

## **ARTICLE XXVI. HD Historic Overlay District.**

### **§ 205-147. Purpose.**

The HD Historic Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas of special historical or architectural significance within the City of Papillion. The district recognizes the importance of historically and architecturally significant districts to the character of Papillion and provides for their conservation.

### **§ 205-148. Procedure for adoption.**

- A. Proposal. The creation of an HD Historic Overlay District may be initiated by the Planning Commission, the City Council or by petition of the owner or owners of 51% of the property area within the proposed district.
- B. Requirements for application. An application for the creation of an HD Overlay District must include:
  - (1) A statement describing the proposed district's special historical or architectural characteristics and stating the reasons for proposal of the district.
  - (2) A map indicating the boundaries of the proposed HD Overlay District, specifying the base district(s) included within these boundaries.
  - (3) An inventory of the buildings or historically important sites located within the boundaries of the proposed district.
  - (4) Supplemental site development regulations, design criteria and performance standards that apply to the proposed district.
- C. Adoption of district.
  - (1) The Planning Commission and City Council shall review and evaluate each HD Overlay District application.
  - (2) The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
  - (3) The Planning Commission may recommend amendments to HD District applications.
  - (4) The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
  - (5) The City Council, after proper notice, shall hold a public hearing and act upon any ordinance establishing an HD Historic Overlay District.

- (6) The ordinance adopting the HD District shall include a statement of purpose, a description of district boundaries and a list of supplemental site development regulations and performance standards.
- (7) An ordinance adopting an HD Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- (8) Upon approval by the City Council, each HD Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting ordinance.
- (9) Any protest against an HD Overlay District shall be made and filed with the City Clerk, as provided by Neb. R.R.S. § 14-405 and amendments thereto.

**§ 205-149. Building Permits.**

Building or other development permits issued by the city in an HD District shall follow procedures for review and approval established within the city's Landmarks Preservation Ordinance, if any.

**§ 205-150. (Reserved)**

**§ 205-151. (Reserved)**