

Topic	Existing Ordinance	Draft Ordinance	Difference / Significance
Overall structure	Includes Division 2 and a short Division 3. Division 3 addresses historic district title, boundaries, compliance, incentives, and enforcement.	Revises Division 2 and substantially revises/expands Division 3.	Draft version carries forward existing Division 3 concepts but expands Division 3 to include district-specific overlay standards and codified incentives.
Title	“This division shall be commonly cited as the historic preservation ordinance.”	“This division may be cited as the Historic Preservation Ordinance.”	Stylistic / plain-language change.
Purpose	Longer policy statement with six preservation purposes.	Shorter plain-language purpose statement.	Stylistic; no intended substantive change.
Scope / applicability	Applies to all property in city limits and ETJ; applies to actions after Nov. 14, 2006.	Applies to historic landmarks, historic resources, and properties in historic districts.	Potential substantive narrowing/clarification. Confirm intended scope.
Applicant burden	Applicant for COA must establish compliance.	Applicant must show the application meets the ordinance, district standards, and design guidelines.	Same concept, clarified.
Definitions	Long list including broad planning terms.	Streamlined definitions focused on operative terms.	Mostly readability; some terms removed or simplified.
Historic Preservation Officer	Mayor appoints officer; officer administers ordinance and advises Commission.	Same, plus clearer role in applicant assistance and administrative review.	Clarification.
Historic Preservation Commission	Cross-reference to separate procedures section.	States Commission reviews designations, COAs, demolition/relocation, hardship, appeals, and other matters.	Clarification.
Designation overlay label	Uses “H” overlay.	Uses “HO” historic overlay district.	Possible substantive/code-label update.
Notice for designation	15-day mailed notice before Commission hearing.	10-day mailed notice before Commission hearing.	Substantive timing change; confirm intended.
Designation criteria	Six criteria.	Expanded/clarified criteria, including engineering, community development, archeological importance, and contribution to district character.	Potential substantive expansion/clarification.
Division 2 design-guideline authority	“Implementation standards and guidelines” adopted by resolution; violation prohibited.	Clarifies that design guidelines are mandatory only if written as requirements or incorporated into ordinance/district standards.	Important clarification of advisory vs mandatory effect.
Incentives generally	City Council may approve incentives by resolution; applicants with alternative exterior design standard COA eligible.	Division 2 gives general authority; historic district incentives governed by Division 3; landmark/resource incentives outside districts may be case-by-case.	More structured incentive framework.
Resolution 2015-26 incentives	Not codified in text.	Historic district incentives codified in Division 3, with suggested repeal/codification language for Resolution 2015-26.	New codification approach.

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COA required	COA required for construction, reconstruction, alteration, restoration, relocation, and visible material changes; painting unpainted stone/masonry prohibited.	Same concept, with clearer language and express reference to covered work, including demolition.	Clarification.
COA expiration	1 year if not commenced; 2 years if not completed.	2 years if not started; 3 years if not completed.	Substantive timing change.
COA extension	City Council may extend up to 6 months.	Same concept; extension authority flagged for confirmation.	Mostly unchanged.
Ordinary maintenance exemption	COA not required for ordinary maintenance under \$10,000; expedited process for small projects.	Ordinary maintenance exempt without dollar threshold; administrative COA for minor work categories.	Substantive shift from cost-based to category-based approach.
Expedited / administrative COA	Expedited process for small projects under \$10,000 with exclusions.	Administrative COA for specified minor work categories; HPO decision within 15 business days after complete application.	Major restructuring of administrative review.
COA application	Application filed with Commission; fee required before complete.	Predevelopment meeting; application filed with Planning Department; simplified required materials; completeness review.	Process clarification.
COA timing	Commission review within 60 days from receipt; deemed approved after 90 days from receipt.	Review and deemed approval run from complete/deemed complete application, with applicant-caused delay carveout.	Important procedural clarification.
Alternative exterior design standards	Allowed; includes waiver language for utilities/curbs/sidewalks.	Retained in simplified form; waiver detail not carried forward.	Confirm whether waiver provision should be retained.
Demolition COA	COA required for demolition of historic landmark/property in district.	COA required; adds detailed demolition/relocation review criteria.	Substantive clarification.
Demolition with replacement construction	Not included.	New safeguards: replacement approvals, permit sequencing, demolition/replacement agreement, recorded covenant, deadlines, site stabilization, financial security.	Key new substantive provision.
Economic hardship	Hardship criteria, good-faith alternatives, appeals to P&Z and Council.	Same general framework in plain language, with two-thirds approval concept after supermajority denial.	Clarification plus voting-threshold change.
Fees	Fees established by City Council fee schedule.	COA fees waived unless violation; violator pays applicable fees.	Substantive fee-policy change.
Division 2 enforcement	General enforcement, nuisance, criminal penalties, and civil remedies.	More specific offenses are identified; civil and criminal remedies are retained; loss of incentives is included.	More specific enforcement framework for COA-related violations, plan deviations, demolition/relocation, and Heritage tree removal.

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Division 3 historic districts	Existing Division 3 is short: title, boundaries, compliance with implementation manual, incentives, and enforcement/penalty.	Revised Division 3 includes boundaries, base-zoning relationship, design guidelines, codified incentives, district-specific standards for Mercer, Old Fitzhugh, and Hays, and enforcement cross-reference.	Draft version expands and reorganizes existing Division 3 rather than creating Division 3 from scratch.
Base zoning / overlay rule	Not in existing Division 2.	Use must be allowed by both base zoning and overlay; more restrictive overlay controls.	New clarification.
Division 3 compliance / design guidelines	Existing Division 3 requires buildings, properties, sites, and structures in historic districts to comply with the historic preservation ordinance and the implementation manual/design guidelines; if there is a conflict, the Division 3 provision or implementation manual controls.	Draft Division 3 requires properties in historic districts to comply with Division 2, Division 3, applicable historic district standards, and any mandatory design guidelines adopted by City Council. It clarifies that a design guideline is mandatory only if written as a requirement or incorporated into the ordinance or district standards.	Clarifies how design guidelines apply in historic districts and reduces ambiguity between mandatory standards and advisory guidance.
Historic district boundaries	Existing Division 3 establishes the boundaries of the Mercer Street, Old Fitzhugh Road, and Hays Street historic districts by reference to prior ordinance exhibits.	Draft Division 3 carries forward the same district boundaries by reference to the same ordinance exhibits.	No substantive boundary change is proposed. The provision is retained and reformatted for consistency with the revised Division 3.
District-specific standards	Existing Division 3 establishes district boundaries and general compliance requirements, but does not include detailed district-specific standards for Mercer, Old Fitzhugh, or Hays.	Draft Division 3 adds detailed district-specific standards for Mercer, Old Fitzhugh, and Hays, including uses, building height, building width, building footprint, setbacks, materials, porches, roofs, parking, landscaping, trees, sidewalks, and related requirements.	Substantial expansion of Division 3 to codify district-specific overlay standards in the ordinance.
Division 3 incentives	Existing Division 3 states that properties in historic districts are eligible for incentives pursuant to the implementation manual adopted by City Council.	Revised Division 3 codifies the historic district incentive list formerly reflected in Resolution No. 2015-26 and distinguishes district incentives from case-by-case landmark incentives.	Moves incentives from external/manual/resolution framework into ordinance text for historic districts.
Landmark incentives outside districts	Not addressed in this way.	Case-by-case by City Council resolution/agreement/formal action.	New framework.
Division 3 enforcement	Existing Division 3 contains separate enforcement and penalty language for historic district violations.	Draft Division 3 cross-references the enforcement, penalty, nuisance, stop-work, civil remedy, criminal penalty, fee, and incentive-eligibility provisions of Division 2.	Consolidates enforcement in Division 2 to reduce duplication and avoid inconsistent enforcement language between Division 2 and Division 3.