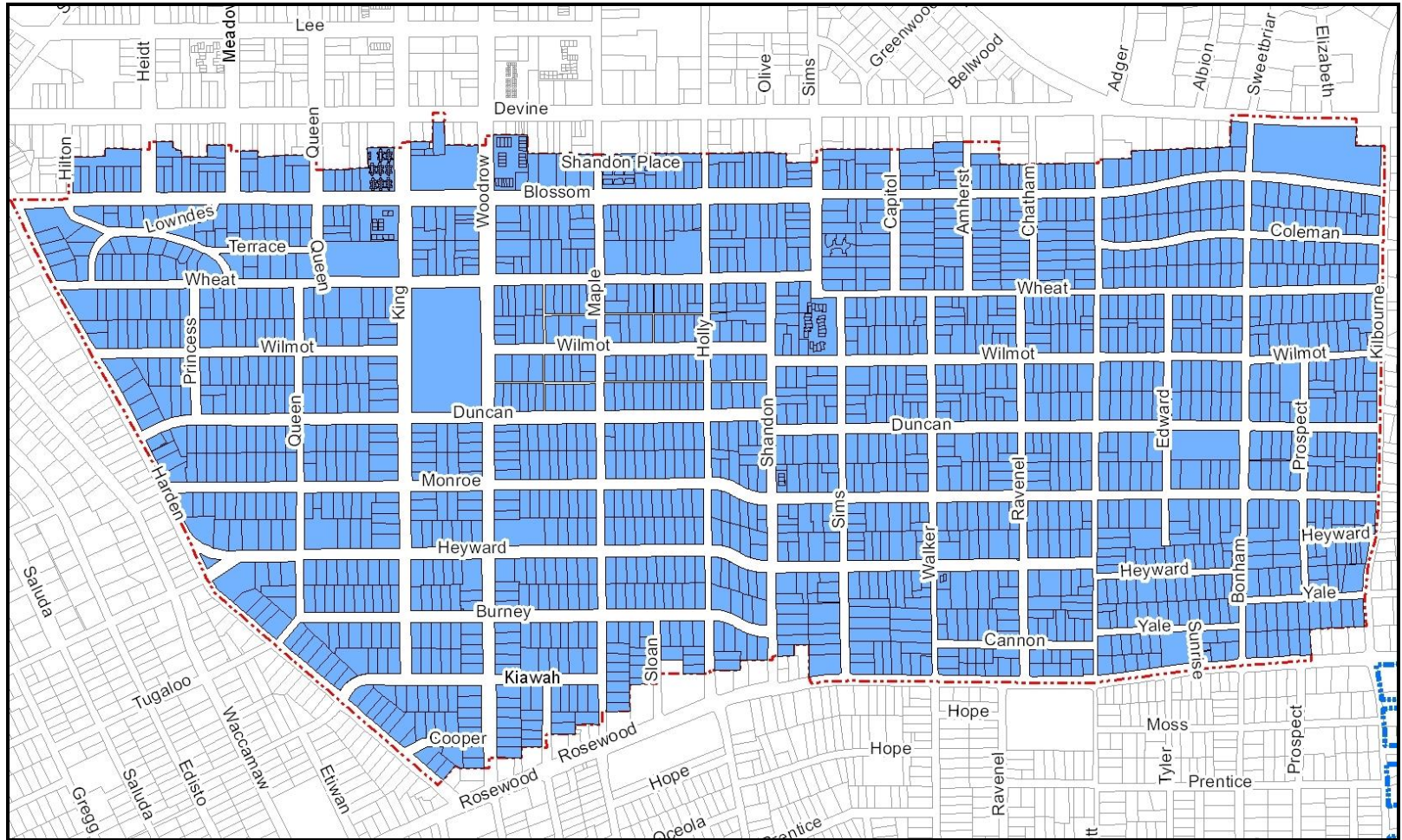# SHANDON
Community Character Overlay

September 14, 2020

Shandon -CC Boundaries

What is the Community Character Overlay?

- The -CC1 overlay district is intended to minimize the possibility that demolition and construction activity within a residential community would drastically negatively affect the existing character of that community.

- It was first formulated as a very basic temporary protective measure for neighborhoods waiting in line for the historic designation process. However, it was expanded into a permanent tool for interested neighborhoods.

- A community character overlay is not reflective of historic designation and Shandon Neighborhood is not a locally designated historic district.

- The Community Character (CC-1) overlay has been in place in Shandon for about 10 years. Other areas with the CC-1 overlay are Heathwood, Hollywood-Rose Hill, Sherwood Forest, and Whaley neighborhoods.

What is an overlay?

- Every parcel within City limits has a zoning designation applied to it (RG-1, RG-2, C-1, MX-2, etc.). This is called the 'base' zoning and it dictates use, lot coverage allowance, height, etc.

- When you apply another layer of zoning atop the base zoning, it can be called an 'overlay'. So for instance, if your home is zoned RS-1 and your area has community character protection, your zoning would then read 'RS-1, CC-1'.

- A community character overlay is not base zoning and cannot stand by itself; it must be used in conjunction with base zoning.

CC-1
What is reviewed?

Only **residential** properties are included and reviewed in community character areas.

It reviews the following:

- Demolition and relocation of structures 50 years old or older (reviewed by Preservation staff/DDRC)

- New construction on newly subdivided lots (reviewed by the Zoning Department)

What doesn't a –CC1 overlay review?

A –CC1 overlay will NOT review:

- Additions
- Any exterior changes on existing buildings.
- New construction on existing vacant lots.
- Demolitions or relocations of buildings less than 50 years old.

CC-1
How are demolitions reviewed?

1) Is the building 50 years old or older?

        If no, no review required.

        If yes, then…

2) Is the building contributing or non-contributing?

        If the building is non-contributing, then no review is required.

        If the building is contributing, then review by D/DRC is required.

CC-1
How are demolitions reviewed?

Community Character ordinance requires that Sec. 17-674 (e) of the City of Columbia Zoning Code is used to review demolition.

- The historic or architectural significance of a building, structure or object;

- A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;

- The importance of the building, structure or object to the ambience of a district;

- Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;

- Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

- The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition;

- Whether the building or structure is able to be relocated, and whether a site for relocation is available; and

- Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.

More Questions?

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