

Old Town Redevelopment Overlay District (Residential uses only)

The Old Town Redevelopment Overlay District is intended to:

Recognize and validate the residential development styles that pre-date our Zoning Ordinances;

Preserve our housing inventory in Old Town;

Encourage rehabilitation and rebuild of residences on our existing lots;

Encourage use of existing infrastructure;

Preserve the character and sense of place of the Old Town neighborhoods;

Provide for a more simple and cheaper approval process for permitting.

This Ordinance encourages infill development through the redevelopment of residential properties within the confines of the overlay and to address problems related to redevelopment in older neighborhoods. Most of these neighborhoods were developed prior to or immediately following World War II, long before any zoning districts were created. Most, if not all of these lots do not meet Unified Development Code lot and yard requirements of the zoning district that they were adopted into, but were protected by the grandfather status as long as they were not further subdivided.

The Old Town Redevelopment Overlay District shall be applicable to lots of record platted prior to 1941 located within the corporate city limit, as it existed prior to the adoption of the Plan of Government in August 1947 and the areas generally bordered by Dalryple Drive, Chimes Street, and the Mississippi River as indicated on the attached map.

No subdivision of property shall be allowed on any lots within the overlay district unless the subdivision request meets the requirements of the underlying zoning district.

Lot and Yard Requirements

- Minimum front yard setback - eight (8) feet
- Minimum rear yard setback - ten (10) feet
- Minimum side yard setback - ten percent (10%) of the lot width
- Minimum lot width - 20 feet
- Minimum lot area - 1000 square feet

Parking

- One (1) space per unit.
- Off-street parking spaces may not be located in the required front yard setback.
- Parking waivers may be granted by the Planning Commission in situations where the minimum parking requirement can not be met due to size, shape, topographical constraints, or historical character of the neighborhood.

Exceptions

- Where on the effective date of this ordinance two (2) or more residential structures, having an average front yard setback greater than eight (8) feet, occupy 50 percent (50%) or more of block face, the front yard setback shall be the average of the then existing front yards. However, in no instance shall the required front yard setback be greater than fifteen feet.
- 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 (1) space per unit parking requirement.
- Multiple detached residential structures, which existed on a single lot of record prior to 1941, may be replaced or reconstructed.