

SECTION 427. "HP" ZONE, HISTORIC PRESERVATION OVERLAY ZONE.

A. PURPOSE.

The Historic Preservation Overlay (HP) Zoning District is intended to provide an effective, fair and appropriate set of standards to preserve and protect the historic character and integrity of properties.

B. APPLICABILITY.

1. This Section applies to properties, individually or groups of properties within an area, which have been designated as historic landmarks and are considered as worthy of special consideration for preservation through the overlay zoning designation.
2. The HP zoning classification is an overlay zone that is attached to a standard zoning district. Any zoning district may be considered as the base zone. Properties zoned with the Historic Preservation Overlay Zoning District designation shall retain the uses of and are subject to the regulations of the underlying zoning. The underlying zoning, which relates to land use and density, continues to remain in effect.
3. In cases where the historic preservation regulations are in conflict with other zoning regulations, the Historic Preservation Ordinance shall take precedence in terms of design review criteria and approval process for related matters.
4. To identify a Historic Preservation District on the City's Zoning Map, "HP" shall be added to the underlying zoning designation as a hyphenated suffix.

C. USE REGULATIONS.

The Historic Preservation (HP) Overlay Zoning District is to be used in conjunction with the underlying zoning districts, thereby permitting the same uses as the underlying base zoning district with the exception that requirements related to historic preservation shall apply, including for exterior alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part of buildings and structures. Permitted, Conditional and Temporary Uses shall be allowed as per the regulations applicable to the underlying zoning.

D. HISTORIC PRESERVATION WAIVER.

Properties may be removed from the requirements associated with Historic Preservation Overlay Zoning or Historic Landmark designation, at the request of property owners, as per the procedures described in Section 310. C. Historic Preservation Waiver.

E. HISTORIC PRESERVATION OVERLAY DISTRICT CRITERIA.

1. All properties with the HP Overlay Zone designation are subject to the requirements as described in the Cottonwood Zoning Ordinance, Section 310, Historic Preservation Ordinance, except as described in this Section for exempt uses.

2. Historic Preservation Design Guidelines: Where provided, any alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part, must conform to any City of Cottonwood design guidelines that are approved for historic preservation. In addition, the City Council may approve unique Design Guidelines for a specific HP Overlay Zone.
3. Exempt Uses:
  - a. Existing Uses. Any structure or use lawfully existing at the effective date of this ordinance may continue as permitted.
  - b. Interior Remodeling. Any renovation or remodeling to the interior that does not include any exterior changes or alterations to the building shall be exempt from this Section.
4. Certificate of Appropriateness. All such work that is subject to the Historic Preservation Ordinance, including applicable properties with the HP Overlay zoning designation, shall require granting of a Certificate of Appropriateness prior to commencement of any work.

E. AMENDMENTS TO THE OVERLAY ZONE BOUNDARIES.

An expansion or decrease in the boundaries of the HP Zone may be requested. Amendments shall be subject to the same procedures for a zone change as described in Section 301 of this Ordinance.