

# Introduction to Conservation Districts

## What is a Conservation District?

A Conservation District (CD) is a change in zoning that preserves an area's physical attributes by providing additional development and architectural regulations. Each Conservation District is tailor-made to a neighborhood and what it wants to conserve. Once approved by the City Council, the Conservation District regulations become the zoning for the area and all new work within the area must comply with the Conservation District regulations.



Tudor house in the M Streets Conservation District



House located in the M Streets Conservation District

## Existing Conservation Districts

- C.D. #1 - King's Highway
- C.D. #2 - Lakewood
- C.D. #3 - Page Avenue
- C.D. #4 - Greiner Area
- C.D. #6 - Hollywood/Santa Monica
- C.D. #7 - Bishop/8th
- C.D. #8 - North Cliff
- C.D. #9 - M-Streets
- C.D. #10 - Greenway Parks
- C.D. #11 - M Streets East
- C.D. #12 - Belmont Addition
- C.D. #13 - Kessler Park
- C.D. #14 - Edgemont Park
- C.D. #15 - Vickery Place
- C.D. #16 - Rawlins
- C.D. #17 - Northern Hills
- C.D. #20 - Stevens Park

# Summary of Zoning Tools

	Purpose	What is Regulated	Type of Regulation
<b>Planned Development</b>	Encourages a unified development for an area that does not have distinctive character	Setbacks, lot coverage, and density	Zoning regulations are reviewed by building permit staff
<b>Neighborhood Stabilization Overlay</b>	To encourage quality infill and redevelopment	Front yard setbacks, side and corner yard setbacks, garage placement, and height plane	NSO regulations are reviewed by building permit staff
<b>Conservation District</b>	To protect the physical attributes of an area	<b>Regulations are determined by the neighborhood and must include minimum development and architectural standards.</b>	<b>A Work Review Form and plans are reviewed by Conservation District staff, in addition to any review required for a building permit</b>
<b>Historic District</b>	To protect historic architecture and character	All exterior modifications	A Certificate of Appropriateness is reviewed by staff, the neighborhood and the Landmark Commission

