

Interim Measures for Community Character Protection

On August 6, 2008, City Council gave final reading approval on a text amendment, ([Ord. 2008-001](#)) that creates a new zoning overlay district called the -CC (Community Character). This overlay is intended to implement the goals of City Council to minimize the possibility that demolition and construction activity within a residential community would drastically or negatively affect the existing character of a community while in the process of pursuing a design preservation overlay. To date, neighborhoods that opted into the interim measures include Sherwood Forest, Forest Hills, Whaley Street, Cottontown, Shandon, and Hollywood/Rose Hill.

For more information, please visit our website at www.columbiaplanningandzoning.net.

Q: What is the purpose of the Interim Measures (also known as the –CC or “Community Character” overlay)?

A: **Interim Measures are meant to assist neighborhoods who are considering designation by giving them some time, in the amount of two years, to decide how they want to proceed.**

Q: What kind of protection does the –CC overlay provide?

A: **The “Community Character” overlay provides review of:**

1. **Demolition of homes 50 years old or older**
2. **Relocation of homes 50 years old or older**
3. **New construction on newly subdivided lots**

Q: Does this change my underlying zoning? Does it change the use of my property?

A: **This does not change the underlying zoning. It does not change the use of the property. It is an overlay, a supplement to the already existing zoning. If you own a residential property, it will still be zoned residentially. This new overlay is only in place to help protect any large actions in a potentially historic neighborhood; i.e. demolition, relocation, and new construction on newly subdivided lots.**

Q: What properties would this –CC overlay affect?

A: **Residentially used and/or residentially zoned parcels will be affected. Commercially used parcels will not be affected.**

Q: How long does the –CC overlay stay in place? What happens if it runs out and we haven’t moved forward into some kind of designation?

A: **The –CC overlay stays in place for two years and can be extended if more time is needed for the neighborhood to come to a consensus regarding designation.**

Q: Can any neighborhood opt-in for the overlay?

A: **Any neighborhood can try for this overlay but as the ordinance language stands, unless there are structures over 50 years old present in the neighborhood, the overlay would only regulate newly subdivided lots.**

Q: What is the process to opt-in?

A: **There is no specific set process. The only thing required is a City Council member must sign an amendment to the ordinance for the neighborhood. The neighborhood needs to show enough consensus among its property owners to make the City Councilmember comfortable with sponsoring said amendment.**

Q: Are we required to have neighborhood meetings to talk about this before opting in?

A: **In the spirit of the above question, there are no requirements for meetings. However, meetings help get the word out and publicly advertise what the neighborhood is attempting to achieve. This will make City Councilmembers more comfortable by showing them that what they are supporting is in turn supported by their constituents living in the area.**

Q: If I have an existing piece of land that I want to build on, will it have to be reviewed?

A: **As long as you do not subdivide the lot prior to building on it, it will not be reviewed.**

Q: If I'm building a house, will the materials have to be reviewed? How about the height?

A: **If it's a new construction on a newly subdivided lot then the answer is: Materials are not reviewed. Height and setback are reviewed. If it's just a new construction: neither materials nor height are reviewed.**

Q: Who decides the boundaries for an area?

A: **The neighborhood. No commercially used properties are included as these measures do not affect them.**

Q: What if I want to move a 30-year old building out of the neighborhood—will that need to be reviewed?

A: **A 30 year old building can be moved out of the district without review as it does not meet the age at which buildings begin to be reviewed.**

Q: Why is demolition reviewed? What if I want to partially demolish a structure?

A: **Demolition is reviewed in order to attempt to provide greater protection to potentially historic structures in the neighborhood. Partial demolition is exempt from Design/Development Review Commission (D/DRC) review if City staff determines that the section being demolished does not contribute to the design integrity or character of the structure.**

Q: What happens if my house was built at least 50 years ago and I want to demolish it? Who reviews it and how?

A: **There is a set process as part of the Ordinance for demolition. You can find it on our website by searching for Ordinance 17-674(e). The D/DRC requires such information as the structural condition of the building proposed for demolition, the feasibility of moving versus demolishing it, and the plans for what will go on the property after the demolition.**

Q: Does CC include garages/outbuildings?

A: **The overlay includes any structures on the property.**