

Model Historic District Designation Ordinance for Georgia Cities & Counties

Derived from Georgia Historic Preservation Act as amended (O.C.G.A., 44-10-20)

HISTORIC DISTRICT DESIGNATION ORDINANCE

AN ORDINANCE TO DESIGNATE A HISTORIC DISTRICT WITHIN THE CITY TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT, TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE OF PROPERTY WITHIN THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY AND FOR OTHER PURPOSES.

The Mayor and Council have established the Historic Preservation Commission in and for the city by its Ordinance of this year,

Pursuant to its purposes under said Ordinance establishing the Historic Preservation Commission, the Commission has recommended to the Mayor and Council the establishment of a historic district in this city;

The Commission's recommendation to the Mayor and council for such number of historic districts comes after the Commission's conducting of a survey of local historic resources and a study of historic characteristics of the area recommended for designation;

The Historic Preservation Commission has prepared a report setting forth the physical description of the proposed historic district; a statement of the historical, cultural, architectural and/or aesthetic significance of this area; a map showing the district boundaries and classification of individual properties therein; a statement justifying the district;

The Mayor and Council upon consideration of the recommendation and report of the Historic Preservation Commission find that the proposed historic district is a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, the state or the region in which the city is located and cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality of the city;

The City Council and by the authority of the same it is hereby ordained as follows:

SECTION ONE

Purpose

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and
In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and stimulate business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; and

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes;

The city council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features

and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, or the state.

SECTION TWO

Designation of Historic District and Boundary Description

There is hereby created and designated in and for the city the Historic District with boundaries as follows:

{DESCRIBE LEGAL BOUNDARIES OF HISTORIC DISTRICT USING
ROAD NAMES, LANDMARKS, ETC.}

SECTION THREE

List of Property in the Historic District and Ownership Thereof

The attached list of properties are located within the Historic District as created in Section One hereof and the owner thereof is set forth beside the name of each property.

SECTION FOUR

Historic District boundaries on the Official Zoning Map

Upon designation the Historic District shall be shown on the Official Zoning Map of the city and kept as a public record to provide notice of such designation.

SECTION FIVE

Certificate of Appropriateness

Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object or work of art within the designated Historic district shall be made or be permitted to be made by the owner of occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the city's Historic Preservation Commission.

SECTION SIX

This Ordinance shall become effective upon a first reading, publication, and second reading, which shall be certified by the Clerk of the city.

So ordained this day of _____, 20__.

Date of Implementation: _____ day of _____, 20__.

APPROVED:

CITY COUNCIL

BY: _____
Mayor

Council Member
Post 1

Council Member
Post 2

Council Member
Post 3

Council Member
Post 4

ATTEST:

City Clerk