

Specific to Historic District

GOALS & THOUGHT PROCESS:

- The Historic District has some of the City's best examples of urbanism and should be a precedent for the entire city
- Much of the new Code is based upon permitting this type of fine-grained, diverse building to continue and be encouraged throughout the city
- To preserve and maintain all the positive aspects of the current zoning, and adjust areas that are not currently compatible
- To make small adjustments that would speed up the development process and incentivize infill development, particularly in the Beaufort Conservation Neighborhood (BCN)
- Learn and adapt ideas from Andres Duany's audit of the Charleston HRB

APPLICABLE SECTIONS BY ARTICLE:

- Article 2:
 - Maintains existing Historic District Overlay; Reestablishes specific criteria for the two sub-districts of the Historic District - The Beaufort Preservation Neighborhood and the Beaufort Conservation Neighborhood
 - Beaufort Conservation Neighborhood (essentially the Northwest Quadrant) – HRB review applies to existing contributing structures in that district
 - Non-contributing structures could be demolished at the staff level
 - New construction of single-family detached houses could be approved at the staff level - this provision is intended to be permitted given the new building design & infill standards in Article 4
 - Creates T4-Historic Neighborhood district (T4-HN), a residential zoning district to replace TBR & GR zones in Historic District - this allows special standards that are just for the HD and prevents some development (eg. large-format high density apartments) that are currently permitted in GR but not compatible with the Historic District
 - Added specific standards to some zoning districts (eg. T5-UC) for areas that are in or front historic district (eg. north side of Boundary Street)
 - New zoning districts, particularly T4 and Retail Frontage Overlay, protect and control transition between historic residential neighborhoods and mixed-use corridors, while allowing some small amounts of neighborhood-level mixed-use (eg. corner stores) that have historically occurred in the HD to be possible

- Adds a provision to prevent subdivision of large lots (particularly waterfront lots in The Point) from being permitted done by-right – now has HRB oversight
- Redevelopment District overlay maintains standards for Bladen Street district
- Article 3:
 - Consolidated number of zoning districts in the HD to have more consistent standards throughout the District
- Article 4: significant changes to reinforce design standards especially for new construction
 - Building Design standards taken from existing Preservation Manual and Supplement
 - Building Types – added to integrate well into historic neighborhoods where appropriate
 - Infill Standards and Integrities added per HBF suggestion
- Article 5: fine-tuned landscaping and parking standards to make them context sensitive for the HD
- Article 6: Maintained HD sign standards, and adapted other signage to be more compatible with HD signs
- Articles 7 & 8: adapted standards along the transect zones so that they are more context-sensitive
- Articles 9 & 10:
 - Modified purview of HRB – see comments from Article 2
 - Clarified Public Hearing/Notification requirements and Introduced a special provision for demolishing buildings on the 1997 Historic Sites Survey that lie outside the Historic District
 - Expanded board terms to 3 years

ADDITIONAL REFERENCES:

- Civic Master Plan Chapters 1, 3 & 6.2
- Oregon Infill Standards
- National Park Service – 7 Aspects of Integrity when assessing a property to be listed in the National Register of Historic Place