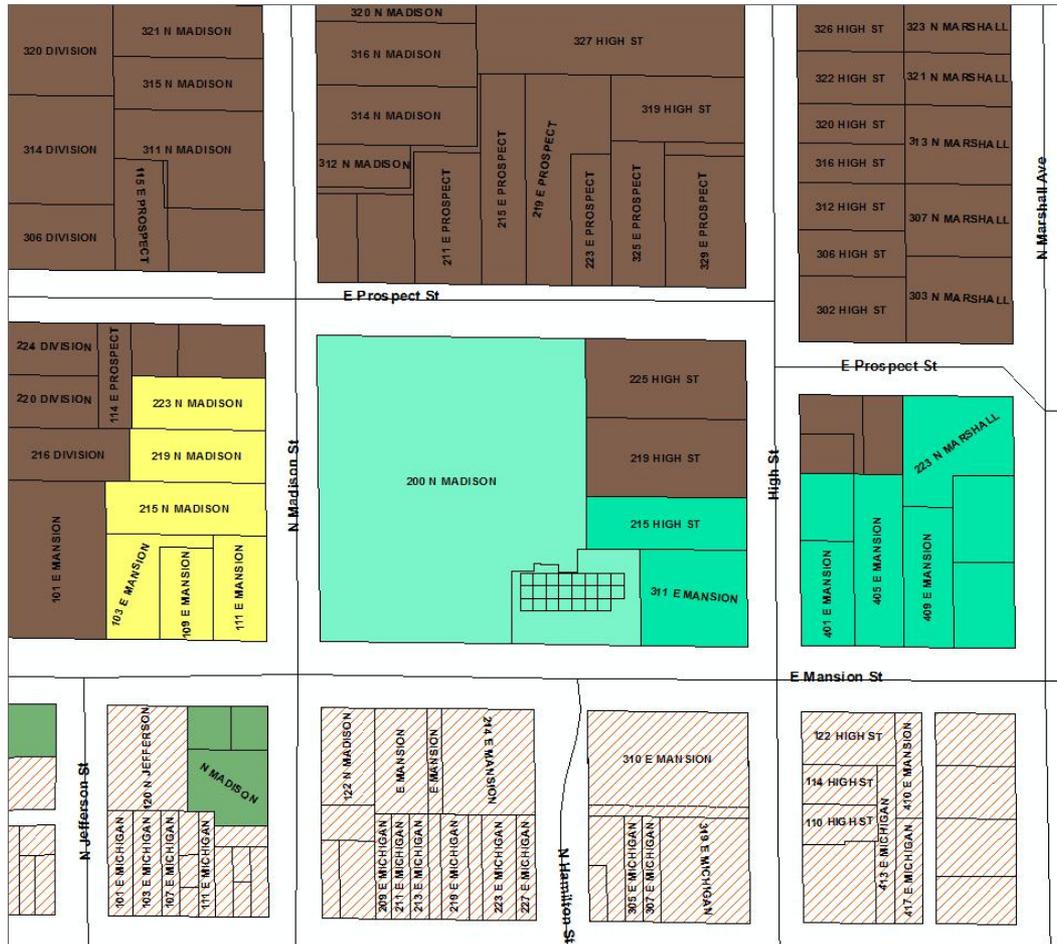


# Overlay Zones

# Definition of Overlay Zone:

- Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.
  - May protect historic structures.
  - May encourage/discourage certain types of development.

# Individual zoning districts in HCOD area



POSD  
Professional  
Office Service

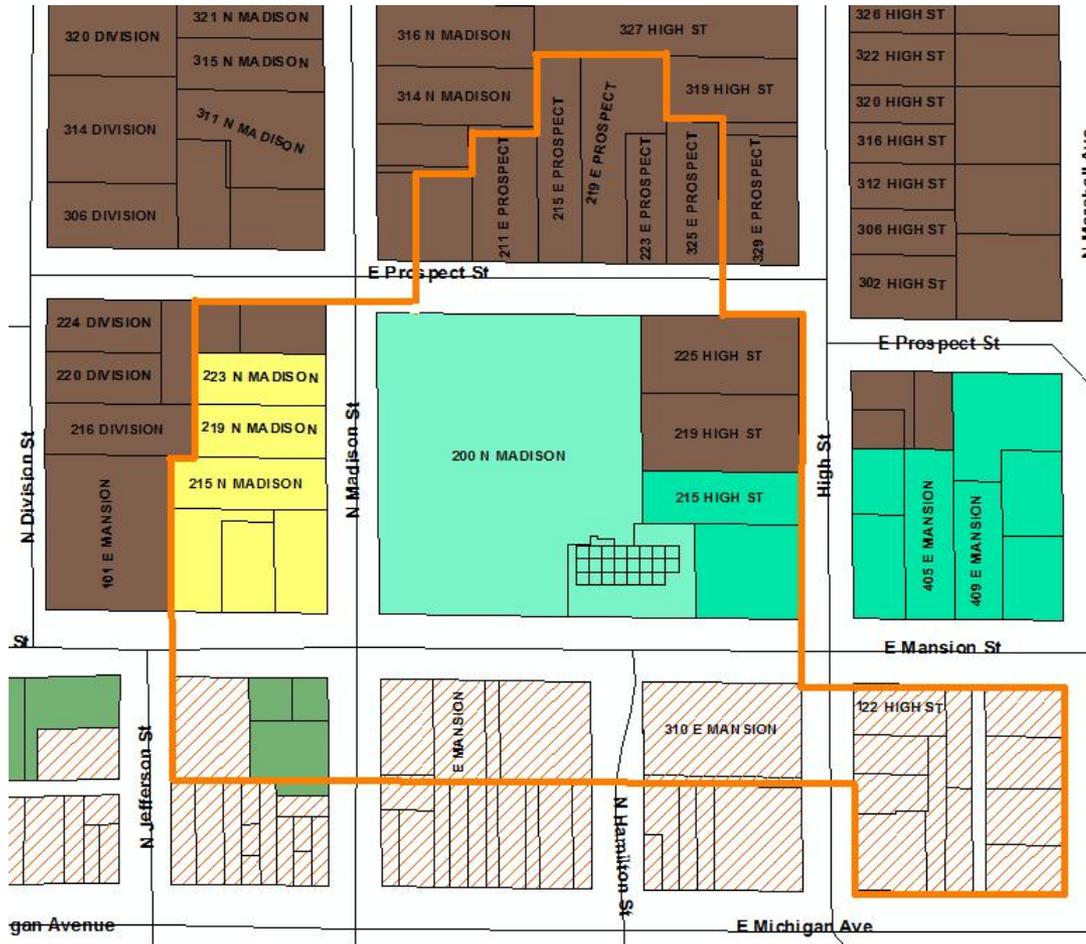
R-3 Traditional  
Residential

MFRD Multi-Family  
Residential

B-3 Central Business  
District

# The Overlay is like a blanket.

The Overlay adds permitted uses and development requirements to what is already there.



Many different zones are included and retained.

# Rezoning

- Changing the zone, which changes the permitted uses, on a certain parcel.

Rezoning is typically used for one parcel at a time. The Planning Commission considers many different factors.

- Approximately 39 parcels are included in the Overlay.
- **POSD Professional Office Service**
- **R-3 Traditional Residential**
- **B-3 Central Business**
- **PSP Public Semi-Public**
- **MFRD Multi-Family Residential District**
- **HCHSD Health Care & Human Service District**

# Purpose

- The Overlay is useful because it helps the community one solid plan for a large area, encompassing many zones.
- If rezonings take place on individual parcels, then the overall picture may not be seen.