

I OWN PROPERTY IN A HISTORIC OVERLAY DISTRICT IN FARGO – How Will Historic Zoning Affect Me?

- Properties in a HO District must undergo additional review prior to receiving a building permit if the permit involves exterior work. If no building permit is required or if the work is interior only – no additional review is required. (<http://fargond.gov/city-government/departments/inspections/faqs> has more information on when a building permit is required.)

Designation as a local historic overlay district honors a neighborhood's historical significance. With that recognition comes some measure of protection - historic zoning protects the neighborhood's unique character by requiring review of exterior work that is done on buildings in the district.

WHAT STANDARDS ARE BEING USED TO REVIEW MY PROJECT?

- Projects are reviewed to make sure they are architecturally compatible with the area's historic character.
- The standards that are used to review historic overlay projects are tailored for each local district and published in the Land Development Code (§20-0305). The standards provide direction for property owners and ensure that the decisions of the Historic Preservation Commission are not arbitrary.
- If a property owner needs an exception to the published Development Standards (LDC §20-0305-J), the Historic Preservation Commission can grant the exception with a 2/3 majority.
- While the decision of staff and/or the Historic Preservation Commission can be final (depending on the circumstance) - any decision may be appealed to City Commission, where final authority lies.

WHO REVIEWS MY PROJECT?

- Planning Department staff can review projects where the permit is for exterior renovation or installation of a sign.
- Historic Preservation Commission review is required for permits that involve demolition of a building, new construction of a building or an addition, or the appeal of a staff decision.
- Once a project has completed the review described above, a Certificate of Appropriateness is issued (as per §20-0912 of the Land Development Code) and the Inspections Department can issue a building permit (as long as building code requirements have been satisfied).

TO GET MORE INFORMATION...

Department of Planning and Development - 701-241-1474 (phone), Planning@FargoND.gov (e-mail).
The Planning Department is located on the 2nd floor of Fargo City Hall, 225 4th Street North, Fargo ND 58102. Office hours are weekdays 7:45 a.m. - 4:30 p.m.

