6. Czech Bohemia Overlay District

a. *Intent*

The Czech Bohemia Overlay ("CB-O") District is hereby created. The Council finds that the CB-O District contains unique architecture that illustrates the history of urban development in the core of Cedar Rapids. The CB-O District contains a wide variety of architectural styles which reflect the first Czech settlements in Cedar Rapids, the Third Street commercial area, Czech Village, and the historic residential areas of the Oak Hill Jackson and the Czech Village neighborhoods. The purposes of the CB-O District are to ensure that the future development and reconstruction of commercial and multi-family buildings is compatible with the unique character of the CB-O District and to preserve its economic viability.

b. *District Boundaries*

The CB-O District shall be an overlay for the entire area designated in Figure 32.03-1.

c. *Application of CB-O Standards and Guidelines*

The CB-O Standards and Guidelines shall apply to new construction, additions to existing buildings and/or the exterior rehabilitation of buildings located within the boundaries of the CB-O District and that are submitted after January 24, 2012. The CB-O District Standards and Guidelines shall not apply to:

i. Single-family and two-family dwellings;

ii. Repair, maintenance, and replacement with comparable materials or the same color of paint.

d. *Design Review Technical Advisory Committee*

The Design Review Technical Advisory Committee is hereby created. It shall consist of seven (7) members to be appointed by the Mayor upon the advise and consent of the City Council. The Design Review Technical Advisory Committee shall examine applications for rezonings, preliminary and administrative site development plans, conditional uses, building permits, and variances within the CB-O District.

e. *Development Approval Process*

The approval of new construction, additions to existing buildings and/or the exterior rehabilitation of buildings for commercial or multi-family uses within the CB-O District shall occur through the following process:

i. City staff shall refer applicable development projects within the CB-O District to the Design Review Technical Advisory Committee. The Design Review Technical Advisory Committee shall be referred applications for rezonings, preliminary and administrative site development plans, conditional uses, building permits, and variances.

ii. The Design Review Technical Advisory Committee shall review any commercial or multi-family development project within the CB-O District for compatibility with District standards and guidelines. The Committee shall provide recommendations to the appropriate decision-making body following its review of a development project.

f. *CB-O District Standards and Guidelines*

All new construction, additions to existing buildings and/or the exterior rehabilitation of buildings located within the boundaries of the CB-O District shall meet the following Standards and Guidelines:

i. *Site Development Plan*

A site development plan and building elevations shall be required as part of the approval of a development project within the CB-O District. The site development plan shall comply with all provisions of Chapter 32.

ii. *Size, Form and Volume*

(A) Facade heights for new buildings and additions must fall within the height range of the surrounding block.

(B) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.

(C) Proposed façades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.

iii. *Building Orientation and Parking*

(A) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.

(B) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.

(C) Principal building entrances shall be a prominent feature of the building's façade and should face the primary street serving the development.

(D) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.

iv. *Architectural Details*

All new construction shall include architectural façade elements and composition as follows:

(A) The façade should have a vertical orientation and maintain the

traditional proportions of height and width found in existing historic buildings in the CB-O District.

(B) The top edge of the building shall be defined by a cornice line or similar articulation.

(C) Windows and doors shall be located, spaced and aligned on the building façade in a manner consistent with the established context of the block.

(D) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.

(E) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.

v. *Building Materials*

(A) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.

(B) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.

vi. *Signage*

(A) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District.

(B) New signage shall not obscure significant architectural details of a historic structure.

(C) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.