

I OWN PROPERTY IN A HISTORIC OVERLAY DISTRICT IN FARGO – How Will Historic Zoning Affect Me?

- ☑ Properties in a HO District must undergo additional review prior to receiving a building permit if the permit involves exterior work. If no building permit is required or if the work is interior only – no additional review is required. (www.cityoffargo.com/inspections/faqs has more information on when a building permit is required.)

Designation as a local historic overlay district honors a neighborhood's historical significance. With that recognition comes some measure of protection - historic zoning protects the neighborhood's unique character by requiring review of exterior work that is done on buildings in the district.

WHAT STANDARDS ARE BEING USED TO REVIEW MY PROJECT?

- ☑ Projects are reviewed to make sure they are architecturally compatible with the area's historic character.
- ☑ The standards that are used to review historic overlay projects are based on the federally adopted guidelines for the *Treatment of Historic Properties*. They are, however, tailored for each local district and published in the Land Development Code (§20-0305). The guidelines provide direction for property owners and ensure that the decisions of the Historic Preservation Commission are not arbitrary.
- ☑ If a property owner needs an exception to the published Development Standards (LDC §20-0305-J), the Historic Preservation Commission can grant the exception with a 2/3 majority.
- ☑ While the decision of staff and/or the Historic Preservation Commission can be final (depending on the circumstance) - any decision may be appealed to City Commission, where final authority lies.

WHO REVIEWS MY PROJECT?

- ☑ Planning Department staff can review projects where the permit is for exterior renovation or installation of a sign.
- ☑ Historic Preservation Commission review is required for permits that involve demolition of a building, new construction of a building or an addition, or the appeal of a staff decision.

Notice will be sent to neighboring property owners (within 300 feet) whenever a permit requires Historic Preservation Commission review.

- ☑ Once a permit has completed the enhanced review described above, a Certificate of Appropriateness is issued (as per §20-0912 of the Land Development Code) and the Inspections Department can issue a building permit (as long as building code requirements have been satisfied).

TO GET MORE INFORMATION...

Department of Planning and Development - 701-241-1474 (phone), www.cityoffargo.com/planning/historic/historic.htm (web) or dmayo@cityoffargo.com (e-mail). The Planning Department is located on the 2nd floor of Fargo City Hall, 200 North 3rd Street, Fargo ND 58102. Office hours are weekdays 7:45 a.m.-4:30 p.m.