Introduction to Conservation Districts

What is a Conservation District?

A Conservation District (CD) is a change in zoning that preserves an area’s physical attributes by providing additional development and architectural regulations. Each Conservation District is tailor-made to a neighborhood and what it wants to conserve. Once approved by the City Council, the Conservation District regulations become the zoning for the area and all new work within the area must comply with the Conservation District regulations.

C.D. #1 - King’s Highway
C.D. #2 - Lakewood
C.D. #3 - Page Avenue
C.D. #4 - Greiner Area
C.D. #6 - Hollywood/Santa Monica
C.D. #7 - Bishop/8th
C.D. #8 - North Cliff
C.D. #9 - M-Streets
C.D. #10 - Greenway Parks
C.D. #11 - M Streets East
C.D. #12 - Belmont Addition
C.D. #13 - Kessler Park
C.D. #14 - Edgemont Park
C.D. #15 - Vickery Place
C.D. #16 - Rawlins
C.D. #17 - Northern Hills
C.D. #20 - Stevens Park
# Summary of Zoning Tools

<table>
<thead>
<tr>
<th>Purpose</th>
<th>What is Regulated</th>
<th>Type of Regulation</th>
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</thead>
<tbody>
<tr>
<td><strong>Planned Development</strong></td>
<td>Encourages a unified development for an area that does not have distinctive character</td>
<td>Setbacks, lot coverage, and density</td>
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<tr>
<td><strong>Neighborhood Stabilization Overlay</strong></td>
<td>To encourage quality infill and redevelopment</td>
<td>Front yard setbacks, side and corner yard setbacks, garage placement, and height plane</td>
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<tr>
<td><strong>Conservation District</strong></td>
<td>To protect the physical attributes of an area</td>
<td>Regulations are determined by the neighborhood and must include minimum development and architectural standards.</td>
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<tr>
<td><strong>Historic District</strong></td>
<td>To protect historic architecture and character</td>
<td>All exterior modifications</td>
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