

Proposed Zoning Regulations Text Amendments  
Draft #1 1-25-2022

Historic District Section 15.22

For Historic District, the purpose of the proposed amendment is to except short-term rentals, bed and breakfasts, and overnight accommodations from permitted conditional uses in the Historic District.

## Article 15: Historic Districts

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~~Deleted Text~~ Proposed Text

House Hill Street thence proceeding northwest to a point in the south line of Crume Street thence proceeding with said south line of Crume Street to its intersection with the west line of the Old Bloomfield Road southwardly to its intersection with the south side of Power House Hill Street thence with said line to a point in its intersection with the east line of Oakley Court thence following the east line of Oakley Court to a point in the existing historical district boundary line thence proceeding with said boundary line approximately 180 feet to the point of beginning.

15.21 Permitted Uses. The use, dimensional and other requirements for said zone as provided in this Zoning Ordinance shall apply.

15.22 Conditional Uses Permitted. Upon application variance may be granted from the permitted uses in any zone classification for a Landmark or for any area, individual structure or premises located within any established Historic District so as to permit any use authorized in any zone classification, with the exception that short-term rentals, bed and breakfasts, and overnight accommodations for guest stays of less than 30 days shall not be allowed under this section and must comply with the provisions of the specific zoning district for which the property is located:

15.221 Procedures for Conditional Use. The procedures for issuance of a conditional use permit shall be the same as procedure for the establishment of Historic Districts and Landmarks, as provided in Section 15.51, 15.52, 15.53 of the Ordinance except:

- (A) That recommendations of approval thereof shall be by no less than 3/5 majority of the entire membership of the Historic Review Board.
- (B) After voting, if such application is not recommended for approval by the Board, an appeal may be taken to the appropriate Board of Adjustment.
- (C) If the application is recommended for approval by the Board, then after voting by the appropriate Board of Adjustment, if approved, permit shall promptly issue; if such application is not approved by the appropriate Board of Adjustment, no further action shall be taken.

15.222 Mandatory Requirements for Conditional Use Permit. The Historic Review Board shall not recommend conditional use permit unless all of the following general conditions are met:

- (A) That the area, structure or premises are situated in its entirety within the Historic District or on the Landmark Site where the Landmark is located.
- (B) That the physical conditions are unique in that the premises or structures are of aesthetic architectural or historical significance worthy of preservation.
- (C) That the variances considered, exclusive of all other considerations, for the purposes of preservation and/or restoration.
- (D) That the applicant consents in writing to maintain and/or instigate restoration and thereafter maintain the premises consistent with the original area and/or structural design and to any other conditions as may be imposed by the Historic Review Board.
- (E) That the proposed use does not constitute an unreasonable use of the premises or unreasonably abridge the intent of the zoning regulations and will not be detrimental to any neighboring premises.