

6.05.22      HD – Bagdad Historic District

A.      Historic and conservation Overlay Districts

1.      Purpose: It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of structures or sites of special character or special architectural, archeological, or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this Land Development Code section is to:

- a)      Effect and accomplish the protection, enhancement and preservation of such improvements, sites and districts which represent or reflect elements of Bagdad’s cultural, social, political and architectural history;
- b)      Safeguard Bagdad’s historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts;
- c)      Stabilize and improve property values, and enhance the visual and aesthetic character of Bagdad; and
- d)      Protect and enhance Bagdad’s attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.

It is also recognized that some areas of Bagdad are more significant historically and architecturally than others. Consequently, two types of overlay districts are available. Overlay districts only regulate design issues and are separate from the underlying base zones, which regulate land use and densities.

B.      Historic Overlay District:

The Historic Overlay District is intended for Bagdad’s most historically and architecturally significant areas. Such areas have the highest percentage of significant and contributing resources, and the highest level of visual cohesiveness.

C.      Conservation Overlay District:

The Conservation Overlay District is similar to the Historic Overlay District, except they have a lower percentage of significant and contributing resources, and a lower level of visual cohesiveness. The Conservation Overlay District emphasizes the overall preservation of structures and compatible new development and places less emphasis on architectural elements than does the Historic Overlay District.

D.      Bagdad Architectural Advisory Board Review Required:

All new development, demolitions, building relocations, building alterations and similar activities for properties located within Bagdad's designated Historic and Conservation Overlay Districts requires review and approval by the Bagdad Architectural Advisory Board (BAAB) as specified in 2.12.00 and 2.12.01.

E. Design Standards:

All development within the Historic and Conservation Overlay Districts must be consistent with the standards detailed in "Bagdad Historic and Conservation District Design Standards" (June 16, 2008) adopted herein by reference.

F. District Regulations

1. HR-1 Single Family

a. Permitted Uses

- 1) Single family dwellings.
- 2) Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public use.
- 3) Churches, Sunday School buildings and parish houses.
- 4) Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.
- 5) Home occupations as provided for in Section 6.03.05(B)
- 6) Public owned or operated parks and playgrounds.
- 7) Mobile homes are prohibited in the historic district.

2. HR-2 Multiple Family District

a. Permitted Uses:

- 1) Any use permitted in the HR-1 district.
- 2) Multiple family dwellings.
- 3) Private clubs and lodges except those operated primarily as commercial enterprises.
- 4) Boarding and Bed and Breakfast houses.
- 5) Guest houses.
- 6) Office buildings.

- 7) Accessory buildings. Buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.
- 8) A maximum of eight (8) dwelling units are allowed per acre.
- 9) Mobile homes are prohibited.

3. HC-1 Historical Commercial District

a. Permitted Uses:

- 1) Any use permitted in the HR-2 district.
- 2) Antique shops.
- 3) Wholesale and retail bakeries.
- 4) Banks.
- 5) Barber shops and beauty parlors.
- 6) Shops for the collection and distribution of garments and similar materials, for dyeing and cleaning establishments.
- 7) Other retail shops with a maximum floor area of three thousand square feet.
- 8) Studios.
- 9) Vending machines when an accessory to a business establishment and located in the same building as the business.
- 10) Small appliance repair shops.
- 11) Floral gardens.
- 12) Hand craft shops for custom work or making the custom items not involving noise, odor, or chemical waste.
- 13) Second-hand stores.
- 14) Small printing shops.
- 15) Restaurants (except drive-ins).
- 16) Mobile homes are prohibited.

b. Conditional use approval required for the following:

- 1) Marinas.
- 2) Restaurants (drive-ins).
- 3) Motels.
- 4) Commercial parking lots.

G. Site Plan Approval as provided in Section 4.04.00 is required for all multifamily and commercial development proposals.

