



Frequently Asked Questions

What is form based protective overlay?

A form-based protective overlay is a land development regulation to foster predictable building results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Form-based codes address the relationship between building facades and the public realm. The protective overlay is an enhancement of Highland Park’s current R1, single family residential zoning.

Form-based overlays are a protective response to the modern challenges of urban sprawl, deterioration of historic neighborhoods, and neglect of pedestrian safety in new development.

Has form-based code been used in Lafayette?

Yes. The Centennial Neighborhood is covered by a form-based protective overlay.

Why does Highland Park need this protection?

Highland Park’s current zoning assures only that residences must be single family. There are no restrictions on the type of single-family construction that can be introduced through new construction or significant remodeling. We believe that a form-based protective overlay is the best method to preserve the historical nature of Highland Park without a more restrictive historic district designation. We also believe that doing nothing will result in development that reduces the desirability of Highland Park as a preferred residential location.

What are some examples of the new construction or remodeling?

	
<p>Home nearly destroyed by fire. Rebuilt with modified side/back roof lines.</p>	<p>Prior Victorian architecture home destroyed by fire. New construction in Arts and Crafts style.</p>

	
<p>Tear down and new construction. First proposed design was suburban tract type.</p>	<p>Tear down and new construction. Replaced a ranch-type National home.</p>



What is the focus of form-based protective overlay?

The focus is on new construction or significant exterior remodeling. The objective is to assure that neighborhood improvements maintain the look and feel of Highland Park into the future. We also want to use the protective overlay to consider how we can protect the large triangle, the small triangle, bicycle bridge and ravine.

The look and feel of Highland Park includes the many different types of architecture that are here today. This is not an attempt to go back in time and specify one consistent design, e.g. late Victorian.