



must first be approved with a Certificate of Appropriateness (CofA), which may be issued by the HPC or staff, depending on the significance of the change. Changes made without a CofA may result in a zoning violation.

- A property with H zoning may be exempted from certain zoning standards (e.g. setbacks, façade requirements) if they would reduce the property's historic integrity.
- Properties with H zoning are eligible to apply for a partial property tax exemption. When only part of a lot has H overlay zoning, the exemption is pro-rated for the portion of the lot and structures that have the overlay.

Staff recommends approval of the rezoning to add H (Historic Overlay) zoning, in accordance with the Historic Preservation Commission's recommendation on August 21, 2018. The Planning and Zoning Commission also recommended the addition of the H(Overlay Zoning) at their December 5, 2018 meeting. At that meeting, a public hearing was held where no members of the public spoke concerning this item.