Type 3 landmarks (see Appendix B: Type 3 Landmarks) include structures or sites which generally contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Distinctive architectural design;
- (ii) Belonging to a family or genera of buildings recognized locally;
- (iii) An example of a style or type of building which is becoming, or is in danger of becoming, extinct locally;

- (iv) The work of an architect of statewide or local importance; or
- (v) The site of events or homes of persons that have significantly contributed to local or national history.

**2. Development Standards**

Development of a Type 3 landmark (see Appendix C: Type 3 Landmarks) shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design;
- (ii) Conserve the structure's original exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

**(5) Front Yard Setback and Minimum Off-Street Parking Standards**

**a. Front Yard Setbacks**

Notwithstanding front yard setback standards in the underlying base zoning district, the following front yard setback standards apply in the OV-HP District.

**1. Minimum Setback**

There shall be no minimum front yard setback.

**2. Maximum Setback**

The maximum front yard setback shall be within 90 percent and 110 percent of the average front yard setback for properties on the same block face.

**b. Minimum Off-Street Parking Requirements**

Minimum off-street parking requirements shall be 50 percent of the requirements established in Sec. 17-5.2(d)(1), Minimum Number of Off-Street Parking Spaces.