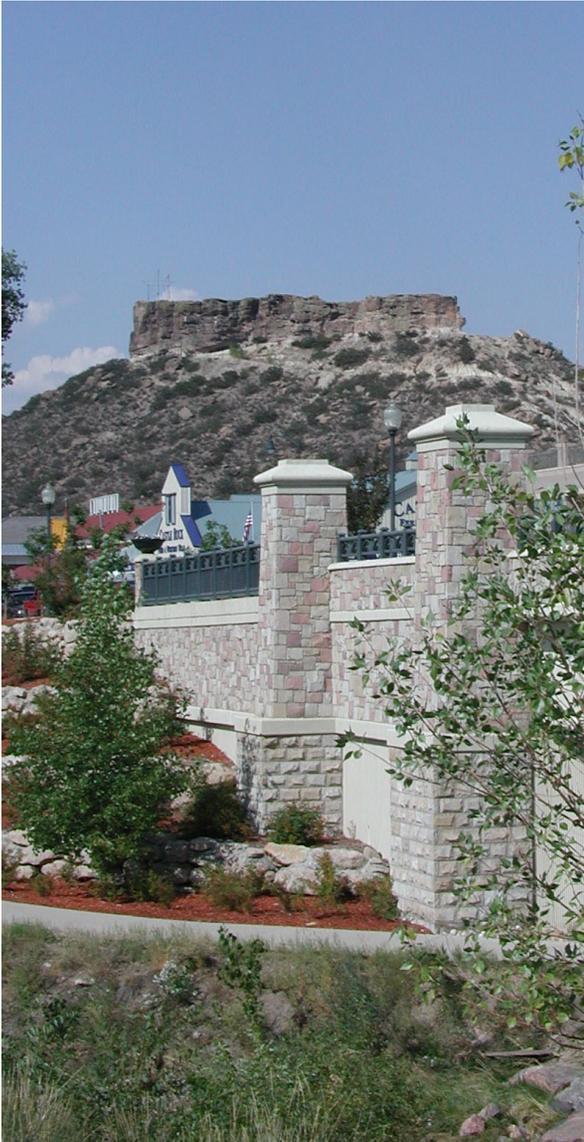


Downtown Overlay Wolfensberger Overlay Interchange Overlay

August 2, 2010
Development Services



Downtown Overlay

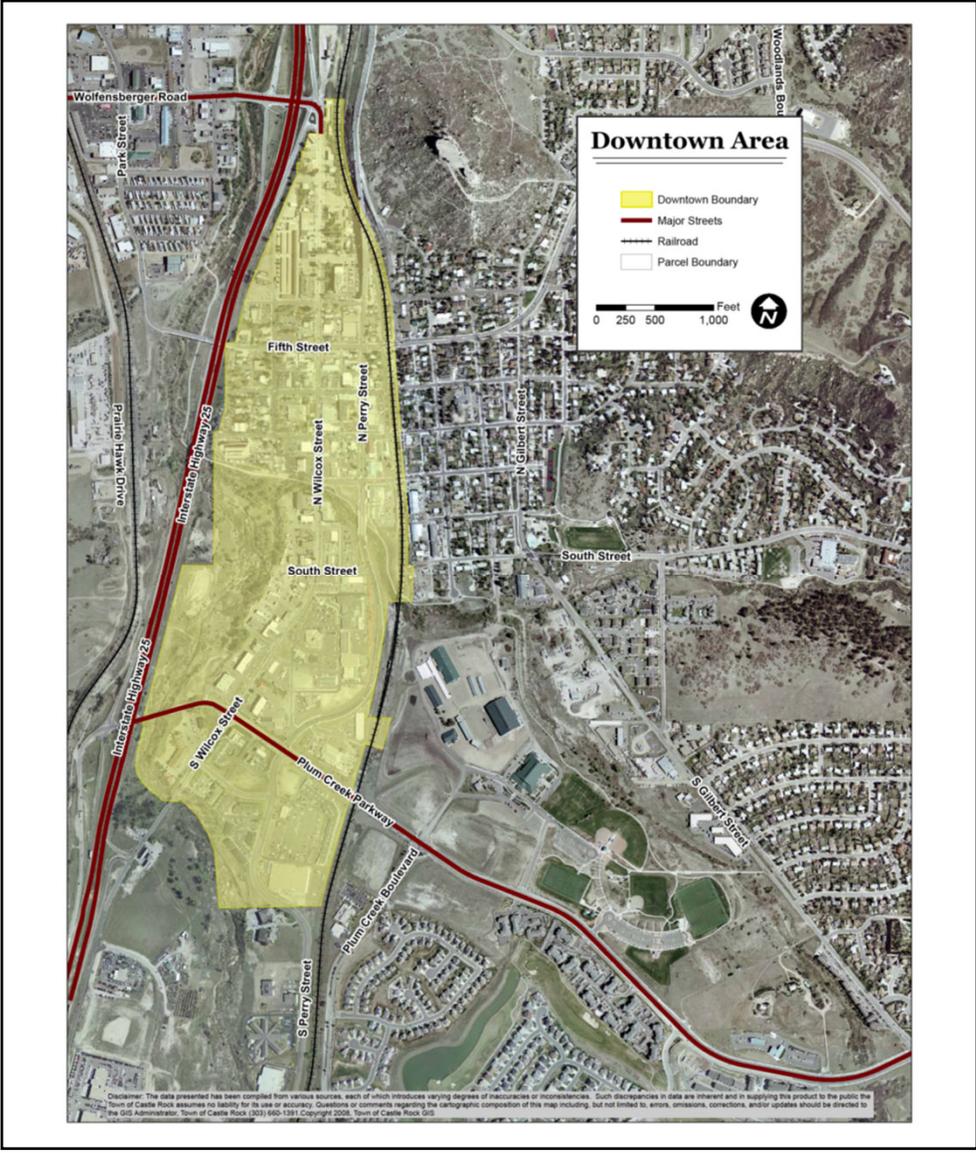


Downtown Master Plan Goals

- Pedestrian friendly downtown
- Protect and enhance the historic character
- Identify catalytic investment opportunities
- Develop regulatory environment to support these goals
- Create a 'Downtown First' policy
 - (Government Expansion, Transit, Cultural Facilities)
- Family Friendly public spaces



Overlay Boundary



How it Works

Overlay



Underlining Zoning

**If the overlay doesn't talk
about something, then the
Town's currently codes
apply.**

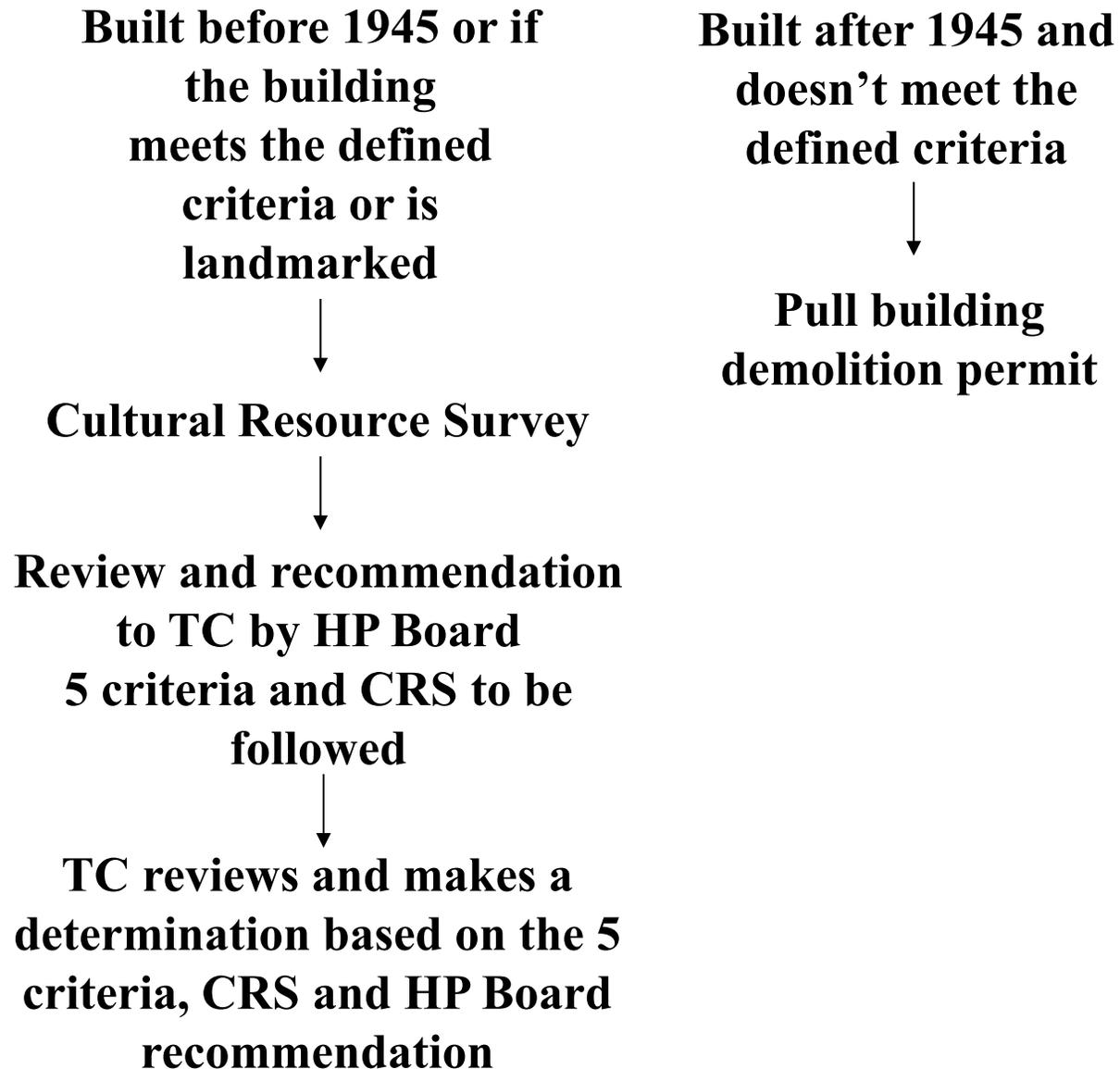
What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface
- Landscaping
- Parking
- Etc.

What it doesn't cover

- Doesn't Apply to PD Zoned Properties
- Stormwater
- Water Quality
- Curb Cuts
- Architecture
- Etc.

Demolition Permit Process



Downtown Review

- Department Reviews (normal process)
- HP Board if Landmarked
- Design Review Board
- Variance Request through the Design Review Board for Zoning Overlay Items

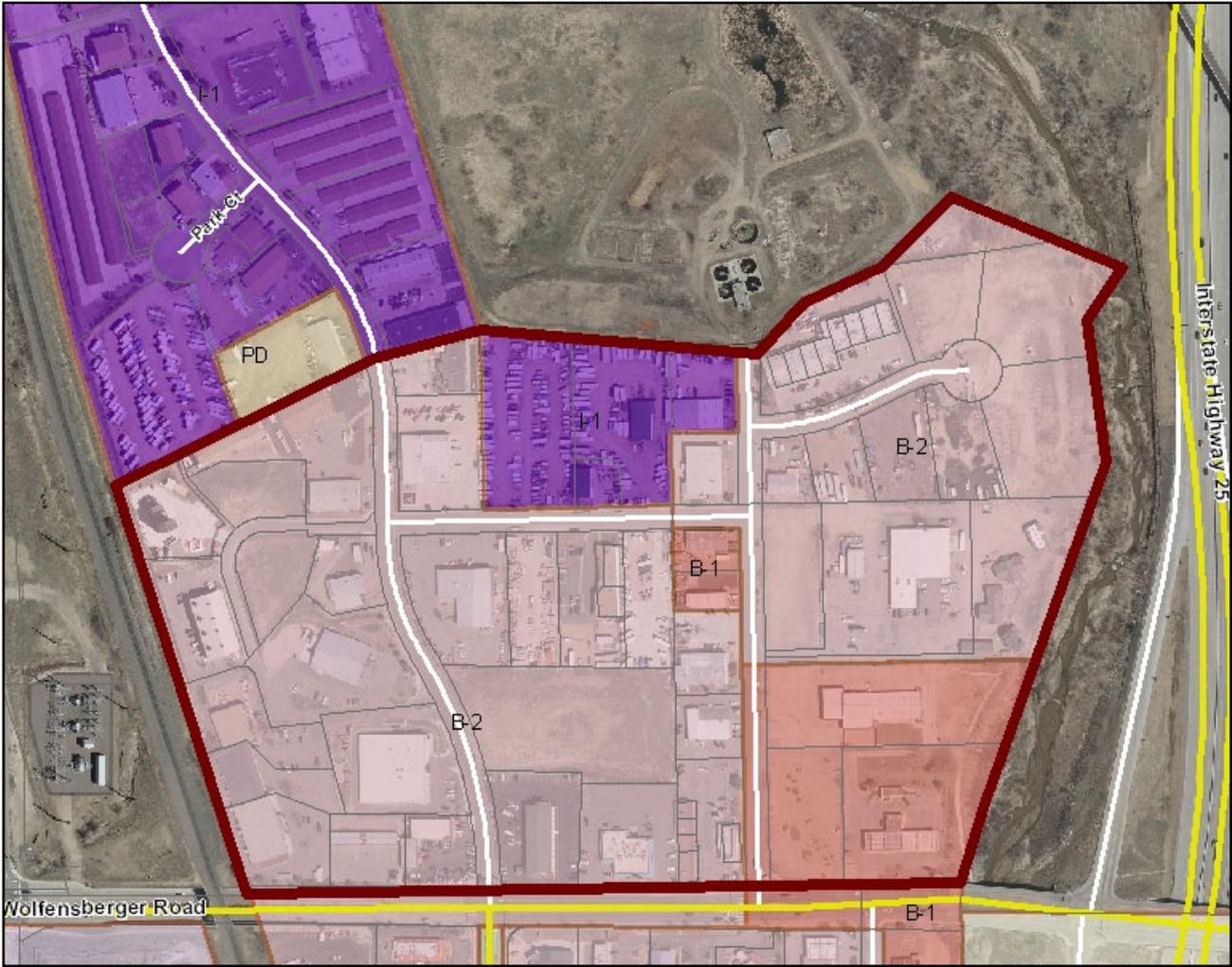
Wolfensberger Overlay



Wolfensberger Overlay Goals

- Primary Objective:
 - To promote growth and infill development in the Wolfensberger Road Area.

Overlay Boundary



How it Works

Overlay



Underlining Zoning

**If the overlay doesn't talk
about something, then the
Town's currently codes
apply.**

What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface (except on the edges)
- Landscaping
- Parking
- Etc.

What it doesn't cover

- Doesn't Apply to PD Zoned Properties
- Stormwater
- Water Quality
- Curb Cuts
- Architecture
- Etc.

Wolfensberger Review

- Department Reviews (normal process)



Interchange Overlay



Interchange Overlay Goals

- Pedestrian friendly downtown
- Protect and enhance the historic character
- Identify catalytic investment opportunities
- Develop regulatory environment to support these goals
- Create a 'Downtown First' policy
 - (Government Expansion, Transit, Cultural Facilities)
- Family Friendly public spaces



How it Works

Planned Development

**All Interchange Overlay
PD's must go through the
Town's designated PD
process.**



What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface (except on the edges)
- Landscaping
- Open Space
- Etc.



Interchange Review

- Department Reviews (normal process)
- Administrative Variance Process for the Interchange Overlay Development Standards.



Questions?

