

## **Article 24: Historic Conservation Overlay District (HC-O)**

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### **SECTION 24-1 INTENT**

**24-101.** The HC-O, Historic Conservation Overlay District, is intended to:

- a. Encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area;
- b. Conserve and improve the value of property in and around designated landmarks and other historic properties within the community;
- c. Foster and encourage preservation, restoration, and rehabilitation of structures, areas and neighborhoods;
- d. Conserve the cultural resources, historic resources and property values within an identified neighborhood or area; and
- e. Foster civic pride in the beauty and noble accomplishments of the past as represented in the city's landmarks, historic districts, and historic resources.
- f. Complement and supplement the City's laws regarding historic preservation, set forth at Chapter 38 of the Arkansas City Municipal Code.

### **SECTION 24-2 SELECTION CRITERIA**

**24-201.** An HC-O Overlay District must be a geographically defined area that has a significant concentration, linkage or continuity of sites that are united by physical development, architecture or history. Emphasis shall be upon compact, contiguous areas. To be eligible for HC-O overlay zoning, the underlying zoning of the area must be one or more of the following: R-1, R-2, R-3, C-1, C-2, C-3, C-4 or MU; and the area must have been designated as an historic district by the City's Historic Preservation Board.

### **SECTION 24-3 USES**

**24-301.** The HC-O Overlay District does not regulate the use of land or the use of buildings or structures. The uses are controlled by the regulations of the underlying base zoning district or districts.

### **SECTION 24-4 ESTABLISHMENT OF OVERLAY DISTRICT**

**24-401.** HC-O overlay zoning is established only upon application of property owners and in accordance with the amendment procedures of Article 26, subject to the following provisions:

- a. Applications may only be initiated by petition signed by both (1) the owners of record of at least 70% of the area within the proposed HC-O district and (2) at least 70% of the number of record owners of property within the proposed district.
- b. The Planning Commission must submit written recommendations to the City Commission regarding the creation of HC-O districts.

## **SECTION 24-5 PROCEDURE**

**24-501.** Upon receipt of an application for HC-O district zoning, the following procedures apply:

- a. Unless otherwise expressly stated, the amendment procedures of Article 26 apply.
- b. Following public hearing, the Planning Commission shall make a recommendation that the HC-O district zoning be approved, approved with condition(s) or denied. The recommendation shall be accompanied by a report to the City Commission containing the following information:
  1. An explanation of how the area meets or does not meet the selection criteria contained in Section 24-2;
  2. In the case of an area found to meet the criteria in Section 24-2, a description of the general pattern of development, including streets, lots and buildings in the area;
  3. A map showing the recommended boundaries of the HC-O Overlay District.
  4. An explanation of the planning and zoning implications related to the designation of the proposed area and related to the district-specific development and design standards recommended by the Planning Commission; and
  5. District-specific development and design standards to guide redevelopment and development within the district.