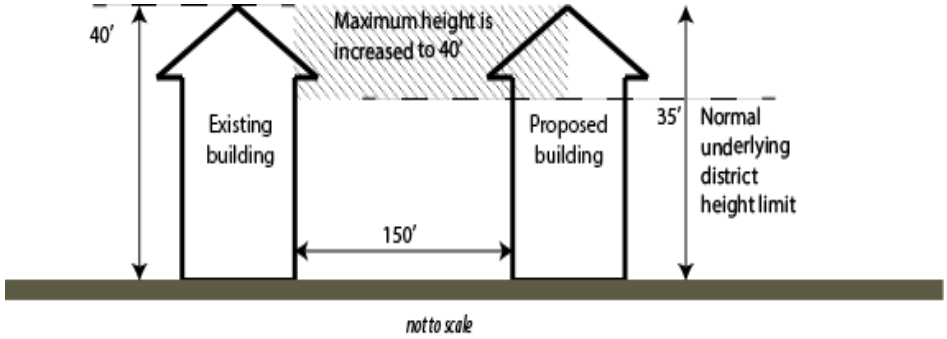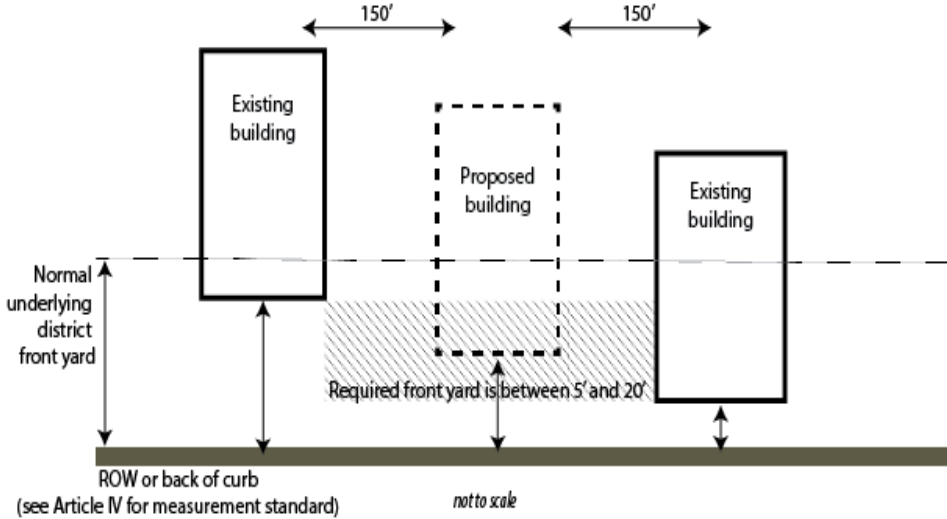# Chapter 64 Unified Development Code

Contents

Article 13 Historic District Overlay
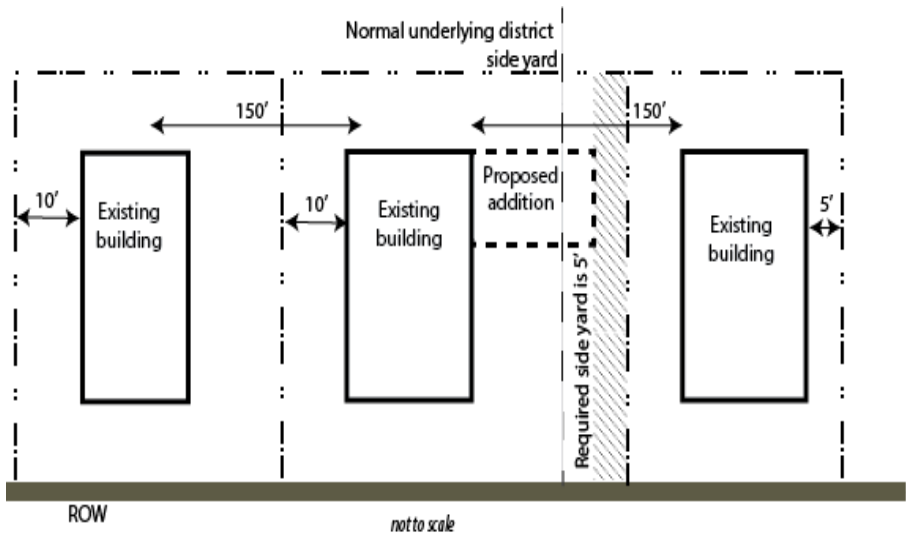
Sec. 64-14-1   Historic District Overlay

A. Applicability. The regulation and criteria set forth in this section apply only to the zoning district's dimensional standards. It does not apply to standards establishing permitted, conditional or prohibited land uses, or the development standards established in Article 4 (including trees, landscaping, parking or buffers).

B. Permitted Uses. See Article 2 (Use Table).

C. Dimensional Standards. The following dimensional standards apply to Structures located in a locally designated Historic District. If there are no existing buildings within 150 feet of the proposed development, then the dimensional standards are determined using the dimensions and placement of the buildings on the next adjoining block within the Historic District.

Table 64-14-1.1 Dimensional Standards for Historic District Overlay

Lot area (min)	See underlying zoning district
Coverage (max)	50% (except for lots zoned R-B and B-1). Where existing buildings on adjacent lots exceed this amount, the coverage requirement shall increase to the average of the adjacent lots. If one of the adjacent lots is vacant, the coverage requirement will increase to the coverage of the adjacent lot that is not vacant.
Height (max)	No higher than the highest building on the same side of the street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site (except for lots zoned B-4, ML, MH, I-1 and I-2).
Front Yard (min-max)	The Front Yard shall be no greater or lesser than the Setback of those Structures on the same side of the Street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site.

Side Yard *(min)*	• At least the Side Yards of those Structures on the same side of the Street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site. Additions to an existing Structure may align with the existing building. • For corner lots, Side Yards on side Streets may be no less than the Side Yard Setback of the other corner lots, along the same side Street, at the same intersection. If there is no Structure by which to measure, then the Setback requirements of Article 3 shall apply.
Rear Yard *(min)*	• At least the Rear Yards of those Structures on the same side of the Street within 150 feet of both sides (exclusive of right-of-way) of the proposed building. An addition to an Existing Structure may align with the existing building. • If a side or rear Setback is less than five (5) feet from the property line, gutters and downspouts shall be provided.