

Article 8. Overlay Districts

8.4 Iowa Addition Overlay District (-IA)

8.4.1 Purpose

This Iowa Addition Overlay District's mission is to preserve and secure the single family residential character of the Iowa Addition neighborhood and the quality of housing and site improvements. The purpose of this Iowa Addition Overlay District is to establish and enhance a clearly defined neighborhood character, which fosters health, safety and stability consistent with the neighborhood image valued by its residents. The City has adopted this Iowa Addition Overlay District to further its interest in maintaining public health safety, to promote general welfare, and to abate and eliminate public nuisances.

The homes in this District have a number of diverse architectural styles. This diversity in styles should continue consistent with the intended single family growth of the neighborhood and enhancements to neighborhood image, cleanliness, and safety. Existing homes in the Iowa Addition Overlay District must also comply with all building codes adopted by the City of Hammond.

8.4.2 Structure

The District shall be in the form of an overlay district, in addition to the superseding the underlying zoning districts. In the event of any conflict between this newly established Iowa Addition Overlay District and the underlying zoning district, the more restrictive regulations shall prevail. Current zoning classifications and zoning restrictions in the Iowa Addition Overlay District will remain in effect. Upon adoption of this newly classifications created Iowa Addition Overlay District, a rezoning request will require a two-thirds (2/3) super majority vote form the Hammond City Council in order for a rezoning request to be approved.

8.4.3 District Boundaries

The Iowa Addition Overlay District is generally bounded on the North by a line running adjacent to the 150 feet North of the E. Hanson Street's North Right Of Way line; on the South by Old Covington Highway; on the East by Range Road, and on the West by S. Cypress Street, as per attached boundary map dated August 4, 2005 (Exhibit A), and attached hereto. These boundaries shall be reflected as an Overlay District on the Official Zoning Map of the City of Hammond. Properties on the West side of S. Cypress Street facing the Overlay District and those properties on the south side of Old Covington Highway and facing the District will be included in the requirements and enforcement of this District's regulations.

8.4.4 Incentive Tools to Be Used

In addition to penalties and fines outlined in the City of Hammond Development Code, the City may also use the following incentive or condition to encourage compliance with the Iowa Addition Overlay District guidelines. The incentive must be recommended by the Building Department and approved by a majority vote of the City Council where an existing structure is being restored for a use as a single family home and complies with the rules of this Iowa Addition Overlay District. In addition, the property must be in compliance with the rules and restrictions of this Iowa Addition Overlay District.

- A. Endorsement (by the City Council) of the State's (Department of Economic Development) Restoration Tax Abatement Program benefits, providing for a 5 to 10 year freeze of property values at the pre-renovation or pre-construction levels, and provided that the minimum guidelines are met. A minimum of \$25,000 per project/and per building permit obtained must be spent of home restoration/renovation costs in order for this incentive to be used.

8.4.5 District Restrictions

- A. New Placement and/or rezoning's/resubdivisions for the creation or placement of mobile homes, duplexes, or multi-family housing are prohibited. Those that are occupied and legal at the time this ordinance is passed may remain in use and are considered grandfathered uses in accordance with [Article 5. Nonconformities](#) of Hammond's Development Code.
- B. Creation of new lots of record within the overlay district shall have a minimum lot size of 6000 square feet with a minimum frontage of 60 feet wide.
- C. The restrictions of this Iowa Addition Overlay District shall include those set forth in this Development Code except that on new structures designed for occupancy and those undergoing major renovation (costs exceeding 75% of the value of the structure) there shall be one front yard of at least 25 feet in depth and at least 45% of the front yard, not including public right of way that shall be designed and maintained as green space. Parking shall not be allowed within this designated green space.
- D. All parking spaces for new structures designed for occupancy and those undergoing major renovation (costs exceeding 75% of the value of the structure) shall be paved with hard surfaced material (concrete, pervious concrete, asphalt, limestone, concrete block, and pavers) with the minimum required green space also provided and protected from parked vehicles.
- E. **Trees** that are removed within the public right of way must be replaced by the person or organization removing them, with 2 trees of a similar type that are regulation Louisiana street trees that have at least a 2" caliper when planted. Such trees shall be replaced as near as possible or feasible to the site the removal took place. The City of Hammond Street Department will be consulted prior to the removal or replacement of trees in the public right of way to ensure compliance with this restriction.

8.4.6 Property Upkeep

Property owners (or other agents) who own properties and buildings that have building and safety/health code violations which represent a fire hazard, health and safety hazards, or that are a nuisance to adjacent residents or general public, will be notified by the City to correct such violation. Any violation which may result in an immediate or imminent threat to public health or safety shall be remedied immediately. Other violations shall be remedied within a six month time period from the date of notice from the City. All occupied properties must be tied in and serviced by publicly approved water and sewerage service.

8.4.7 Nonconforming Building and Properties

Nonconformities shall meet the requirements of [Article 5. Nonconformities](#) of the City of Hammond Unified Development Code, including any amendments and requirements of this Iowa Addition Overlay District.

8.4.8 Variances

All requests for variance from the rules, regulations, and restrictions of this District shall follow the same rules and procedures outlined in [Article 2](#) of the City of Hammond Development Code.

8.4.9 Enforcement and Review

The enforcement and review outlined in [Article 2](#) of the City of Hammond Development Code, including any amendments, shall govern violations of the rules, regulations, and restrictions of this Iowa Addition Overlay District.

8.4.10 Conflict

The more restrictive provisions of this Overlay District shall govern and take precedence over other provisions of any other ordinances or codes adopted by the City of Hammond, except that health and safety regulations contained in the adopted Building and Fire Codes of the City of Hammond shall control in the event of conflict.