

HISTORIC DISTRICT OVERLAY

1. *Title and purpose.* The Historic District Overlay (HD) is hereby created with the following purposes:

To provide for the enhanced development of the City's historic district (as defined in city code section 5-82) while implementing safeguards and protections; and

To protect the historic district from incompatible and inappropriate development.

The Historic District Overlay (HD) shall serve as an overlay district that applies additional standards and requirements to properties located within an underlying zoning district. Proposed developments located within this zoning district shall comply with these requirements and the requirements of the underlying zoning district and any other overlay districts that apply to lands within this zone. In the case of conflicting standards and requirements, the more stringent standards and requirements shall apply.

2. *Permitted uses.* Within the HD overlay, residential units are permitted subject to the following regulations:

(a) Residential units shall be permitted on the second (or higher) floors of properties within the district;

(b) A side or rear entrance must be provided for any single structure containing 3 or more residential units;

(c) Plans for the construction or conversion of residential units prepared by a licensed architect shall be submitted to and approved by the city manager, fire chief, the building inspector, and the Hawkinsville Historic Preservation Board prior to construction and the issuance of permits; and

(d) Outside garbage containers must be screened from public view.

3. *Prohibited uses.* Within the HD overlay, the following uses shall be prohibited:

(a) "Adult uses" as that term is defined in Art. VIII of the City's Unified Land Development Regulations;

(b) Pawn shops;

(c) Auto repair shops; and

(d) Tattoo establishments.

- (e) Establishments selling alcohol for consumption on the premises that fail to generate at least fifty (50%) per cent of annual gross revenue from the sale of food (or other non-alcohol products).

Proposed area for the Historic District Overlay Zone

