

Frequently Asked Questions Sheet

Q: What is the purpose of the NFP Overlay District?

A: The purpose of the Natural Features Protection (or NFP) Overlay District is to guide development to be as protective as possible of the natural features at the site while still allowing for the zoned use of the property. The NFP Overlay District **does not stop development** or improvements to existing buildings on the property. The NFP rules require things like buildings and parking lots to be set back from lakes and rivers, limits on tree removal, prohibiting planting of invasive plants, and protection of steep slopes.

Q: What does being mapped in the NFP Overlay District zoning mean?

A: All parcels in the City have a base zoning district which controls the way in which the property can be used. For example, a parcel might be zoned for residential use, multi-family use, commercial use, or a combination of uses may be allowed. When a parcel is mapped in the NFP Overlay District, the base zoning still applies. The NFP Overlay District is a set of development rules that apply in addition to base zoning.

Q: How will the NFP Overlay District rules affect my property?

A: For parcels that already have buildings, parking lots, and other structures not likely to change, being mapped in the NFP Overlay District may have little impact. For parcels that are heavily wooded or have large mature trees, special permission may be required to clear the land. If a property owner wants to make a substantial change to a home, build a new garage, or do other work that requires a permit the project must follow all of the NFP rules. Similarly, if a commercial or multi-family project is proposed on a parcel in the NFP Overlay District the NFP rules must be followed. The rules can be found in Chapter 50, Article 6 of the City's Zoning Code or [downloaded here](#) (*This version includes proposed text amendments to Chapter 50, Article 6 shown in pink bold/italic font on pages 22, 26, 27*). Examples of some of the rules include:

- Buildings and parking lots must be set back from rivers, lakes, and wetlands
- Certain large trees cannot be removed without permission, and when removed must be replaced with newly planted trees
- Planting of certain invasive plants and landscaping is prohibited
- Earth moving on steep slopes is prohibited under most conditions
- Stormwater must be treated and controlled using green practices
- Limits apply to land clearing and site preparation activities

Q: Who reviews and approves projects in the NFP Overlay District?

A: The NFP rules apply to all projects on the Overlay District map. When a permit is obtained from the City for work on a single family home or duplex, the project will be reviewed administratively to ensure it follows the NFP rules. When a project is required to submit a site plan review application, the project plans will be reviewed and approved by the NFP Review Board made up of members of the public with experience in natural resources and property development.

Q: When will the new NFP Overlay District Map take effect?

A: The proposed amendments to the NFP Overlay District map will be reviewed by the Planning Commission on November 5 at their regularly scheduled virtual meeting starting at 7:00 p.m. The Planning Commission's recommendation will then be put on two consecutive City Commission meeting agendas where the

Commissioners will vote to adopt the new map. The changes to the map will take effect immediately upon approval by the City Commission.