

Section 10.4 Historic Overlay Districts

Section 10.4.2 Beaugard Town Historic Overlay

1. Purpose

To protect the harmonious and noteworthy structures within the historic Beaugard Town neighborhood from destruction, to encourage their conservation and improvement, and to ensure that new structures will be in keeping with its existing character.

2. Applicability

The provisions of this section shall apply to new constructions, additions visible from a public street, and exterior changes visible from a public street on commercial structures within the area shown on the official zoning map.

3. Building Placement

1. If a residential structure is destroyed or demolished and it did not have off-street parking, it may be rebuilt without having to meet the one space per unit parking requirement.
2. Multiple detached residential structures, which existed on a single lot of record prior to 1941, may be replaced or reconstructed.

4. Building Design

1. Building Orientation

Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

5. Site Design

1. Parking

- a. Off-street parking may not be located in the required front yard setback.
- b. Parking waivers may be granted by the Planning Commission in situations where the minimum parking requirement cannot be met due to size, shape, topographical constraints, or historical character of the neighborhood.

2. Screening

All utility areas (refuse, service areas, mechanical equipment, exposed storage areas, machinery, truck loading areas, utility buildings, and other similar structures) shall be incorporated as part of the building and shall be visually integrated with the building architecture. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using materials compatible with the building façade.