

Neighborhood Conservation District Matrix

Updated 8/02

City	Date Enacted	Who administers	Activities regulated	Criteria	Nominated by; Approval requirements	Design standards/ guidelines	Incentives	Program Name	Contact Name/ Phone/Website	Notes and comments	Original location
Atlanta, GA	1994	Atlanta Urban Design Cmsn, Zoning Department	Review and comment (comment not binding) on major alterations (pre-permit requirement)	Section 16-20.009	10 neighborhood property owners. Majority of neighbors not needed for approval	Based on Secretary of the Interior's Standards, but advisory, where Historic Districts (HDs) have binding guidelines	Tax abatements for HDs and Landmark Districts, not Conservation Districts (CDs)	Conservation District	Karen Huebner, ED; Doug Young; Susan Gwinner 404-330-6200 http://www.ci.atlanta.ga.us/citydir/urban/urban.htm	Working well. A wealthy nbhd. Only demos have been non-contrib structures, but over-large replacements. Staff overloaded and not allowing any more dist of any type. Also has historic and landmark districts; one cons district because the nbhd wanted the opportunity to comment but didn't want hd restrictions.	Pres Coalition study
Austin, TX	1998	Director of Planning, Nbhd planning & zoning	Use, site development standards -- review and comment (not binding)	Distinctive architectural styles, >30 years old.	Neighborhood Planning & Zoning Department, with assistance by HP staffer (in different department-Transportation Planning and Sustainability Department). Majority of neighbors not needed for approval	Design guidelines part of the neighborhood plan - advisory. Guidelines are for residential, regarding existing character and architectural features.	Smart growth incentives (small lot devel, reduced parking req on mixed-use bldgs w/in design standards)	Neighborhood Plan Combining District	Ricardo Solis 512-974-3524	Planning creates nbhd land use plan and NPCD is implementation tool. Priority area w/in urban core is divided into 54 planning areas. Depending on that fiscal year's priority, will work on 4-6 neighborhood plans. Just now going through process of establishing historic districts (had indiv design).	San Jose Planning study
Boise, ID	2001	Depends on ordinance adopted for each separate neighborhood	New construction, major alterations, additions.	Identifiable attribute in architecture, use, geography	City council, One resident, planning commission or staff may start process - after that, a regular zoning change (public hearing at Planning Commission & at city council). Majority of neighbors not needed for approval	No	Reduction of parking standards where developer adaptively reuses rather than demolishes existing structure.	Neighborhood Conservation District	Hal Simmons 208-384-3853 hsimmons@cityofboise.org	Have one district, created to disallow surface parking and support residential because of threat. Not enough support to do historic district. Demo allowed, but must replace homes with homes. Base zoning has design review; there is a separate design review overlay reviewed by a special Design Review Commission, staffed w/in Planning Dept (started before conservation districts)	San Jose Planning study
Boston, MA	1975	Landmarks Commission	Major alterations - design review. Activities regulated in CDs are identical to those in HDs, but are given greater latitude.	Distinctive citiwide historical, social, cultural, arch or aesth signif.	10 registered Boston voters; Mayor, Historical Commission Majority of neighbors not needed for approval	Same as Landmarks but more lenient in theory	For HDs, HIP (Homeworks Program), \$\$ avail for ext repairs-CDBG.	Architectural Conservation District	Michael Cannizzo, Staff Architect 617/635-3850	The Landmarks Commission was formed in 1975 to handle both Historic and Conservation districts.	San Jose Planning study/ Pres Coalition
Cambridge, MA	1983	Neighborhood Cons. District Commissions; nominations to serve on task force w/ certain prof quals, appointed by City Manager. Several dist recommend that 1 member be fom HC for experience.	New construction, demo, additions, alterations - different for each (1st didn't review alterations originally but later amended to do so.) Some are advisory and some are binding based on size of project, recog signif, extent of demo - specific guidelines about each type.	City-wide significance	10 voters or HC starts + study of merits (significance, set up same as Landmark designation). Majority of neighbors not needed for approval	Yes - for each CD with exemptions; study committee created by City Manager to work with HC staff to develop s & g		Neighborhood Conservation Districts	Sally Zimmerman (617) 349-4683 www.ci.cambridge.ma.us/~Historic/districts.html	Spoke to Sarah Burks. Have 1 district admin by HC - last designated public felt more comfortable not residential mostly commercial and had several individually desig, the rest are admin by nbhd (4 others)	Pres Coalition
Dallas, TX	1988 (HP ordinance around since late 60s)	Planning & Development Department (within Preservation Division)	New construction, major alterations, demolitions, land use; like hist. dist. but more lenient	Distinctive character, stability, no age	50% of property owners; City facilitates meetings Majority of neighbors needed for approval	Yes; residents determine with staff assistance	No incentives for CDs, but tax abatement for HDs	Conservation District	Nathaniel Barnett 214/670-3620 www.dallascityhall.com	Residents write the standards and guidelines and may choose to ignore staff input; however staff admin ordinance w/those guidelines	San Jose Planning study/ Pres Coalition

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Lincoln, NE	1989	Building code officials, Zoning Board	New construction	Maintenance, residential, 50%, >50 years	Nominated by neighborhood. 50% of neighbors needed for approval	Earlier version of the program, w/indiv designated overlay districts, required lengthy application & a lot of staff time. Current law applies same Neighborhood Design Standards uniformly to older areas of the city.	None for CDs, other than minor relief in setback/open space req. Indiv landmarks have "landmark special permits"- owners may request any legal use in any zoning district.	Residential Conservation District	Ed Zimmer, Preservation Planner 402-441-6360 ezimmer@ci.lincoln.ne.us	Also has historic districts.	Pres Coalition
Memphis, TN	1988	Landmarks Commission	New construction, demo, additions. Only difference from historic district is lack of review of alterations	Loosely based on Sec'y of Int w/ same categories, but looser	Recommend a preliminary set of design guidelines that nbhd has created, maybe with Landmarks Commission if they choose; nbhd has a public mtg & notifies with certain information about boundaries; submitted by application to LC and LC notifies; if LC passes, goes to Land Use Board who notifies; then Council who notifies owners. 65-72% support a comfort level of council; can go through with 51%. Had one district that had % of respondants rather than owners and its a problem.	Yes - for each CD, developed by a Committee of people including a neighborhood architect or builder; given starter information by LC about S & G.		Historic Conservation District	Nancy Jane Baker 901-576-7170 http://www.co.shelby.tn.us/county_gov/divisions/plann_dev/aboutus/index_new.htm#top	Has historic preservation and historic conservation (demo, new construction, habitable additions & garage/fences). Fences have been a headache. A political issue when designated, so no design review for alterations; one had 250 vacant properties created by DOT for a failed highway; answer to developer who wanted to build big apartment houses. 2nd-part being upgraded to preservation zoning, initiated by nbhd.	Pres Coalition
Napa, CA	1999	Cultural Heritage Commission, Planning Commission	New construction, demo, alterations, additions	Familiar visual features, cohesiveness in design	Cultural Heritage Commission. Majority of neighbors not needed for approval	Standards in ordinance, specific so as to avoid interpretation problems	None	Neighborhood Conservation Ordinance	Scott Klingbeil 707-257-9530 sklingbe@cityofnapa.org		San Jose Planning study
Nashville, TN	1985	Metropolitan Historic Zoning Commission	Metropolitan Historic Zoning Commission	New construction, addition of habitable space, demo, relocation	Interested group or person or member of the Metropolitan Council Very political, must be approved thru council, so typically a 2/3 majority desired	Unique but similar for each district	None	Neighborhood Conservation Overlay (each is called a neighborhood conservation district)	George Gause, Tim Walker, 615.862.7970, george_gause@metro.nashville.org	Historic districts started prior to conservation.	San Jose Planning study/Pres Coalition
Omaha, NB	1987	Zoning Board (within Planning Department)	Land use	Buildings older than 25 years, after a Nbhd Comp Plan created (not a requirement for historic).	Majority of owners to nominate, planning bd, City Council. Majority of neighbors not needed for approval	Created by Planning Dept with neighborhood input		Neighborhood Conservation District Overlay	Lynn Myer 402-444-5208	Conservation districts have not really been used, probably because of process; typ initiated by 51% of owners (same as historic districts). Have only one district. Purpose-to provide review & protection for nbhds not qualified to be historic nbhds	Pres Coalition
Phoenix, AZ	1978	Planning	New construction (for height, bulk, setback) -- use; more zoning than design. Have an HP ordinance	Neighborhood self-selecting, usually in response to a threat	50% of land owners, planning commission & council. Work with Planning staff to develop plan, then a survey is conducted; 70% of respondants must agree	Written by neighborhood with Planning help. "Village Planning."	Not for CDs, but offer incentives for HDs.	Special Conservation District	Jan Hatmaker, 602-261-8771 jan.hatmaker@phoenix.gov; Kevin Weight (H P Officer) kevin.weight@phoenix.gov	Have historic districts as well.	Pres Coalition

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Portland, OR	1978	Planning has Historic Landmarks Commission with 2 functions: quasi-judicial review (implementing regulations design, designation, demo review) and legislative in Bureau of Planning (determining what regulations should apply to historic resources in city, etc.).	Same as historic but looser	Significance, stability, community interest	In 1993, done as part of Community Plan without owner consent. Area at time blighted and a lot of properties going into disrepair; growth/demo anticipated and control desired. 100% of neighbors needed for approval (see Notes)	A number of districts have specialized design guidelines developed by city staff with public outreach or in partnership with a consultant office. For districts w/out specialized gdlns have a 2-track system. 1st track, most popular, is objective standard where discretionary review not required. 2nd track, based on Community Design Guidelines (Sec'y of Interior Standards helped)		"Plan districts"	Cielo (pr. Shello) Lutino 503-823-6879 Liza Mickle 503-823-7666 www.ci.portland.or.us Bureau of Planning Title 33, Chapter 445 & 846	Conservation districts have proven to be more hassle than they're worth; the difference between the two is confusing. When conservation districts created in 1993, didn't have owner consent rule. Don't do conservation districts anymore because of a 1995 state senate bill that required 100% owner consent.	San Jose Planning study/ Pres Coalition
Raleigh, NC	1988	Zoning Board	New construction	Older than 25 years, larger than 15 acres, 75% of land developed	Upon property owners request, Planning, or City Council. Nhbhd task force created to advise planners - which dissolves at point of public hearing on developed nbhd plan. Majority of neighbors needed for approval	No		Neighborhood Conservation Overlay District	Todd 919-890-3125 http://www.raleigh-nc.org/planning/CP/Neighborhoods2.htm	Left message	Pres Coalition
Riverside, CA	1996	Staff of Cultural Heritage Board, within Planning Department	Same as historic for contributing resources, non-contrib review less strict. Considered a level of hist. desig	Lighter requirements than hd; context, familiar visual city features, cohesiveness of design	Usually by nbhds, w/ public hearing process at Cultural Heritage Board and City Council. Majority of neighbors not needed for approval, but usually sought by Council.	Standard design guidelines, not by district	Nhbhd signage, design fees waived. Now creating tax reduction; use CDBG for low-int home imprvmnt loans	Neighborhood conservation areas	Janet Hansen, Cultural Resources Specialist 909-826-5463	Certificate of appropriateness	San Jose Planning study
Roanoke, VA	1987	ARB, Zoning Board	New construction, demo, additions	same as historic	City Council Majority of neighbors not needed for approval	Optional for each		Neighborhood Preservation Districts	?		Pres Coalition
San Antonio, TX	2000	Planning Department	New construction, demo, addition, alterations	Neighborhood define criteria	Neighborhoods apply to Planning Department with boundary justification; had 10-12 apply at outset. Have a core neighborhood planning team on staff. If mentioned in neighborhood plan, don't need 51% for approval, if a nbhd org nominates, then need 51%	Neighborhood with staff assistance writes guidelines. Pre-permit approval requirement, review by Planning; not as complicated as an historic district; has 4 days. Not subject to interpretation		Neighborhood Conservation District	Carol Haywood 210-207-7395 chaywood@sanantonio.gov; Christine Vina, 210-207-7815, cvina@sanantonio.gov	Haven't completed any yet. Some are looking for zoning changes, but this is not set up for that. Christine Vina wrote the enabling legislation and has been working on the first 5 districts. Have historic districts. Spoke with Carol Haywood 210-207-7395	Austin, TX mentioned this program