

28.23.050 Downtown Historic District (-DH) Overlay Zone

- A. Applicability.** The Downtown Historic District (-DH) Overlay Zone is intended to help preserve the unique pedestrian-oriented retail shopping environment that once formed the back-bone of Alturas' commercial center. This area is best represented by properties within a block or two of Main Street just south of 4th Street and North of the Pit River. Within this area, buildings are placed in a classic "Main Street" block grid pattern, with a variety of single and multi-story buildings constructed at a zero setback to both the street they front and the buildings they are adjacent to. This type of development forms a continuous wall of closely placed retail, restaurant and office buildings that have a unique look and walkability. When properly developed and maintained, this environment encourages pedestrians to park their cars and walk from one building to the next to complete errands, have a meal with friends, or browse through shops.
- B. Impact on Primary Zone Permitted Uses.** The -DH Overlay Zone is not intended to disallow Land Uses permitted by a Primary Zone, but care must be taken to ensure that uses are placed or operate in a manner that protects the pedestrian-oriented, retail nature of the street environment. To this end, the most appropriate Primary Zone for the area is the C1 (Retail/Office Commercial) Zone. Where other zones are used within the -DH Overlay Zone, the Site Plan and Use Permit processes should be used to ensure land use compatibility within the area.
- C. Exceptions to the Site Planning and Development Standards.** To ensure proposed improvements and new development in the -DH Overlay Zone will not detract from the pedestrian-orientation retail nature of the area, the Site Planning and Development Standards of Article 4 are amended as follows:
- 1. Minimum Lot Size and Lot Width.** No minimum.
 - 2. Setbacks.** All buildings along Main Street shall have a zero setback from the front property line unless a Variance is granted pursuant to Section 28.52.050. Although not required, zero setbacks are encouraged for side and rear property lines. Where a building has been substantially destroyed and needs to be replaced, it shall be required to be built at a zero lot line setback along Main Street and take access from Main Street within this Overlay Zone, even if the previous building did not have this setback or orientation.
 - 3. Lot Configuration.** Flag lots are prohibited.
 - 4. Landscape, Parking and Loading Standards.** Exempt.
 - 5. Signage.** "Building Signs" are the preferred Permanent Sign type for the area. "Monument Signs" and "LED" signs are prohibited. "Pole Signs" and "Off-Premise" signs are allowed by Use Permit where it can be clearly demonstrated that a Building Sign will not adequately advertise the business in question.

6. **Additional Site Plan Criteria.** Where necessary to protect the pedestrian-oriented or retail nature of the District, all discretionary permit approvals, including Site Plan approvals, may be conditioned upon changes to any visual aspect of the project, including, but not limited to, material and color selection, building design, lighting, landscaping, and screening of proposed uses.