

Article XV(C)

HOD HERITAGE OVERLAY DISTRICT

Adopted April 10, 2006

Section 15(C).01 INTENT

The Heritage District Overlay District (HOD District) is a mixed-use district in the City's historic downtown area. The HOD includes areas located within the Central Business and City Commercial Districts. This district shall include all uses permitted, principle uses and special uses, in as defined by the underlying zoning regulations.

The City recognizes that historic structures are valued as a community resource that contributes to the City's unique character. The National Park Service recognizes "historic" property as a district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the National, State, or local level generally older than 50 years. The intent of the Heritage Overlay District (HOD) is recognition of this City asset and preservation of the residential character, history and scale, architecture and cultural heritage of the commercially zoned areas within the HOD.

Proposed building and site designs must be sensitive to the district's historical character and scale. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions and modifications should be designed and constructed so that the character and defining features of the historical building are retained while improving the commercial viability.

Section 15(C).02 CRITERIA FOR APPROVAL

- A. HOD development and redevelopment shall be consistent with the goals and policy recommendations in the City of Dexter Master Plan.
- B. HOD development and redevelopment shall complement adjoining uses and harmonize with the surrounding area in terms of physical site and building design, landscaping, signage, lighting, etc.
- C. Side and rear setbacks in the HOD shall conform to underlying zoning regulations. Front yard setbacks shall be consistent with adjacent properties to the extent reasonably possible, but at a minimum shall meet the front yard setback of the underlying zoning district.
- D. Standards for Approval. The following standards apply to all proposed construction, reconstruction, alteration, modifications, or additions:
 - 1. For those uses requiring site plan review, the review of architectural concepts, colors and materials will be done by the site plan review

committee. Architectural concepts to be reviewed include the following items: roof lines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. The roof shall be principally of gable, hip style or similar residential roof design.

2. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions to a structure may be permitted except that additions to a structures facade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
 - a. Whether modifications are consistent with the existing architectural motif.
 - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
 - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to extent possible, its size and scale relative to the historic building.
 - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists.
 - a. Desirable exterior materials include brick, stone (natural and cast), wood siding and glass; Building materials that have a texture, pattern and scale similar to others in the district. Choose accent materials similar in texture and scale to others in the district including: brick and stone masonry, wood details such as windows, finished lumber applied to achieve traditional patterns e.g. horizontal siding rather than diagonal, finished painted metal and sheet metal, brick, clay and ceramic pavers.
 - b. Exterior materials not permitted include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Resurfacing materials applied to the exterior of any existing building ordinarily should not conceal or require the removal of any original architectural detail

associated with barge boards, brackets, ornamental shingle work or other similar features.

4. Awnings, Windows and Doors. Existing awnings may be repaired and replaced. No new awnings that conceal original architectural detail on an existing building are permitted.