

**City of Gadsden
B-4 District
Design Review Board
Guidelines**

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INTRODUCTION

The goal of the B-4 District Design Review Board is to advance the economic development of the District yet preserve and enhance its historical and architectural integrity.

B-4 District historic buildings and streetscape are valuable economic and cultural assets. Good designs can stabilize and strengthen property values as well as attract businesses, residents, and tourists who value the area's special qualities. Design enhances a district's image by emphasizing sensitive storefront and building rehabilitation, thoughtful use of landscaping and signage, and intelligent implementation of parking and pedestrian access.

Design guidelines are the tool used to address the dynamic balance between growth and change on the one hand and preservation of historic resources which define community character on the other. They safeguard for future generations the special visual qualities of the District by regulating changes that destroy distinctive elements.

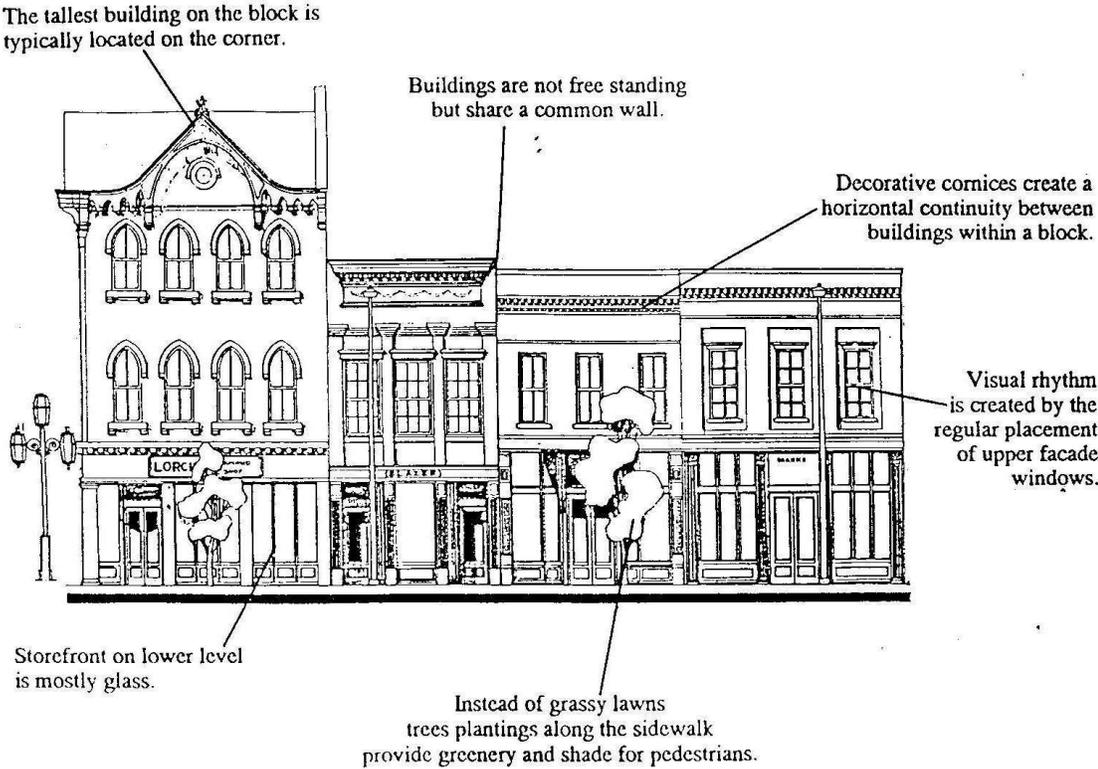
Design guidelines are not rigid rules, but they serve as a guide to making improvements which are compatible with the B-4 Design District's character. They set broad parameters with which District changes should occur while encouraging design creativity, individual choices, and personal tastes. They give the B-4 District Design Review Board a way to determine whether proposed work is appropriate. The result is a pattern of growth and change consistent with the historic qualities of the District.

The Design Review Guidelines were originally adapted by the B-4 District Design Review Board from the Alabama Main Street Guidelines with the assistance of the Alabama Historical Commission.

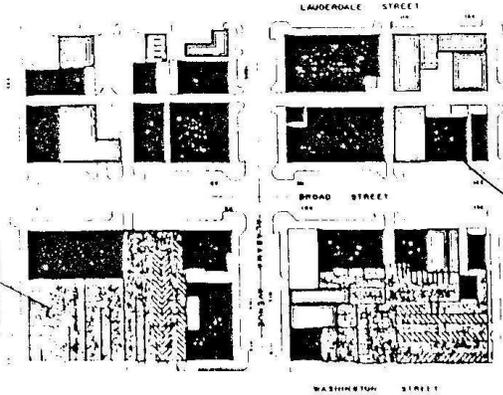
SECTION II
Alabama Main Street
Elements of Design

ELEMENTS OF A STREETScape

The streetscape is as important to the visual character of the “Main Street” district as are the buildings themselves. The overall appearance of the streetscape is the result of the layout of streets and lots, the way buildings were placed on the land, and how buildings relate to each other and open spaces. Alabama commercial buildings typically have zero lot lines; that is the building covers the whole lot. They front the sidewalks with no setback, no front or side yards, only trees on the curb side of the walk, creating a pattern of street – curb – sidewalk – building. Commercial buildings share common “party” walls and are not seen as individual structures but as a series of facades in a block along the street.



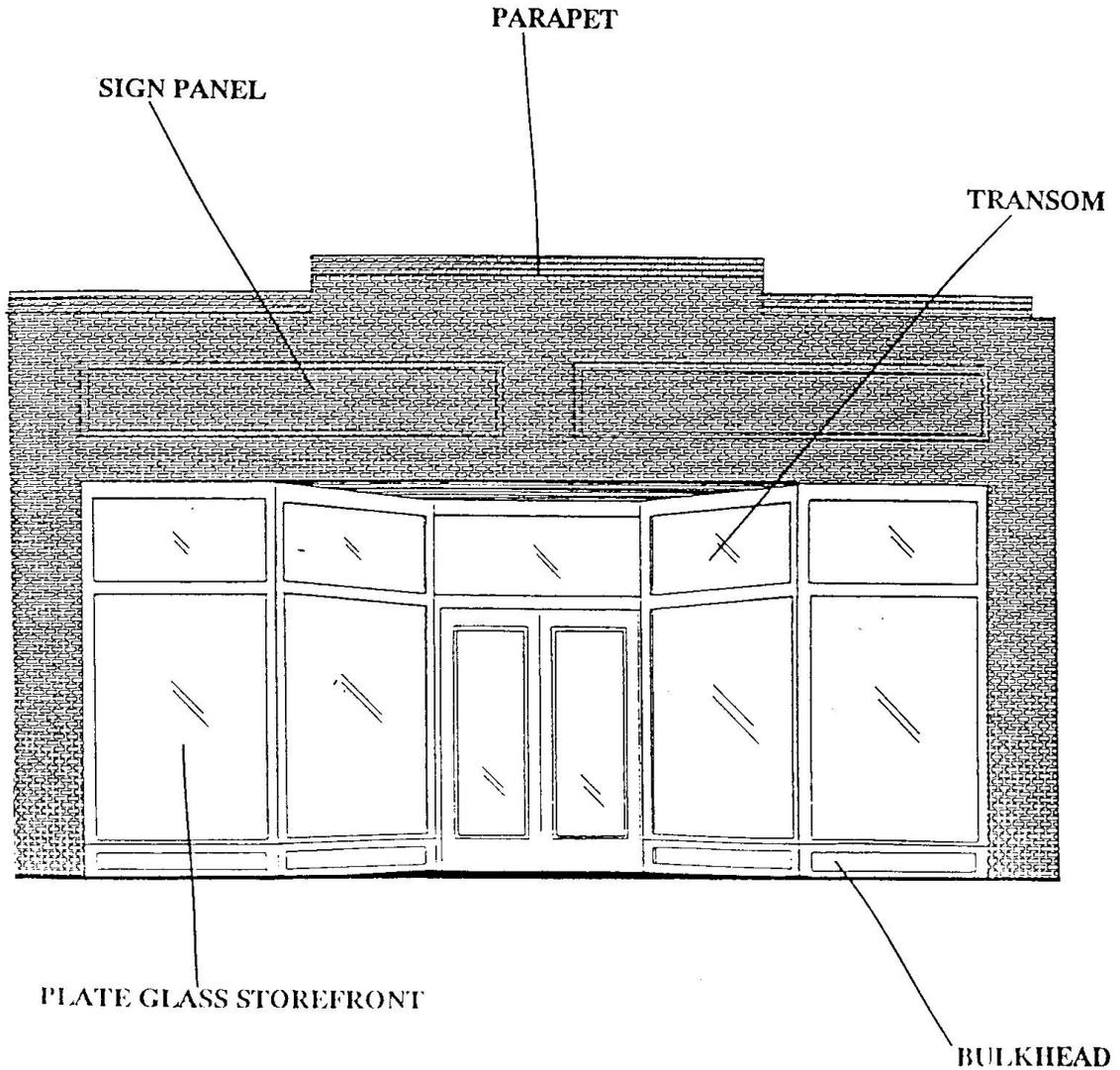
Commercial buildings are densely situated in rectangular blocks.



Buildings front the sidewalk; they all have the same setback.

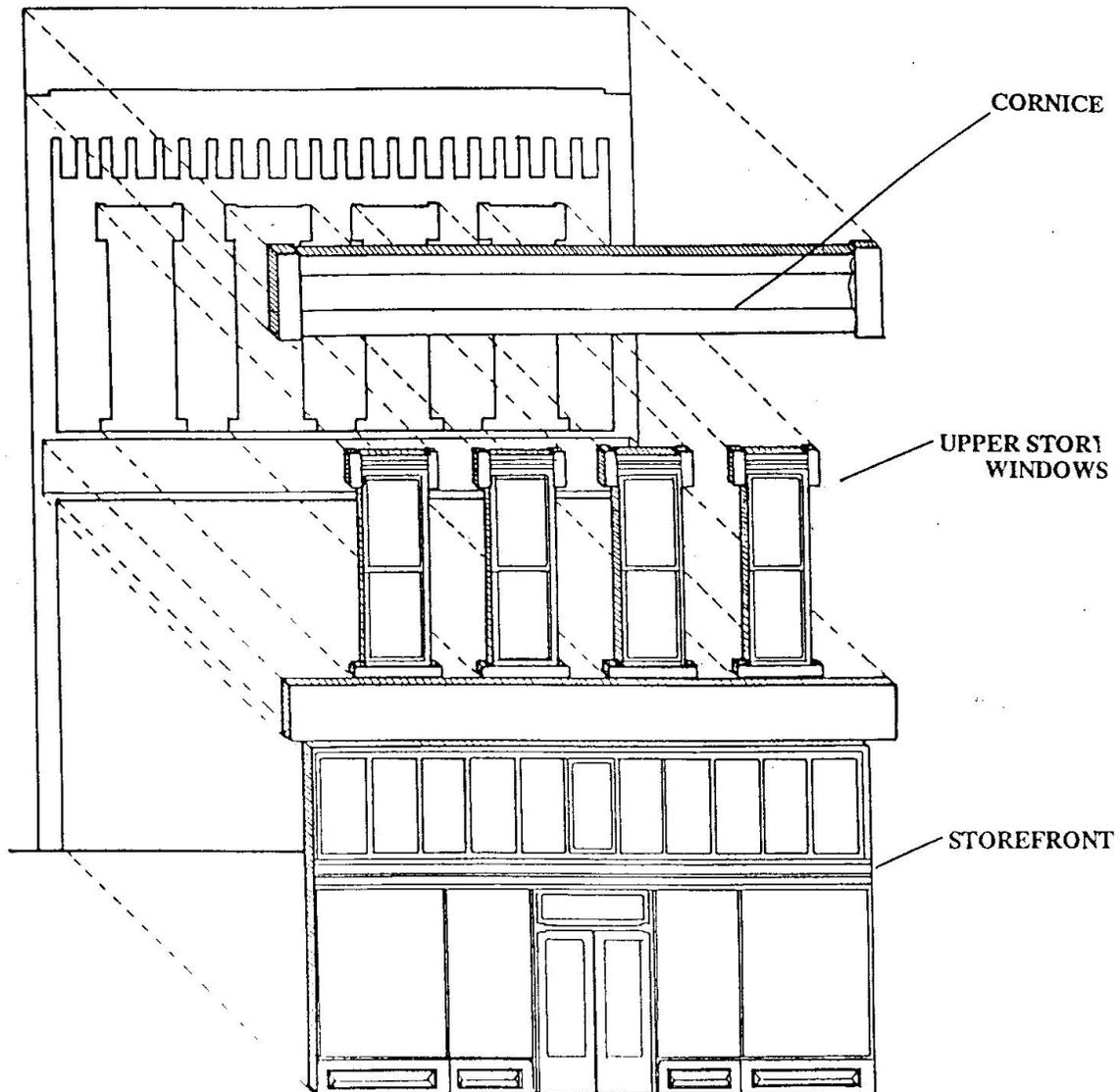
ELEMENTS OF A COMMERCIAL BUILDING

Historically in Alabama, first generation wooded commercial buildings were destroyed by fire and then replaced with masonry buildings. This second generation of commercial buildings generally dates from the late 19th century, and their character-defining features come from the technological advances and tastes popular in the Victorian Era. The cast iron plate glass storefront, awnings, manufactured bricks, decorative cornices, window hoods, and clutter of signs are key visual features of Alabama commercial buildings.



ELEMENTS OF A COMMERCIAL BUILDING

Main Street buildings in Alabama range in height from one to six stories, with the majority of buildings being two stories tall. Multistory commercial buildings can be visually divided into three horizontal sections: the storefront on the street level which was mostly glass; the upper story which was used for offices, storage, and sometimes as a residence and was defined by the upper story windows. The whole composition was crowned by a cornice or parapet at the top. Although there are several good examples of commercial styles in Alabama, the majority of Main Street buildings are not easily classified by style. Most of Alabama commercial buildings are local interpretations of styles popular in America from the late 19th through the early 20th century, and are best described by the particular “elements of style” they display.



ELEMENTS OF STYLE: Storefronts

The traditional Alabama Main Street storefront employed as much glass as possible, making it essentially transparent so that merchandise was visible and the interior was flooded with natural light. Characteristic elements of the Alabama Main Street storefront include plate glass display windows with transom windows above and bulkheads below. The display window was supported by wood or cast iron columns had an entrance which was more often than not recessed, and had a glass panel door. The whole storefront was framed structurally by a masonry pier to each side and a storefront lintel above.

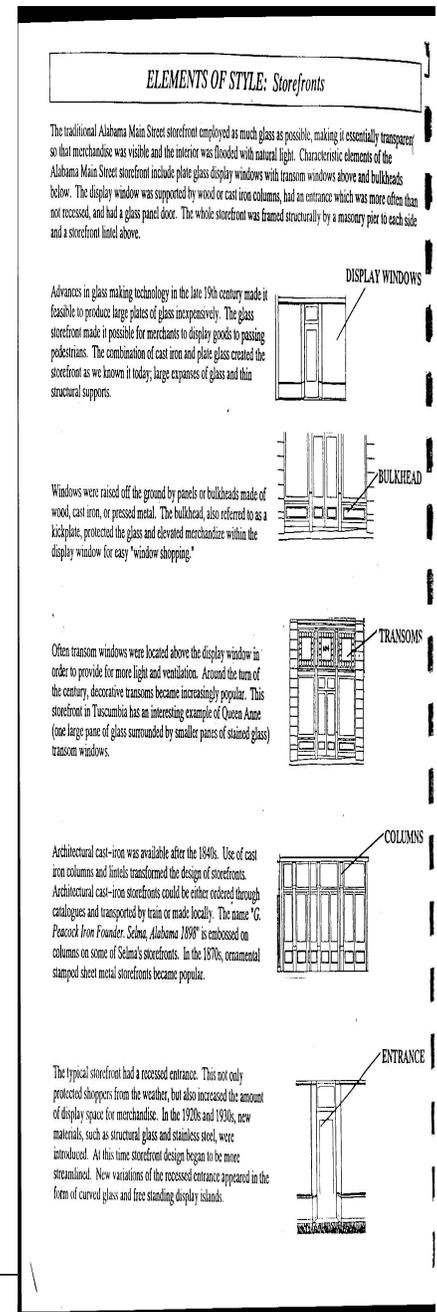
Advances in glass making technology in the late 19th century made it feasible to produce large plates of glass inexpensively. The glass storefront made it possible for merchants to display goods to passing pedestrians. The combination of cast iron and plate glass created the storefront as we know it today; large expanses of glass and thin structural supports.

Windows were raised off the ground by panels or bulkheads made of wood, cast iron, or pressed metal. The bulkhead, also referred to as a kick plate, protected the glass and elevated merchandise within the display window for easy "window shopping."

Often transom windows were located above the display window in order to provide for more light and ventilation. Around the turn of the century, decorative transoms became increasingly popular. This storefront in Tuscombua has an interesting example of Queen Anne (one large pane of glass surrounded by smaller panes of stained glass) transom windows.

Architectural cast-iron was available after the 1840s. Use of cast iron columns and lintels transformed the design of storefronts. Architectural cast-iron storefronts could be either ordered through Catalogues and transported by train or made locally. The name "G. Peacock Iron Founder, Selma, Alabama 1898" is embossed on columns on some of Selma's storefronts. In the 1870s, ornamental stamped sheet metal storefronts became popular.

The typical storefront had a recessed entrance. This not only protected shoppers from the weather, but also increased the amount of display space for merchandise. In the 1920s and 1930s, new materials, such as structural glass and stainless steel, were introduced. At this time storefront design began to be more streamlined. New variations of the recessed entrance appeared in the form of curved glass and free standing display islands.



ELEMENTS OF STYLE: Cornices and Parapets

In Alabama Main Street cities, look to the top of a commercial building for a clue to its style. There you may see two ornamental features which make a building distinctive: the parapet and the cornice. A parapet is the uppermost part of the front façade which extends above the flat roof like a short wall. A cornice is a molded projection which is attached to the top of the façade.

The parapet is the part of the wall that projects above the roof; the cornice is attached to the wall and projects out from it.

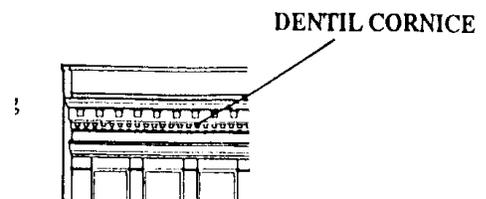
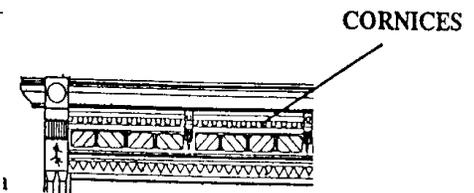
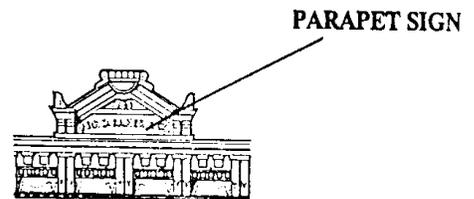
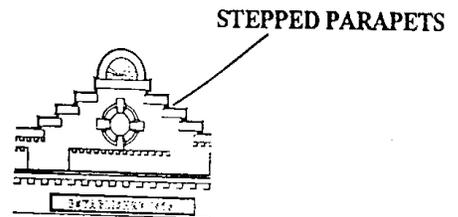
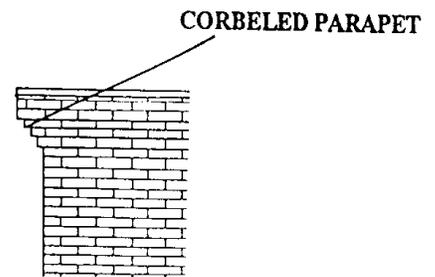
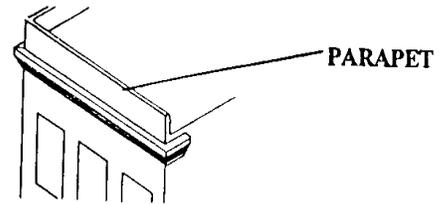
Brick corbeling was a very popular decorative parapet treatment. A show of craftsmanship, corbeling is a series of projecting brick courses which creates depth and texture.

Many parapets create an interesting silhouette and roofline. Italianate and Spanish style buildings often employ arches in the parapet, whereas Art Deco style buildings often have stepped parapets. The stepped parapet creates a common, yet a distinctive, roofline.

Often in the past the name of the company and date of construction were placed in a central arch or pediment in the parapet. Some parapets also feature decorative metal grills for ventilation.

Decorative cornice were readily available in pressed metal or wood. Not only did many local iron works and lumber companies offer various designs, but decorative cornices could also be ordered by mail and sent by rail. This Decatur cornice may be an example of work from the successful local Decatur Cornice and Roofing Company. Italianate brackets were a popular feature of Victorian Era cornices.

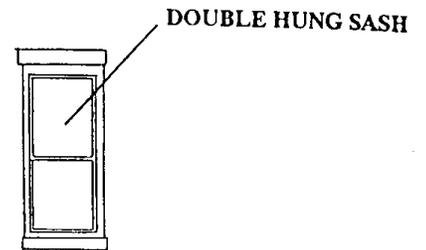
Classical styles often featured cornices with either modillion molding (large blocks), or dentil molding (smaller blocks), or even both.



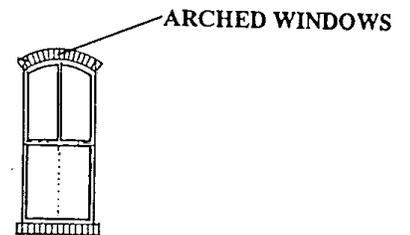
ELEMENTS OF STYLE: Upper Story Windows

The windows on the front façade (a French term for face) of Alabama's commercial buildings are important character defining design elements. Windows have often been described as the "eyes" of a building, and, as the wise ancient philosopher Plato said, "the eyes are the pathway to the soul." The type, shape of the window, the number of panes in each sash, the decorative surrounds including the lintel, sill, or window hood, and the fenestration (arrangement) are important features of upper story windows.

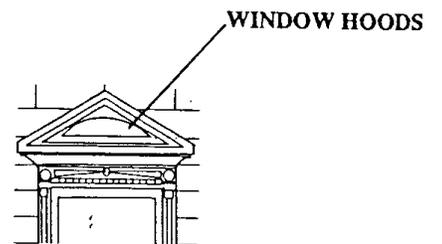
The vast majority of upper façade windows are double-hung sash windows. These windows slide up and down within a frame. The number of panes in each sash can provide a clue to the age of a building. It was in the last decades of the 19th century that advances in glass-making technology made it possible to create large panes of glass. Many Alabama Main Street commercial buildings dating from the 1890s or after have one large pane of glass in each sash; these are referred to as one-over-one windows.



The tall rectangle was one standard shape of Alabama's Main Street upper story windows; another was the arched window. The rounded arch was typical of the Italianate and Romanesque style, while the pointed arch was typical of the Gothic style.



A variety of window trims and accents made the upper façade of commercial buildings more ornamental. Stone, wood, and other contrasting materials were used to highlight the sill and the lintel over the window. Decorative window hoods made of wood, cast iron, and stamped metal were popular window accents. Windows on some commercial buildings had exterior shutters and/or awnings.



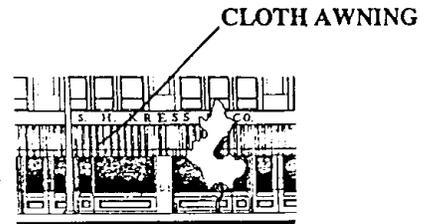
Fenestration is the term used to describe the arrangement of windows on the façade. The regular spacing of tall upper story windows on commercial buildings creates what has been called a visual "rhythm." This march of the upper story windows along a block is an element that ties the different buildings together. Upper story windows visually define a building. Horizontally, rows of windows divide the building into stories, and vertically, they denote that bays (width) of the building.



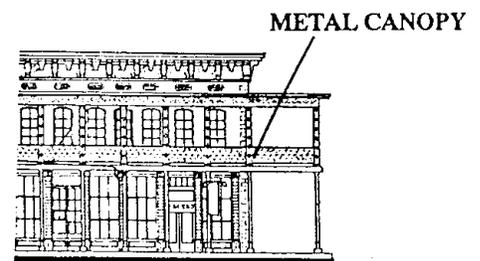
ELEMENTS OF STYLE: Awnings and Canopies

With its obvious benefits of displaying merchandise and admitting natural light into a closed space, the traditional glass storefront also had a few disadvantages. The glass admitted harmful ultraviolet rays which not only faded merchandise, but the glare of the bright sun through the windows also made the store hot in warm weather. The storefront awning and canopy offered a solution to those problems. A practical design feature, the awning or canopy could shelter the merchandise from the damaging ultraviolet rays of the sun, shade the storefront from the heat, and provide a sheltered entrance for shoppers.

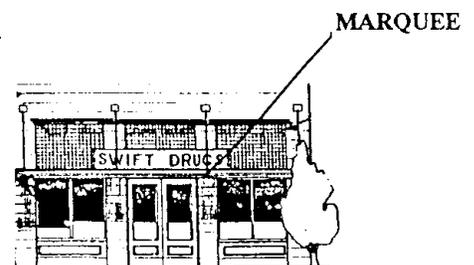
Retractable cloth awnings were especially helpful when it came to climate control within the building. The awning could be rolled back in the cooler months to allow the warm sunlight through the storefront. By lowering the awning in the warm months, it sheltered the sun and could reduce heat gain in the summer months as much as 50-70 percent, making the interior from 8 to 15 degrees cooler. In addition to sheltering the storefront, the cloth awning could also function as a sign and was a colorful way to soften the harsh appearance of brick commercial buildings.



Fixed metal canopies last longer than cloth awnings, whose life span lasts only about 7 years. Metal canopies are a distinctive historic design feature of Selma. In Selma, several historic commercial buildings have metal canopies which extend over the sidewalk and are supported by columns. On some Selma buildings, the canopy is actually part of a cast-iron two story verandah.



After the turn of the century, it was not uncommon to see fixed metal awnings supported by guy wires in Alabama. Some large commercial buildings combined the fixed metal canopies with signs and lighting in order to create a marquee.



ELEMENTS OF STYLE: Masonry

Masonry is the most commonly used construction material for Alabama commercial buildings. The root of the word masonry is “mason”, one who builds with brick or stone. Today, the term also applies to terra cotta, cast concrete, and to stucco, which is a type of exterior plaster. Masonry has several advantages over wood as a building material for commercial districts. It is more resistant to the spread of fire than frame buildings and is considered a low maintenance material because it generally did not require a coat of paint for protection.

Brick is a molded rectangular block of clay which has been fired to make it durable. The size and shape of a brick is small enough for a single workman to handle. The long part of the brick is called the stretcher, and the end of the brick is called the header. Bricks were often made locally and came in various colors and textures. Tapestry brick which had a “combed” texture was popular from about 1920-40.

Bricks in a wall are held together by mortar. The mortar was typically a combination of lime and sand which was both water soluble and flexible enough to allow the joints between bricks to expand and contract with the change of temperature. For a finishing touch, craftsmen could create concave, flush, beaded, raked, or grapevine type joints.

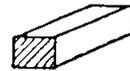
The arrangement or pattern of bricks in a wall is called the brick bond. A bonding pattern is identified by the relationship between headers and stretchers. For example, common or American bond has one row of headers for every 5-7 rows of stretchers. English bond has a row of headers followed by a row of stretchers. Flemish bond has altering headers and stretchers within each course. All stretcher bond is a brick veneer, not a structural wall.

Stone commercial buildings were far less common in Alabama than brick ones. Stone, particularly limestone, granite, and later cast concrete, was often used to accent architectural features of brick buildings. The stone itself could be shaped into rectangular blocks or placed in the wall as irregularly shaped rubble. Stone could also be finished with a chisel or hammer to create a rough (called rusticated) or smooth surface.

Terra cotta is derived from Latin meaning “cooked earth.” As a building material, terra cotta is fine clay cast into hollow blocks and often finished with a glaze. However, unglazed decorative terra cotta tiles were used on Victorian Era commercial buildings in Alabama. Circa 1920, whole structures, such as this Kress building in Selma, were veneered with glazed terra cotta.

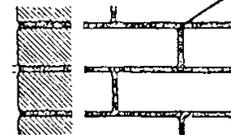


STRETCHER



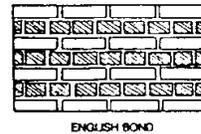
HEADER

BRICK



MORTAR

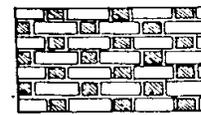
BRICK BONDS



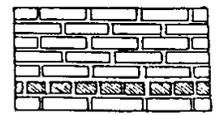
ENGLISH BOND



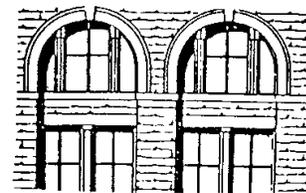
STRETCHER BOND



FLEMISH BOND



COMMON BOND



STONE



TERRA COTTA

DESIGN GUIDELINES

What Design Guidelines Can Do:

1. Help maintain the character of the District.
2. Improve the quality of growth and development.
3. Protect a property owner's investment by preventing undesirable intrusions.
4. Preserve the integrity (authenticity) of existing buildings.
5. Provide an objective basis for design review.
6. Serve as an educational tool for property owners, contractors, and designers.

What Design Guidelines Can Not Do:

1. Limit change or growth. They can only address the visual aspects of growth.
 2. Control how space is used within a building. Only the publicly visible portion of a building or site is governed by guidelines.
 3. Restrict. They can only guide.
 4. Review ordinary maintenance or color selection.
-

STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation have served for many years as the "10 Commandments" for historic preservation projects. These standards are used to certify historic rehabilitations and are also used for grant-funded projects. The basic standards, listed below, are incorporated into the Alabama Main Street Design Guidelines.

STANDARD #1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

STANDARD #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STANDARD #3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

STANDARD #4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

STANDARD #5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be retained and preserved.

STANDARD #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

STANDARD #7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

STANDARD #8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

STANDARD #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STANDARD #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity

of the historic property and its environment would be unimpaired.

LIST OF DESIGN GUIDELINES

Rehabilitation Design Guidelines:

Style	#1
Storefronts	#2, #3, #4
Awnings	#5
Signs	#6
Upper Floor Windows	#7
Access	#8
Doors	#9
Rear Entrances	#10
Roofs	#11
Cornices	#12
Materials	#13
Wood	#14
Masonry	#15
Metals	#16
Canopies	#17
Color	#18

Site Design Guidelines:

City Plan	#19
Parking	#20
Lighting	#21
Walls	#22
Paving	#23
Landscape	#24
Archaeology	#25
Street Furniture	#26
Equipment	#27

New Construction & Demolition Design Guidelines:

New Construction	#28
Relocation	#29
Additions	#30
Demolition	#31

SECTION III
B-4 District
Design Guidelines

B-4 DISTRICT DESIGN REVIEW GUIDELINES

STYLE - #1

Respect the original design of the building.

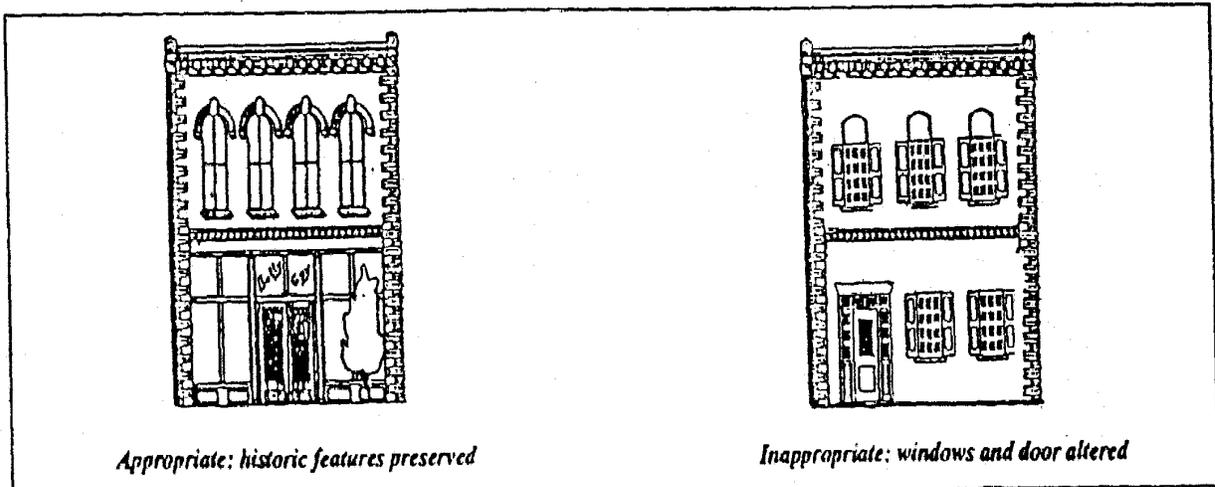
PRESERVATION: Preserve and retain architectural details and character-defining features of a building. (See Preservation Brief #17) Repair, rather than replace, the existing historic details and ornamentation.

ALTERATIONS: Preserve older alterations that have achieved historic significance based on their age (older than 50 years) or design character. More recent alterations that are not historically significant may be removed.

REPLACEMENT FEATURES: Replacement of missing architectural elements should be based on accurate duplication of original features. Avoid adding details which make the building appear older, younger, more ornate, or plainer than it originally was.

REPLACEMENT MATERIALS: When repairing or replacing lost or deteriorated features, it is always best to use the same material as the original feature. If a substitute material is employed, it should visually duplicate historic materials, with particular attention to color and texture. Choose a substitute material that has physical properties similar to historic material and take into consideration factors such as durability, thermal expansion, and moisture penetration. (See Preservation Brief #16)

REPLACEMENT DESIGNS: Where reconstruction of an element is impossible because of a lack of historical evidence, then a new design that relates to the building in general size, scale, and material may be considered. Do not add fake historic designs or theme images such as the “wild west” or the “ye olde Colonial” look.

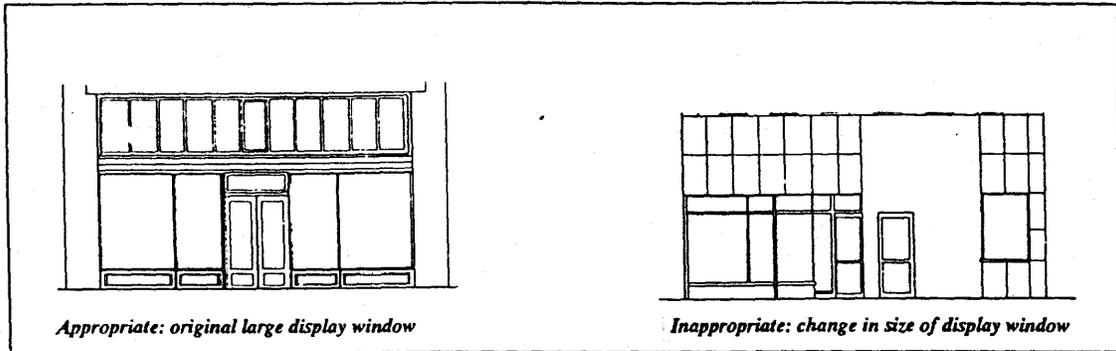


B-4 DISTRICT DESIGN REVIEW GUIDELINES

STOREFRONT - #2

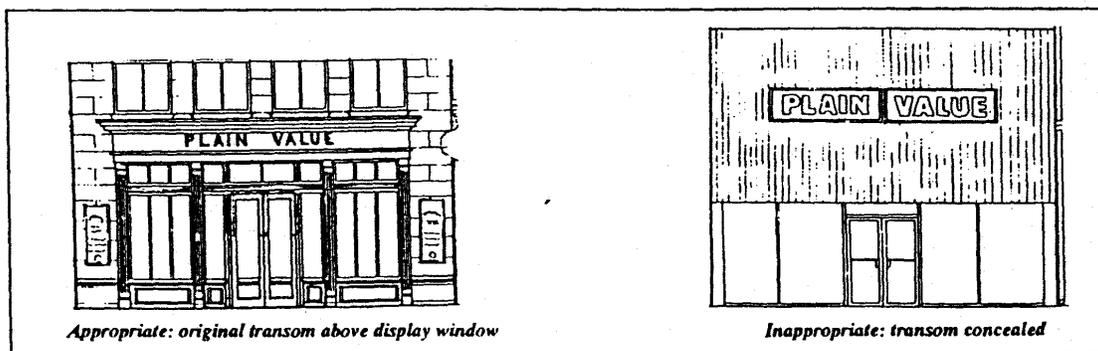
Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.



COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom. If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.

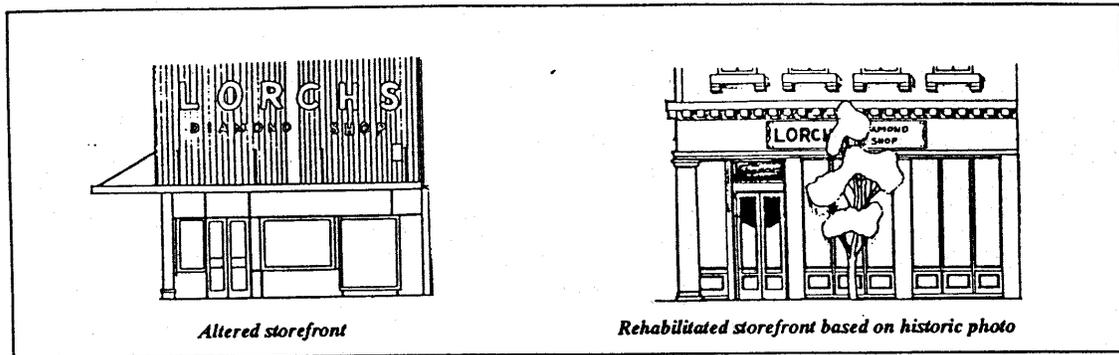


B-4 DISTRICT DESIGN REVIEW GUIDELINES

RECONSTRUCTED STOREFRONT - #3

Reconstruction of a historic storefront should be based on physical evidence and historical documentation such as photographs.

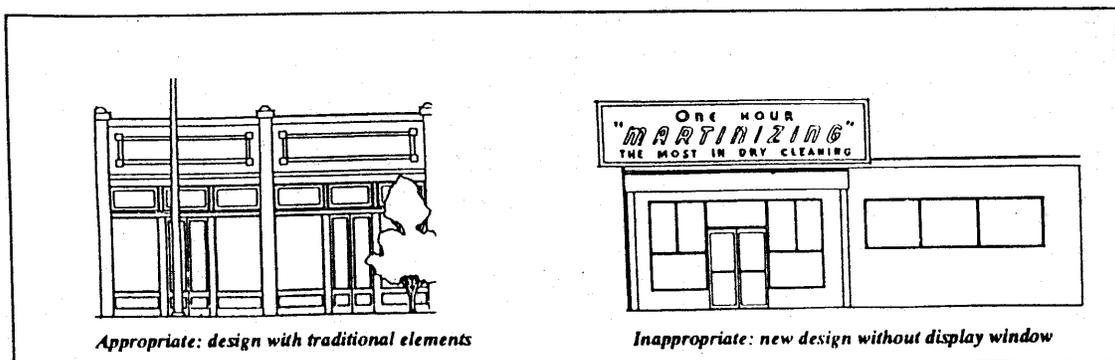
RECONSTRUCTION: Obtain historic photographs, postcards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.



NEW STOREFRONT - #4

If documentation of the original storefront does not exist, design a new storefront that is compatible with the materials, size, scale, and character-defining features of nearby buildings.

NEW DESIGN: Respect the original design of the building and visual character of the district. Do not add early colonial features, attempt to create a theme, or make a building more ornamental than it originally was. The new design should incorporate characteristic elements of a traditional storefront, including the display window, transom, recessed entrance, and bulkhead using compatible materials. (See Preservation Brief # 11)



B-4 DISTRICT DESIGN REVIEW GUIDELINES

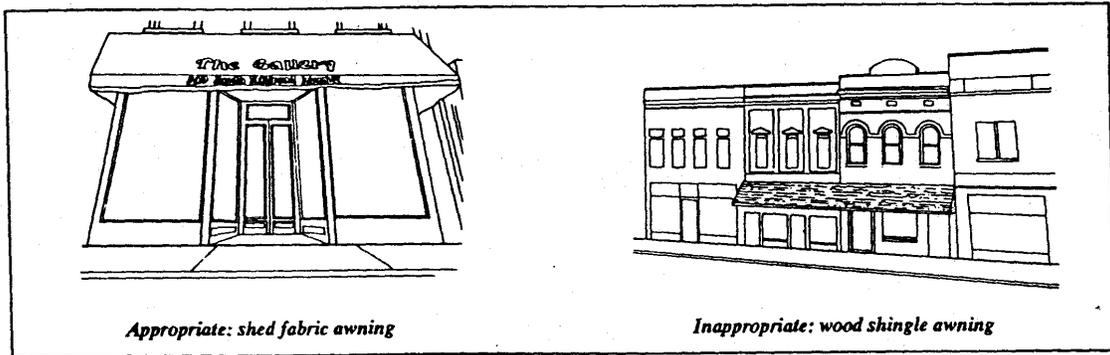
AWNINGS - #5

Awnings should be compatible with the design of the building and the streetscape.

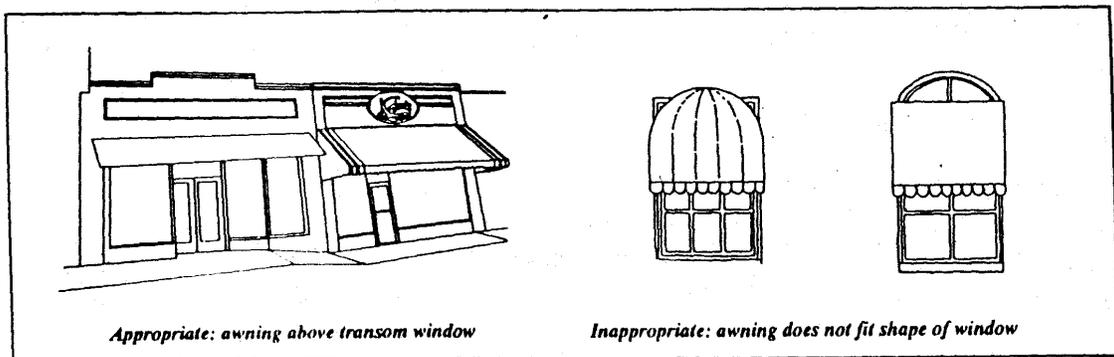
PRESERVATION: preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard-like appearance and are not appropriate.

DESIGN: Retractable or fixed standard shed-type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.



LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.



B-4 DISTRICT DESIGN REVIEW GUIDELINES

SIGNS - #6

Signs should complement, rather than compete with, the character of the building and downtown.

SIGNS SUBJECT TO APPROVAL.

No sign, as defined by these Guidelines, may be erected, placed, established, painted, created, replaced or maintained except in accordance with these standards. A Certificate of Appropriateness shall be required for the placement of any new sign or the modification or replacement of any existing sign, except for the following signs, which are exempt from approval:

- (a) Official sign without advertisement, such as a legal notice, warning sign, no trespassing sign, historical marker, informational or directional sign, traffic sign, and the like erected by any governmental agency or public utility.
- (b) Temporary real estate sign.
- (c) Temporary construction site identification sign.
- (d) Temporary political sign.
- (e) Temporary special event banner of 16 or less square feet per building face, indicating a special event, sale, grand opening, or similar event, provided such sign is removed within 7 days after the conclusion of the event.
- (f) Other temporary sign of two or less square feet per building face.

SIGNAGE DEFINITIONS:

Sign. Any temporary or permanent display device (including all of its structural components), partially or fully exposed to public view that is designed to inform or attract the attention of persons not on the premises on which the device is located.

Permanent sign. Any sign, other than a temporary sign (see below definition), designed with a permanent display area and not fabricated of paper, fabric, window whitewash, or other light impermanent materials. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall still be regarded as permanent. A canopy permanently affixed to a building shall be regarded as permanent, even if fabricated of canvas, plastic or equivalent fabric-like materials.

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Temporary sign. Any sign fabricated of paper, plywood, fabric, window whitewash, impermanent paint, or other light, impermanent materials and intended to be displayed for a limited duration. The area of a temporary sign is included in the maximum sign area calculations. Temporary signs totaling more than two square feet per building face are subject to approval and the additional design criteria of these guidelines. **Temporary signs must be removed within 7 days of the conclusion of the event.**

Freestanding sign An on-premises permanent sign supported by some structure or the ground and independent of support from any building. Freestanding signs are distinguishable by the following types:

Monument sign. A low profile monument-style freestanding sign is attached directly to the ground or to decorative pillars, braces, or posts with not more than an average of four feet between the bottom of the sign face and the normal grade at the base of the sign.

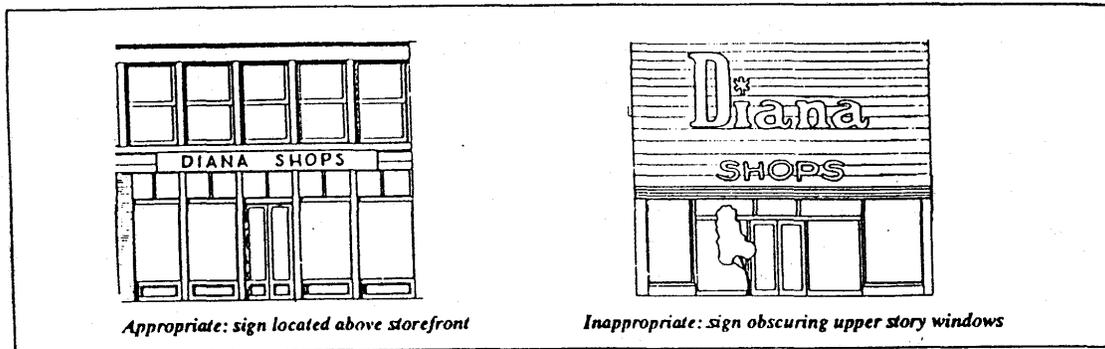
Ground sign. A freestanding sign not meeting all of the characteristics of a monument sign. The sign display area is generally set high above the sign base and is supported by one or more poles, braces, or other structures, which may or may not be decorative. **Ground signs are prohibited.**

On-premise sign. A permanent sign which directs attention to or conveys information about a business, profession, institution, service, merchandise, accommodation, attraction, or other activity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located.

Off-premise sign. Any permanent sign which directs the attention of the general public to a business, service, product or activity not conducted, offered or sold as a major portion of business upon the premises where such sign is located. A billboard is an off-premise sign, but none of the following signs shall be deemed an off-premise sign: (a) directional and other official signs authorized by law; (b) signs advertising the sale or lease of property upon which they are located; and (c) on-premise signs. **Off-premise signs are prohibited.**

LOCATION: Signs should not cover or obscure architectural features of a building or neighboring buildings. Locate signs on flat unadorned parts of the façade or paint directly onto the glass storefront. Hanging signs should not obscure the view of the streetscape. Signs should be aligned with others in the area in order to create a more uniform appearance. If a historical structure contains a signboard, signs are to be placed in these areas if wall area is used at all for signage.

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TYPES: A variety of signs may adorn a building, but, as a general rule, a business should not have more than three signs per entrance side. This excludes sidewalk or outer vestibule signs on floor. Awning signs and small façade sign panels can attract the attention of passing motorists or pedestrians across the street. Signs painted on storefront windows and doors attract the attention of pedestrians. Hanging signs should be attached so that they do not damage the wall surface. Attach signs through joints in the masonry rather than to the brick itself. Moveable or portable signs are not appropriate.

Point of Business:

- (1) Point of Business (Entrance) Painted Signs – Point of business painted wall signs shall be allowed on the side of the building. Sign copy, per side and rear, shall not exceed in area more than one (1) square foot per front foot of the principal building.

Flat Signs:

- (1) Flat signs shall be mounted parallel to the building face and shall not project more than twelve inches from the wall.
- (2) No flat signs shall be installed above the base of the second story windows or, if no second story windows exist, no higher than sixteen feet above grade, unless there is an upper story sign panel and/or historic precedence indicates otherwise.

Point of Business (Entrance) Hanging Signs:

- (1) Point of Business Hanging Signs – Point of Business signs shall be mounted perpendicular to the building entrance. Maximum allowable projecting length shall be five (5) feet, and the minimum clearance from the bottom of the sign shall be eight (8) feet above grade. Maximum total sign area shall be limited to 4 square feet

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per sign per business establishment or to the size appropriate to the scale of the building or condition. Only one (1) sign per entrance shall be permitted. No hanging sign shall be installed above the

base of the second story windows, or if no second story windows exist, no higher than sixteen feet above grade unless historic precedence indicates otherwise. The size and location of a hanging sign should be carefully considered so that it does not interfere with neighboring signs.

Window and Door Lettering:

- (1) Window and door lettering is permitted for identification, (business information as required by City code) but not for advertising. Letters and/or logos should not cover more than 25% of the glass area. All window and door signage will be reviewed for appropriateness to its space.
- (2) Signs identifying tenants in upper stories can be lettered on the windows according to the above computations, i.e., not to exceed 25% of the window area.
- (3) No exterior face applied lettering will be allowed unless there exists a structural impracticability.

Canopies, Awnings and Awning Signs:

- (1) If compatible with the scale and character of the building, retractable or fixed frame awnings are permitted over doors and windows.
- (2) Awnings shall be mounted so as not to project more than seven feet from the building, not to be attached to the building any higher than the base of the second story windows or fourteen feet above grade (whichever is lower) and not to be any lower than eight feet above grade at the front.
- (3) The proportions of a structure provide clues for the proper dimensions of awnings or canopies. In general, awnings should cover about a third of the opening in which they are placed.
- (4) Awnings should match the shape of the opening. Canopies should be designed to obscure as little of the building and storefront as possible.

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- (5) Awnings or canopies should complement the scale of the structure and should never overwhelm or dominate the façade.
- (6) Awning and canopy colors should complement those of the

building's other materials. In all cases, avoid harsh or gaudy colors that compete for attention and detract from the building façade's overall image.

- (7) Care must be taken to avoid overpowering subtle building details with too bold a pattern. Simplicity and restraint in the selection of patterns will yield the best results.
- (8) Ornaments, like all other aspects of awning and canopy design, should suit the character of the building.
- (9) Signs can be incorporated into the design of both awnings and canopies. In general, the most legible type of sign has light colored lettering on a dark background usually 6 to 8 inch letters painted or sewn, or other applied lettering onto the valance are sufficient.
- (10) For most downtown buildings, awnings that are fully illuminated internally should be avoided. To illuminate a sign area of an awning or canopy, use spotlights mounted on the building above the awning and aimed directly at the sign area. This illuminates the light lettering on the awning exterior. If entire awning is illuminated entirely, the whole awning shall be considered a sign.

Free Standing Signs:

- (1) Individual freestanding signs which identify an on site business shall not be permitted except with prior approval. Freestanding signs shall be limited to monument signs.
- (2) Product advertising will not be permitted on the sign face.
- (3) Freestanding signs shall be limited to one per building or attached group of buildings and be located outside of the public right-of-way at the front of the principal entrance to the building.
- (4) The height of the sign shall not exceed four feet above grade.
- (5) The area of the sign face shall not exceed 24 square feet.

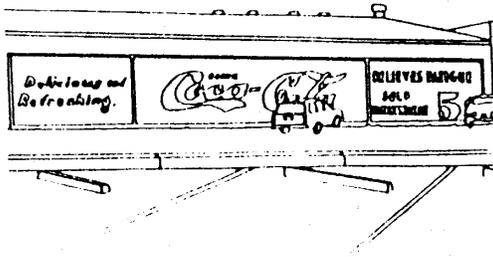
B-4 DISTRICT DESIGN REVIEW GUIDELINES

Political Campaign Signs: Signs announcing candidates seeking public office or relating to any election of public referendum shall be permitted subject to the following provisions:

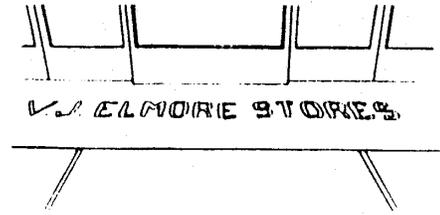
- (1) Such signs are confined wholly to placement on private property.
- (2) Such signs are removed within seven (7) days after the election of referendum, for which they were prepared, has been decided.

- (3) Such signs do not exceed 32 square feet per face.

HISTORIC SIGNS: Retain historic signs whenever possible. Preserve signs that: reflect the history of a building or a district; are characteristic of a particular historic period or style; are associated with events, people or place; are evidence of the history of a product or business; display excellent craftsmanship, use of materials, or designs; are incorporated into the building design or physical fabric.



Preserve history of product



Preserve part of physical fabric

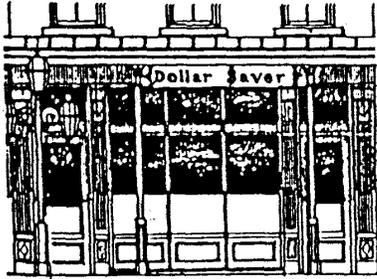
LIGHTING: Signs may be illuminated subject to the following restrictions:

- (1) No revolving or rotating beam or beacon of light that simulates any emergency light device shall be permitted as part of any private or commercial sign. Flashing or blinking devices shall not be permitted upon a sign; however, illuminated signs which indicate customary public information only such as time, date, temperature or other similar information shall be permitted.
- (2) External lighting such as floodlights and lights on projecting arms with reflectors are permitted, provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed onto any portion of the traveled way so as to cause glare or limit vision.

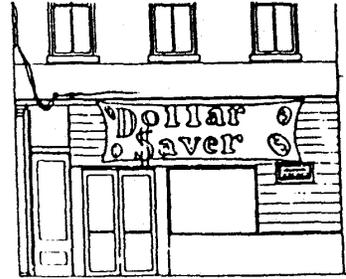
B-4 DISTRICT DESIGN REVIEW GUIDELINES

- (3) The illumination of any sign within (50) feet of a residential boundary line shall be diffused or indirect in design to prevent direct rays of light from shining into adjoining residential districts, including but not limited to single-family or multi-family zoning districts or uses.

SIZE: Size should be determined by the scale of the building, not whether the sign is meant to be viewed by a passing motorist or pedestrian.



Appropriate: sign in scale with building



Inappropriate: sign and lettering too large for building

- (1) Wall, Awning or Canopy shall not exceed in an area more than two (2) square feet per front foot of the principal building, not above roofline.
- (2) Monument - 24 square feet and a maximum height of four feet.
- (3) Marquee – 30% usable wall area, 200 sq. ft. maximum; not above roofline.
- (4) Window – The total area of all permanent and temporary window signs shall not exceed 25 per cent of the transparent surfaces of the building face at the ground floor. **The number of illuminated window signs shall be limited to two per building face, and the number of temporary window signs shall be limited to two per building face.**
- (5) Menu Board – One (1) drive-up window board per each drive-up window with a maximum of 25 sq. ft.

SIGNAGE CALCULATION: Computation of area of individual signs – The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly

B-4 DISTRICT DESIGN REVIEW GUIDELINES

incidental to the display itself. Note: Computations of signage are to be completed by applicant and confirmed the City of Gadsden Planning Department.

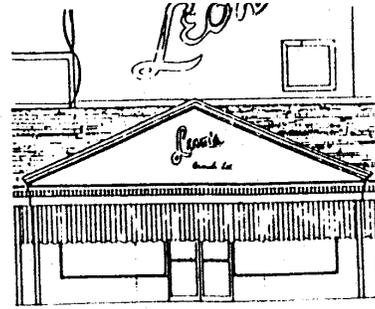
PRODUCT ADVERTISING: product advertising is permitted subject to approval providing the business entity name is predominant and the product advertising does not occupy a dominant portion of the sign.

MATERIALS: Sign materials should be compatible with those of the historic building. Traditional signs were often painted on finished wood or metal panels. Signs painted onto fabric awnings are effective.

DESIGN: New signs should not attempt to look older than the building. Colonial designs are not appropriate on Victorian buildings. Custom signs are preferable to mass-produced, standardized signs. Simple designs which are subordinate to the building are appropriate.



Appropriate: traditional custom sign



Inappropriate: Colonial style sign & too large

PROHIBITED SIGNS: The following signs are prohibited in the Downtown Core District:

- (1) Signs imitating traffic or emergency signals. No sign shall be permitted which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner which might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, size, shapes, or order of lights customarily used in traffic signals, on emergency vehicles, or on law enforcement vehicles, except as a part of a permitted private or public traffic control sign.
- (1) Signs Employing Strobe Type Lights: No sign shall be permitted which utilizes intense flashing lights, spot lights, flood lights, flashing or blinking lights, or any type of pulsating or moving light which may impair the vision, cause glare, or otherwise interfere with any driver's operation of a motor vehicle. Computerized message signs shall be allowed as long as said signs comply with all requirements of this ordinance.

B-4 DISTRICT DESIGN REVIEW GUIDELINES

- (2) Signs employing confusing motion. No sign shall be permitted which employs motion in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, or a traffic signal, device, or sign, or which would otherwise interfere with a driver's operation of a motor vehicle.
- (3) Roof mounted signs: Such signs are prohibited to the extent that any portion of the sign extends above the façade of the building.
- (4) Portable trailer signs.
- (5) Signs of any kind attached to public utility poles.

- (6) Bus bench signs.
- (7) Signs which are not clean and in good repair.
- (8) Signs that are not securely fixed on a substantial structure.
- (9) Signs which attempt or appear to attempt to regulate, warn or direct the movement of traffic or which interfere with, imitate, or resemble any official traffic sign, signal or device.
- (10) Signs which are erected or maintained upon a tree or painted or drawn upon rocks or other natural features.
- (11) Signs that prevent free ingress or egress from any door, window, or fire escape, or that are attached to a standpipe or escape.
- (12) New signs painted directly on the building surface are not permitted.
- (13) Off-premise signs are not permitted.
- (14) Freestanding signs, except monument signs, are not permitted.
- (15) Billboards are not permitted.
- (16) Signs are not permitted on the sides of buildings where there is no point of business entry except where there is a side parking area from which the public should be directed.
- (17) All signs which do not comply with these standards are prohibited within the downtown core district

B-4 DISTRICT DESIGN REVIEW GUIDELINES

SIGN PRINCIPLES:

- (1) Signs should be subordinate to the architecture and overall character throughout the district.
- (2) Signage needs should be determined primarily by criteria established by the building architecture, the relative size and the message.
- (3) The design of the façade usually presents obvious clues for the best location of a sign. Flat, continuous, unadorned surfaces are logical places to install a flat wall sign. Flat wall signs should not extend beyond the outer edges of the building front.
- (4) Limit the length of messages so that a passing motorist can quickly read the sign.

- (5) Reflect good taste and aesthetics, paying attention to:
 - consistency of lettering style
 - adequate spacing of letters, words, and lines
 - effective use of contrasts
 - use of logos and symbols
 - complementary style with building architecture
- (6) Illuminate with neon or indirect lighting.
- (7) Internally lit signs are subject to approval.
- (8) Signs should be an integral design element of a building's architecture and be compatible with the building's style in terms of location, scale, color and setting.
- (9) Signage should be considered within its setting and designed according to the scale, texture and proportion in which it will ultimately be viewed.
- (10) Window signs should not obscure the display area. Light colored letters with dark borders or metallic leafed letters with dark borders are effective.
- (11) Sign materials should be compatible with the building materials.
- (12) A building front should not have more than 3 signs: one primary and two secondary (excludes floor signs).

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- (13) Where several businesses share a building with a single store front, signs should be coordinated and unified into a single unit. Align several smaller signs, or group them into a single panel. Use similar forms or backgrounds for the signs to visually tie them together.
- (14) Signs will be carefully reviewed for quality and size. In general, use of lesser-grade plastic signs will not be approved. This applies to projecting and flat-mounted, lit and unlit signs.
- (15) A business establishment may have flat, hanging or free standing signs (excludes floor signature).
- (16) All signs shall be fabricated and installed by qualified sign-painters and mechanics.

SIGN MAINTENANCE: Any signs not meeting the following provisions shall be repaired or removed within 30 days after receipt of notification of noncompliance from the Building Official:

- (1) The area around a free standing sign shall be properly landscaped and maintained, clear of brush, trees, and other obstacles so as to make signs readily visible.
- (2) All burned-out bulbs or damaged panels must be replaced.
- (3) All sign copy shall be maintained securely to the face and all missing copy must be replaced.

ABANDONED SIGNS. If a sign displays or advertises information or any activity that is no longer current or is left blank for a continuous period of 30 days, that sign shall be considered abandoned and removed or replaced by the owner.

OWNER RESPONSIBILITY: It shall be the responsibility of the sign owner and the property owner to maintain and insure conformance to the provisions of these Guidelines. Design drawings of any proposed signs must be submitted for approval prior to fabrication and installation; these drawings shall include sign location and size, as it relates to the building façade, and shall indicate materials, color(s), lettering, hanging or mounting device and any illumination scheme.

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UPPER STORY WINDOWS - #7

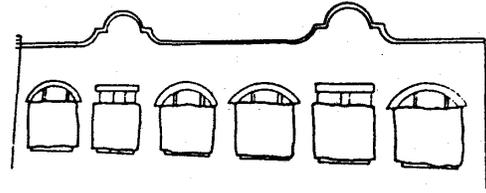
Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. **Reflective and dark, tinted glass is not appropriate.**



Appropriate: curtains and shutters



Inappropriate: boarded up windows

REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

UPPER FLOOR ACCESS - #8

Improve access to the upper floors where feasible.

LOCATION: New stairs, elevator shafts, and balconies should be located on the rear or side façade. Consider opportunities to combine exit stairs with adjacent buildings. New stairs should be of a simple design and should not attempt to create a historical appearance.

B-4 DISTRICT DESIGN REVIEW GUIDELINES

DOORS - #9

Preserve the original front doors and opening.

PRESERVATION: The original size and shape of door openings should be maintained, not in filled. Original doors and door hardware should be repaired and maintained. Replacement doors, when necessary, should be compatible with the original doors in term of style, size, material, and glass panel configuration.

NEW OPENINGS: When the creation of new openings is necessary in order to meet fire codes, they should be located on sides or to the rear of buildings, rather than on the front. New openings, when permitted, should be compatible in scale, size, proportion, and placement to historic openings.

CLOSING AN OPENING: Blocking of an opening is allowed. In fill materials should be compatible with the building and should be placed 2” to 6” back from the building face. Use of fixed reflective glass is not recommended.

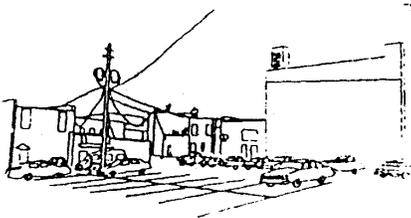
REAR ENTRANCES - #10

Develop rear and alley entrances for public and service use where feasible.

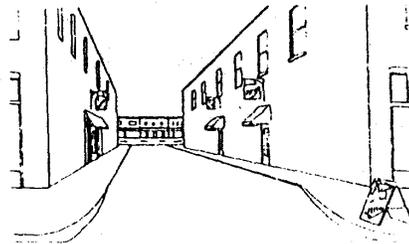
SIGNAGE: On rear and alley entrances use a smaller version of the main sign to identify the entrance. Improvements to rear facades and entrances can be important. When the rear façade of a building is visible from a parking lot, the addition of an awning or signage that designates the point of access and identifies a building is important.

LIGHTING: Provide lighting at the rear entrance.

MATERIALS & COLORS: Employ materials and colors that coordinate with the main façade so that customers will learn to recognize both entrances as related to the same business.



Opportunity: no signs, awnings or color



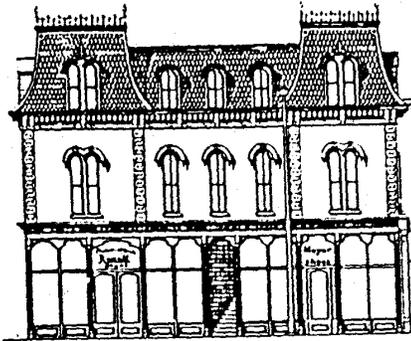
Solution: awning and sign

B-4 DISTRICT DESIGN REVIEW GUIDELINES

ROOFS - #11

Preserve the original roof form.

SLOPE: Preserve the pitch of the original roof. Roofs of most commercial buildings have a parapet wall in front of a flat roof; however in some cases historic commercial buildings has a gable, hip, or Mansard roof. Adding a new fake mansard roof is not appropriate. Skylights and roof decks not visible from street may be acceptable.



Appropriate: original mansard roof



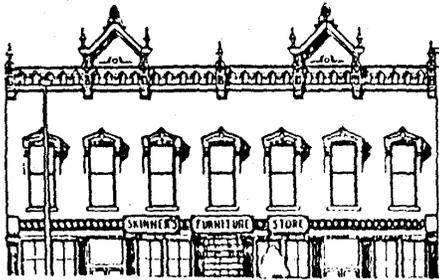
Inappropriate: removal of roof pitch

MAINTENANCE: Retain and preserve original roofing materials where feasible. Regularly maintain your roof as a shelter against water protection. Clean and maintain the roof drainage system.

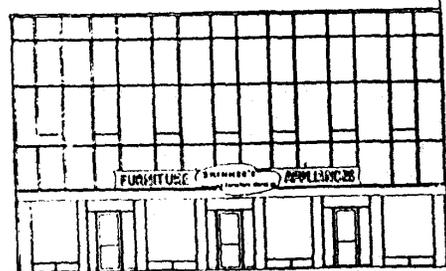
CORNICES - #12

Preserve the ornamental cornice and parapet.

MAINTENANCE: Brick, stone, or metal cornices and parapets should not be altered or removed.



Appropriate: maintained cornice and parapet



Inappropriate: removed cornice and parapet

RECONSTRUCTION: Reconstruction of a cornice should be based on documentation. When exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original. Missing sections or parts should match the profile of the original. The cornice should be positioned so that it is aligned with the others on the block. Where feasible, replacement cornices should employ the original materials. Fiberglass and other synthetic materials may be acceptable substitutes. (see Preservation Brief #16)

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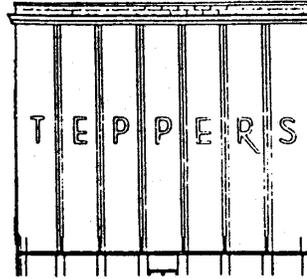
MATERIALS - #13

Uncover original exterior materials where feasible.

UNCOVERING: Exterior walls and details should not be obscured, covered, or removed. Rustic wood, synthetic and metal siding and stucco should not be used to cover masonry walls or details. When possible, material covering original wall surfaces should be removed in such a way that the original structure is not damaged.



Appropriate: original facade without covering



Inappropriate: facade covered with sheet metal

WOOD - #14

Exterior wood details and original siding should be preserved.

PAINTING and CLEANING: Keep a protective coating of paint on wood. Only remove paint down to the bare wood when absolutely necessary. Paint should be removed from wood using the gentlest means possible. Do not sandblast or use high pressure water to remove paint. Do a test patch prior to undertaking any cleaning method. (see Preservation Brief #10)

SIDING: Deteriorated wood should be repaired or replaced with material that duplicates it in terms of size, shape, and texture. Never cover original wood siding with aluminum, vinyl siding, or other veneers.

MASONRY - #15

Original masonry including brick, stone, terra cotta, and stucco walls and details should be preserved and maintained.

CLEANING: Cleaning of masonry should be done by the gentlest means possible. Never sandblast a masonry building. Do a test patch prior to undertaking any cleaning method. Do not paint unpainted masonry. Once painted, it is often better to repaint rather than remove paint. Carefully investigate the condition of masonry before removing stucco (see Preservation Brief #1,6,7)

REPAIRING: Waterproofing sealants should not be used on masonry, unless they are vapor permeable. Repairs should match the historic masonry in size, shape, texture, and color. Repointing of existing masonry should incorporate the same mortar mix, tooling, and color as the historic masonry pointing. (see Preservation Brief #2)

B-4 DISTRICT DESIGN REVIEW GUIDELINES

METALS - #16

Architectural metals such as cast iron columns, steel, and decorative stamped metal should be retained and preserved.

CLEANING: Remove rust from metal. While abrasive techniques may be appropriate for the removal of paint and rust from iron, soft metals such as zinc, lead, tin, and copper should be cleaned with chemicals. Do a test patch prior to undertaking any cleaning method. After cleaning, metals should be primed and painted. Do not expose unprotected metal.

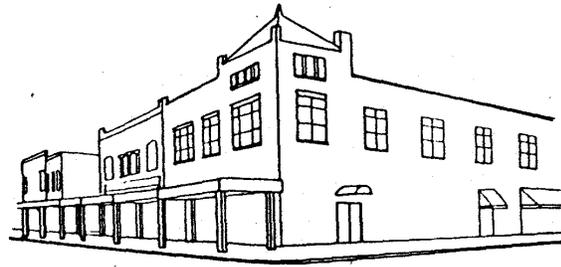
CANOPIES - #17

Maintain original canopies and balconies.

PRESERVATION: Although canopies, porches, and balconies are not commonly found on commercial buildings, when they exist, they are distinctive features. Original materials, details, shape, outline, and roof height should be retained. Enclosing canopies and balconies is not appropriate if it destroys the visual openness of the porch appearance. Concrete canopies or covered walkways are not appropriate.



Appropriate: original metal canopy



Inappropriate: modern concrete canopy

COLOR - #18

Employ color schemes that will complement neighboring buildings and coordinate façade elements in an overall composition.

COMPATIBILITY: Use colors that are historically appropriate or compatible. Study the colors on nearby buildings and incorporate, not copy, them into your schemes so that your building is compatible and complementary with neighboring buildings.

NATURAL TONES: The natural colors of brick and stone are more appropriate than bright hues. Start with the natural color of the building itself as the base.

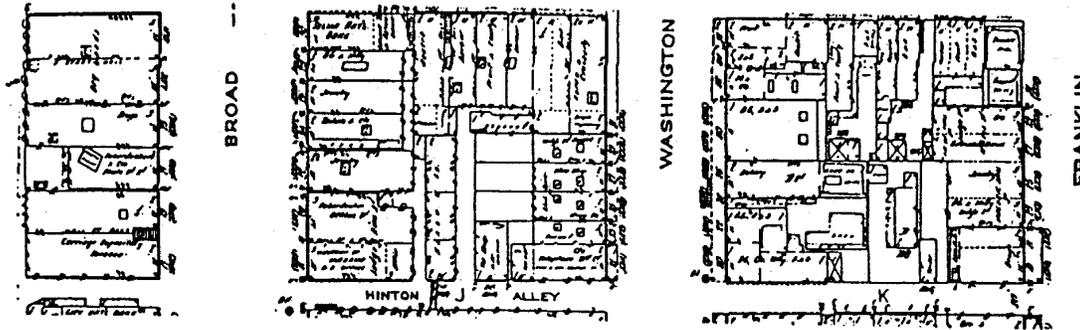
TRIM: Built-in features of the façade such as doors, window frames, molding, and cornices can be contrasted with an accent color a shade lighter or darker than the base.
Contact the Alabama Main Street Program for specific color advice.

B-4 DISTRICT DESIGN REVIEW GUIDELINES

CITY PLAN - #19

Maintain characteristic features of the city plan including layout, streets, alleys, pattern of blocks, and lots.

PRESERVATION: Streets within the historic district should not be widened. The network of side and rear alleys should be maintained. Planned open spaces and important views and vistas should be maintained.



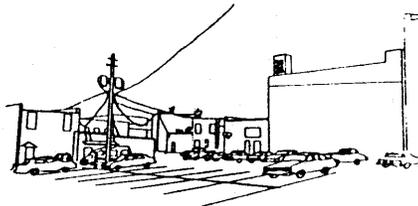
Preserve vistas, streets, alleys and form of city plan

PARKING - #20

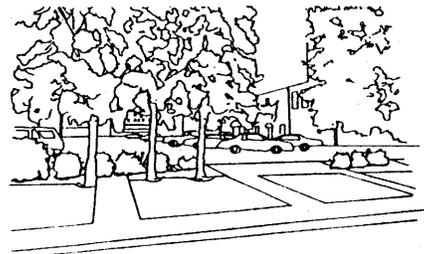
Parking lots should be screened from public view.

LOCATION: Off-street parking should be located behind, or to the side of, commercial structures, not in front of the building. If a parking lot fronts the street, it should maintain that block's established setback through the alignment of landscape elements with the façades of buildings.

DESIGN: Parking lot should be screened from public view either by a wall or by landscaping that is only high enough to screen cars. Parking lots with a large capacity should consider landscaped islands with trees to divide the lot into small areas so that the visual impact of a large paved area is reduced. The front of a multi-story parking deck should be compatible with building facades in the block and have street level retail or office space.



Opportunity: cars are not screened from view



Solution: landscaping screens cars

B-4 DISTRICT DESIGN REVIEW GUIDELINES

LIGHTING - #21

Use light fixtures to unify the streetscape and accent the buildings at night.

STYLE: Period street lighting, such as free-standing lamp post, is presently available in several styles and forms. Traditional or modern designs are appropriate and ornate designs may be appropriate if they are based on documentation. Fake-looking “colonial” lamp posts are not appropriate for most historic commercial areas.

TYPE: Incandescent, gas lighting, and vapor lighting are appropriate. Harsh cold florescent lighting should be avoided.



Inappropriate: light fixture is too ornate



Appropriate: traditional incandescent light

WALLS AND FENCES - #22

Walls and fences should be compatible with the buildings and the streetscape. WALLS AND FENCES ARE SUBJECT TO APPROVAL.

No wall or fence may be erected, placed, established, painted, created or maintained except in accordance with these standards. A Certificate of Appropriateness shall be required for the placement of any new wall or fence or the modification or replacement of any existing wall or fence.

LOCATION: Ideally, walls or fences should be located to the rear of a property. The height, location on the site, visibility, and materials are key factors in determining the appropriateness of fencing. No fence or wall shall obstruct traffic visibility.

MATERIALS: Walls and fences shall be finished with decorative materials that are compatible in texture, color and materials to surrounding buildings. Materials such as painted wood pickets, wrought iron, brick, stucco or stone may be appropriate, whereas, chain link, bamboo, wood stockade, plywood, and concrete block, are not appropriate. Where security mandates chain link, either a minimum four feet wide buffer strip shall be densely planted or a second outer fence of appropriate materials shall be maintained to effectively screen the chain link security fence. In exceptional cases, solid wood fencing may be used to the rear or side of a building to screen unsightly views, such as trash receptacle areas or unsecured outdoor storage. As in residential areas, squared log or

B-4 DISTRICT DESIGN REVIEW GUIDELINES

“railroad tie” retaining walls would not be considered appropriate; appropriate materials shall likewise be used for retaining walls. Decorative bollards may be used to demarcate parking and outdoor gathering areas.

HEIGHT LIMITATIONS: The maximum height of a fence or wall shall be determined according to its principal purpose, as follows:

- (1) Decorative fences and walls shall be limited to four feet in height.
- (2) Security fences and walls shall be limited to eight feet in height.
- (3) Screening fences and walls shall be limited to six feet in height, except where a security fence is screened, in which case the height limitation is eight feet.

PAVING - #23

Paving materials should be compatible with the district.

MATERIALS: Concrete, brick, and hexagonal pavers are typical historic materials, whereas loose gravel may not be appropriate. Newly paved surfaces should not be visually dominant, intrusive, or suggest a false sense of history. Consider breaking up large expanses of paving with changes in texture or decorative features such as stamped hexagonal imprints on concrete. Try to preserve historic paving materials where they exist, or consider using similar materials for new paving.

LANDSCAPE - #24

Use traditional trees and plants which unify the district and so not obscure the buildings.

PLANTING MATERIALS: New trees should be similar to varieties already planted. Trees with limited height and dimensions which do not completely mask signs and buildings are recommended. Low maintenance, drought resistant native varieties are more appropriate than ubiquitous Bradford Pear trees. Where overhead power lines are present, plant materials should “crown out” beneath the power lines. Shrubs and small trees which do not obscure the buildings as they grow are preferred. Potted trees, plants, and flowers are acceptable but should not impede pedestrian traffic and should be maintained.

MAINTENANCE: Maintenance of street plantings is very important. Replace and remove dead, dying or poorly maintained plants. Prune mature trees which obscure signs. Water and mulch plants regularly.

B-4 DISTRICT DESIGN REVIEW GUIDELINES



Appropriate: small tree does not obscure building



Inappropriate: large trees obscure building

ARCHAEOLOGY - #25

Known and potential archaeological sites of importance should be protected.

UTILITIES: Installation of underground utilities or any grading or excavation work should not take place in areas that may be of archaeological importance. Contact the Alabama Historical Commission.

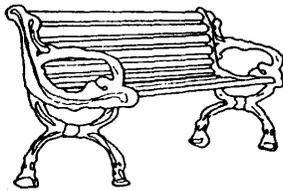
LANDSCAPE: Altering the contours of archaeological sites or earthworks should not be permitted. The areas should not be paved or landscaped and the use of heavy equipment should not be permitted.

CONSTRUCTION: If an archaeological site is discovered during construction, cease work and immediately notify the archaeologist at the Alabama Historical Commission. It is against Alabama Law for non-approved professionals to excavate archaeological sites, and a permit from the Alabama Historical Commission is required for excavation in Alabama.

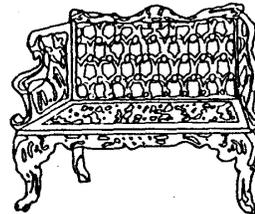
STREET FURNITURE - #26

Street furniture should be chosen for its comfort, durability, and compatibility with the district.

LOCATION: Street furniture, such as trash receptacles and benches, should be added where they will be most used, as at corner areas and parks, and where they do not clutter sidewalks.



Appropriate: comfortable traditional design



Inappropriate: too ornate and uncomfortable

B-4 DISTRICT DESIGN REVIEW GUIDELINES

STYLE: The design of street furniture should be compatible with the downtown and not

overly ornate, unless based on documentation. Designs should be consistent throughout the district.

MATERIALS: Street furniture made of materials such as iron and wood is more compatible to a downtown area than plastic or concrete furniture.

EQUIPMENT - #27

Mechanical equipment, utilities, and public works should be concealed from view.

GARBAGE CONTAINERS: Dumpsters and trash receptacles should be located to the rear of a building and neatly shielded from public view. Attempt to screen garbage from public view as unobtrusively as possible. Keep a fresh coat of paint on the dumpster, and keep area clean.

UTILITIES: Equipment should not be visibly dominant or intrusive. Utilities should be placed where least visible and least intrusive on the site. It is recommended that utility wires be placed underground. New utility equipment or alterations to existing utility equipment should be compatible with adjacent and surrounding historic properties and principal and/or secondary structures on the property. Utilities may also be placed on rooftops if not visible from the street or taller buildings.

SECURITY DEVICES: Security alarms, doors, windows, and gates should be unobtrusive.

HEATING, VENTILATION, AND AIR CONDITIONING EQUIPMENT: Air conditioning units should be placed so that they are not visible from the street. Do not place units in windows on the front façade of the building.

B-4 DISTRICT DESIGN REVIEW GUIDELINES

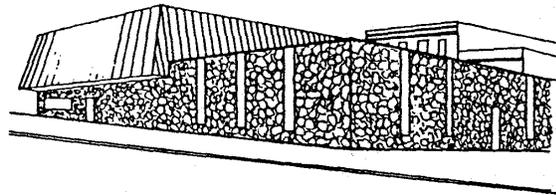
NEW CONSTRUCTION - #28

New construction should be compatible with neighboring buildings.

COMPOSITION: New buildings should define the three basic divisions of a commercial façade: a top which is typically a flat roof with a parapet and decorative cornice; a middle area defined by the upper story windows which are vertical and regularly placed; and a bottom which is transparent and has the elements of a storefront, including a bulkhead, a display window, and a transom.

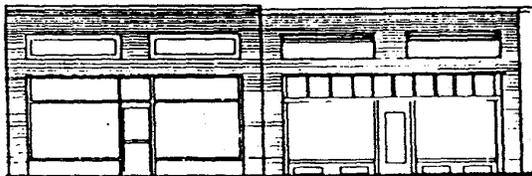


Appropriate: defines three basic parts of facade

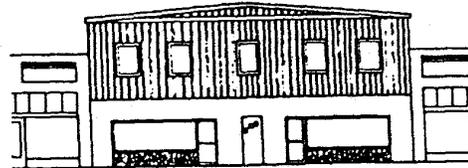


Inappropriate: does not look like surrounding buildings

MATERIALS: New materials should relate to the historic materials in term of texture, scale, color, and composition. New buildings should utilize the same materials as those on existing historic structures. Masonry, particularly brick, is an appropriate material. Inappropriate materials are plywood, composition panel, plastic, imitation brick or stone, vinyl or synthetic siding, sheet metal, and stone veneer. Neither stucco nor concrete block impart the same scale or texture as brick.



Appropriate: brick buildings

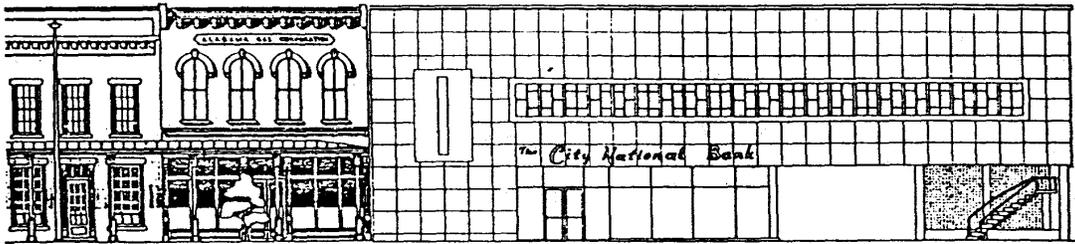


Inappropriate: sheet metal

B-4 DISTRICT DESIGN REVIEW GUIDELINES

NEW CONSTRUCTION – cont.

SIZE / SCALE: New buildings should be in scale with existing buildings. This means that they should not be appreciably taller, shorter, wider, or narrower than the buildings adjacent to them. Multi-story buildings should have a vertical emphasis, meaning that they should be taller than they are wide. The scale of key elements and details should refer to nearby buildings.



Inappropriate: new building is too wide

RHYTHM OF OPENINGS: The design, scale, and placement of openings in buildings, which provide a rhythm along the street, should be continued. Walls should be divided into bays by windows. New construction should avoid creating long unrelieved expanses of wall along the street. Window openings should be vertically proportioned and placed symmetrically on the façade. They should be slightly recessed back from the surface. Windows should be defined by sills, lintels, or decorative surrounds.



Inappropriate: placement, size, and lack of detail in upper story windows

B-4 DISTRICT DESIGN REVIEW GUIDELINES

NEW CONSTRUCTION – cont.

ORIENTATION / ALIGNMENT: Orientation of new construction should match that of existing adjacent buildings. Facades should face the same direction as those of neighboring buildings. The similar heights of buildings are emphasized by the alignment of cornices and/or horizontal bands of second story windows. New construction should continue the visual continuity of horizontal elements.

SETBACK / SPACING: New buildings should conform to adjacent or surrounding buildings in terms of their setback and the spacing between buildings. Historically, blocks of commercial buildings directly fronting the sidewalk are attached to each other, sharing a party wall. New buildings should create a continuously walled complex that holds the line of the street. Generally, avoid buildings designed as free standing objects.

STYLE: The design of new buildings should complement existing historical architecture rather than attempt to imitate it. The new construction should be distinguished from the old so that the evolution of the Main Street district can be visually read. New designs should creatively draw on the important characteristics of existing buildings.

LANDSCAPE: Site planning should respect the precedents set by other buildings in the block. In areas where many trees form a bower across the streets, new plantings should be planned to achieve a similar effect. For walls, fences, and paving, use materials consistently found in the district. (refer to Design Guideline #22)

B-4 DISTRICT DESIGN REVIEW GUIDELINES

RELOCATION - #29

Buildings should be retained on their original sites.

REMOVAL: Moving a contributing building out of the district or to another site within the district is discouraged. Relocation should be considered only as an alternative to demolition.

RE-SITING: To decide the appropriateness of moving a building into the district or to another site within the district, the guidelines defining new construction should be applied. A building should be moved into a setting similar to its original site.

ADDITIONS - #30

Additions to commercial buildings should be secondary and should not overpower the original building.

LOCATION: Additions should be located so that the original building commands the most attention. Additions should be added to the rear or side of the building. While generally discouraged, roof top additions may be permitted if they are not visible from the sidewalk across the street.

MATERIALS: Materials should either match or compliment those of historic buildings.

STYLE: An addition should not be an identical copy of the historic structure. It should refer to the original design but not duplicate it.

REVERSIBILITY: Additions should be built so that, if removed at a later date, there would be as little damage to the original structure as possible.

SIZE / SCALE: The addition should not overwhelm the original in terms of height or scale.

B-4 DISTRICT DESIGN REVIEW GUIDELINES

DEMOLITION - #31

Historic buildings should not be demolished.

NEGLECT: Property owners should not allow their buildings to deteriorate by failing to provide ordinary maintenance. This is considered to be demolition by neglect. When failure to maintain a property creates a public safety hazard, the city may condemn the property. Depending on local law, the city may stabilize the building at the owner's expense.

ECONOMIC HARDSHIP: If a request for demolition based on economic hardship is documented in a financial report detailing the costs of rehabilitation and evidencing that the existing building is incapable of producing a reasonable economic return on the investment, then the demolition may be approved.

STRUCTURAL INSTABILITY: If a request for demolition is based on structural instability or deterioration, a technical report, prepared by an architect or professional engineer, should be submitted. This should detail the nature and extent of the specific problems and provide cost estimates for their correction.

CONSTRUCTION PLANS: An application for demolition should be accompanied by a complete plan for the new development proposed for the site, a time table, a budget for both the demolition and new construction, and evidence that adequate financing is available.

DOCUMENTATION: Prior to demolition, the building should be documented by measured drawings and photographs of the building's elevation and architectural features. Parts and materials should be salvaged and recycled if possible.

PUBLIC SAFETY: When in the interest of public safety, the removal of part of a building or complex may be required.

NON-CONTRIBUTING BUILDINGS: Demolition may be appropriate when a building has lost its integrity of design or is not a contributing building within the historic district, and its removal would result in a more positive effect on the district. In such cases, new construction should relate better to the historic district than the existing building. The requirements listed above should be satisfied, if applicable.

SECTION IV
Design Review
Process

MAP

Steps for Completion of Application for Certificate of Appropriateness

*The following information should be submitted along with the application for a Certificate of Appropriateness:

A. New Construction

1. Set of plans, specifications, and renderings showing all exterior elevations; overall dimensions; type of material to be used on walls, roofs, windows, trim, etc.; color samples and any other helpful information.
2. Site plan with dimensions, proposed fences, accessory buildings, exterior lighting, signage, etc.
3. Signs with material, dimensions, lettering, colors and lighting to be used.
4. Color photographs of site and adjacent properties.

B. Extensive Exterior Alterations or Repairs

Same as new construction.

C. Minor Exterior Alterations or Repairs

1. Drawing and/or color photograph of main (front) elevation of building.
2. Drawing and/or color photograph of area of building to be altered or repaired if not the front.
3. Written detailed explanation of work to be done including materials to be used and paint samples.
4. Written description or drawing of site plan explaining fencing, accessory building, etc.

D. Painting only (New color or unpainted buildings)

1. Color photograph of building.
2. Paint samples of colors to be used for the
 - (a) main body of building
 - (b) trim or decorative features
 - (c) other - such as foundation walls, shutters, etc.

E. Signs Only (Signs are considered as structures.)

1. Scale drawing of proposed sign.

2. Total area of sign.
3. Type of material to be used.
4. Samples of lettering to be used, including material, and dimensions.
5. Samples of colors to be used.
6. Drawing or photograph of type support or standard to be used.
7. Proposed lighting if any.
8. Scale drawing of front of building showing placement of sign or photograph of placement of sign on building accurately located and sized.
9. Photograph of signage and placement on adjacent buildings.
10. Explanation of how sign will be mounted, attached or hung.

F. Awnings

1. Scale drawing of proposed awning.
2. Sample of material to be used.
3. Photograph of placement of awning.
4. Height above grade.

G. Fencing Only

Photograph of area to be fenced and drawing or photograph of type of fencing proposed showing:

1. Placement on lot
2. Materials
3. Proposed height
4. Paint samples if fence is to be painted.

H. Landscaping

Photograph of area to be landscaped and a landscape plan showing:

1. Materials
2. Proposed plantings
3. Maintenance

I. Demolition Permits (Demolition of historic structures is discouraged)

1. Photograph of building to be demolished.
2. Statement of purpose of the demolition with reference to future

land use.

J. Building Permit Regulations

Criteria for submission of an application for a Certificate of Appropriateness, or the issuance of a Certificate of Appropriateness, does not preclude requirements of other city ordinances and building codes applicable throughout the city. Where approval must be given by the Building Inspector prior to obtaining a building permit, the owner should contact the Building Inspector's Office when improvements and new construction involve City Building Codes such as electrical, plumbing, site, set-back, etc. for such approvals and permits.

WALL STREET DISTRICT DESIGN REVIEW BOARD
BUILDING DEPARTMENT
CITY OF GADSDEN
P O BOX 267
GADSDEN, ALABAMA 35902

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

For Official Use Only:
Case # _____

1. Name of Applicant: _____
Mailing Address: _____
Work Telephone: _____
Relationship of applicant to property: Owner () Occupant ()

2. Address of Property: _____

3. Nature of Proposed Work/Application (Check All That Apply):
() Use of Property () Fence () Landscaping
() Repairs or Alterations () Awning () Demolition
() Sign Erection or Placement () Moving a Building () Other
() New Construction () Color Change

4. Please describe your proposed work as simply and accurately as possible (use extra sheet, if necessary). See **Criteria for Submission** for information that must accompany this application

I, the undersigned, have complied with the Criteria for Submission. I understand that if the information submitted is not complete, this application will not be considered.

Signature of Applicant

Date

DESIGN REVIEW CHECKLIST

The following questions can serve as a checklist for evaluating an application in the context of the Design Guidelines. A “Yes” answer means positive.

PROCEDURE

- A. Was the application received at least twenty-one days prior to the scheduled meeting? N/A NO YES
- B. Do the application form and additional materials (photos, plans, etc.) provide enough information to make a decision? N/A NO YES
- C. Have nearby property owners been notified of the application? N/A NO YES
- D. Have the applicant and affected property owners been given the opportunity to be heard at the meeting? N/A NO YES
- E. Have members of the Review Board made a site visit? N/A NO YES

REHABILITATION

STYLE: Guideline #1 Does the project respect the design character of the building in terms of using appropriate materials, maintaining or reconstructing original design elements, and preserving significant changes? N/A NO YES

STOREFRONT: Guideline #2 Is re-creation based on physical evidence or historical documentation such as old photographs? N/A NO YES

STOREFRONT: Guideline #3 If documentation of the original storefront does not exist, is the new design compatible with neighboring structures? N/A NO YES

STOREFRONT: Guideline #4 Does the new design contain characteristic storefront features, including display window, columns, transom, entrance, and bulkhead? N/A NO YES

AWNINGS: Guideline #5 Will the awnings be compatible with the design of the building and the streetscape in terms of materials, type, and location? N/A NO YES

SIGNS: Guideline #6 In the design, do signs complement, rather than compete with, the character of the building and the streetscape with regard to location, type, size, materials, design, and lighting? Will surviving historic sign sand/or signs of great character be preserved? N/A NO YES

UPPER STORY WINDOWS: Guideline #7 Will upper story windows be preserved? Will Replacement windows relate to the original in terms of size, shape, details, and transparency? Will blocked windows be opened? N/A NO YES

ACCESS: Guideline #8 Where applicable, will access to upper floors be developed? N/A NO YES

DESIGN REVIEW CHECKLIST (2)

DOORS: Guideline #9 Has the size, shape, material, and location of the original front door been preserved? Will existing openings be maintained? If opening infill is allowed, will materials be compatible and recessed back in order to create a shallow reveal? If new openings are necessary, will they be compatible, and will they be located on the rear or side of the building? N/A NO YES

REAR ENTRANCE: Guideline #10 Will the rear entrance have signage, lights, materials, and color which create an association with the front entrance? N/A NO YES

ROOFS: Guideline #11 Will the original roof be maintained, and will its form be preserved? N/A NO YES

CORNICES: Guideline #12 Will the cornice and parapet be preserved and maintained? If documentation about the appearance of a missing cornice is lacking, is the new design simple and aligned with others on the block? N/A NO YES

EXTERIOR MATERIALS: Guideline #13 Will original façade and exterior materials be uncovered? N/A NO YES

WOOD: Guideline #14 Will wood details be preserved, painted, and maintained? Will harsh methods of cleaning, such as sandblasting, be avoided? N/A NO YES

MASONRY: Guideline #15 Will original masonry be maintained and preserved? Will harsh methods of cleaning, such as sandblasting, be avoided? Do repairs match the historic masonry in terms of size, shape, color, texture, and material? Does unpainted brick remain unpainted? N/A NO YES

METAL: Guideline #16 Have architectural metals, such as columns, steel, and stamped metal been maintained? Have metals been cleaned appropriately? Primed and painted? N/A NO YES

CANOPIES: Guideline #17 Will original canopies, balconies, and porches be maintained and preserved? N/A NO YES

COLOR: Guideline #18 Will color schemes coordinate the overall composition of the building and the streetscape? Is there an appropriate use of color to distinguish the base and trim? N/A NO YES

SITE

CITY PLAN: Guideline #19 Does the project maintain characteristic features of the city plan, such as streets, alleys, open spaces, vistas, and layout of the block? N/A NO YES

PARKING: Guideline #20 Will parking lots be screened from public view and contain landscaped islands to divide the lot into small areas? N/A NO YES

LIGHTING: Guideline #21 Are light fixtures compatible with the buildings and the streetscape? Will traditional or simple, modern designs be employed? Will incandescent, gas, or vapor lights be used? N/A NO YES

WALLS: Guideline #22 Will the wall be compatible with the streetscape in terms of location and materials? N/A NO YES

DESIGN REVIEW CHECKLIST (3)

PAVING: Guideline #23 Will the paving materials be compatible with the district?	N/A	NO	YES
LANDSCAPING: Guideline #24 Will trees and plants unify the district without obscuring the buildings?	N/A	NO	YES
ARCHAEOLOGICAL: Guideline #25 Will potential and known archaeological sites be protected?	N/A	NO	YES
STREET FURNITURE: Guideline #26 Will the design, materials, and location of the street furniture be appropriate to the district?	N/A	NO	YES
EQUIPMENT: Guideline #27 Will utilities, public works, dumpsters, and mechanical equipment be screened from public view?	N/A	NO	YES

NEW CONSTRUCTION, DEMOLITION

NEW CONSTRUCTION: Guideline #28 Will new construction be compatible in terms of composition, materials, size/scale, rhythm of openings, orientation/alignment, setback/spacing, style, and landscape?	N/A	NO	YES
RELOCATION: Guideline #29 If the relocation of a building is the best alternative (when Compared to demolition), will the relocation meet the new construction guidelines?	N/A	NO	YES
ADDITIONS: Guideline #30 Will additions be secondary to and not overpower the original building in terms of location, materials, style, setback, size, and scale? And will additions be constructed so that they can be removed at a later date without damaging the original?	N/A	NO	YES
DEMOLITION: Guideline #31 Is demolition the only option? Will the building be Documented prior to demolition, and will the proposed construction plans be reviewed?	N/A	NO	YES

Rules and Regulations for The Wall Street District Design Review Board

1. The WSDRB (Wall Street District Design Review Board) will meet on the third Tuesday of each month, at City Hall. This is subject to alteration at any regularly scheduled meeting.
2. Additional meetings may be held at any time upon the call of the chairman or by a majority of the voting members of the board or upon request of the City Council following at least twenty four hours notice to each member of the board.
3. The WSDRB at its first regular meeting in October of each year should elect a chairman and vice-chairman and should also elect a recording secretary who need not be an appointed member.
4. The duties and powers of the officers of the WSDRB include the following:
 - A. Chairman:
 - 1) Preside at all meetings of the WSDRB.
 - 2) Call special meetings of the board in accordance with established rules and regulations.
 - 3) Sign documents of the board.
 - 4) See that all actions of the board are properly taken.
 - B. Vice-Chairman:

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all the duties and be subject to all the responsibilities of the chairman.
 - C. Recording Secretary:
 - 1) Keep the minutes of all meetings of the board in an appropriate manner.
 - 2) Give or serve all notices required by law or the rules and regulations of the WSDRB.
 - 3) Prepare the agenda for all meetings of the board.
 - 4) Be custodian of WSDRB records.
 - 5) Inform the board of correspondence relating to the business of the board and attend to such correspondence.
 - 6) Handle funds allocated to the board in accordance with its directives, the law, and municipal regulations.
 - 7) Sign official documents of the board.
5. All maps, plats, and other matters should be filed in the office of the WSDRB.
6. Matters referred to the WSDRB by the City Planning Department and/or the City Building Official should be placed on the calendar for consideration and action at the first meeting of the board after such reference.

7. A majority of members of the board shall constitute a quorum for the transaction of business.
8. Reconsideration of any decision of the board may be had when the interested party for such reconsideration makes a showing satisfactory to the chairman or the board that without fault on the part of such party essential facts were not brought to the attention of the board.
9. Roberts Rules of Order will guide the procedures of the board.
10. The rules and regulations may be amended at any meeting by a vote of the majority of the entire membership of the board provided five (5) days notice has been given to each member of the board.
11. Regarding order of consideration of items the following agenda procedures will normally be observed; however, the procedures may be rearranged in a reasonable manner by the chairman for individual items if necessary for the expeditious conduct of business.
 - A. Proponents of the items on the agenda make presentation.
 - B. Any opponents make presentation.
 - C. Applicant makes rebuttal of any points not previously covered.
 - D. Staff or consultant presents report and makes recommendation.
 - E. The WSDRB may ask questions regarding the presentation and report.
 - F. WSDRB asks any questions it may have of the proponents, opponents, or staff, and then takes a vote.
12. Designation of voting order:
Voting should be by verbal vote and the order of voting should be rotated each month except that the chairman shall vote last.
13. Any member of the WSDRB who feels that he has a conflict of interest on any matter that is on the WSDRB agenda should voluntarily excuse himself, vacate his seat, and refrain from discussing and voting on said items as a board member.
14. In the event a member of the WSDRB will not be able to attend a scheduled meeting, the chairman or secretary should be notified at the earliest possible opportunity and, in any event, prior to the date and time of the meeting.
15. The chairman should be a member of all committees with a voice and vote.
16. The vice-chairman should succeed the chairman if he vacates his office before his term is completed; a new vice-chairman should be elected at the next regular meeting.

Secs. 130-273—130-290. Reserved.

DIVISION 5. SPECIAL DISTRICTS

Sec. 130-291. O-1 district (office district).

(a) *Purpose.* The O-1 districts are composed of land and structures occupied by or suitable for business offices. The districts are located in proximity to major business districts. The district regulations are designed to permit the development of the districts for this purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residence districts.

(b) *Permitted uses.* See the chart in section 130-312.

(c) *Building site area.* Except as provided in article VII of this chapter, the minimum building site area for any permitted use shall be 10,000 square feet.

(d) *Building site coverage.* The maximum building site coverage by all buildings shall be 33 percent.

(e) *Building height limit.* Except as provided in article VII of this chapter, no structure shall exceed 2½ stories or 35 feet in height.

(f) *Yards.* Except as provided in article VII of this chapter, the minimum dimensions of yards shall be:

(1) Front yard: 25 feet.

(2) Side yard: Ten feet.

(3) Rear yard: 20 feet.

(Code 1982, § 24-60)

Cross reference—Businesses and occupations, ch. 22.

Secs. 130-292—130-310. Reserved.

(b) Except as noted, every use shall be conducted entirely within a completely enclosed structure. Where marked by an asterisk (*), the use need not be conducted entirely within a completely enclosed structure.

(c) All uses not listed are prohibited.

(d) Every use marked by two asterisks (**) shall be subject to the conditions listed in the table in subsection (f) of this section.

(e) Every use marked by three asterisks (***) shall be subject to the conditions listed in the table in subsection (f) of this section.

(f) The schedule of uses is as follows:

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
RESIDENTIAL										
Dwelling, one-family	R	R	—	R	—	—	—	—	—	R
Dwelling, two-family	—	R	—	R	—	—	—	—	—	R
Dwelling, multiple-family	—	R	—	R	—	—	R	—	—	R
Dwelling, multiple-family (minimum 50 units)	—	R	—	R	—	R	P	—	—	R
Dwelling, mobile home or modular home exempt from requirement for planning approval	X	X	—	X	—	—	—	—	—	X
Dwelling, townhouse	—	—	R	—	—	—	R	—	—	—
Dwelling, loft—single/multiple-family (supplemental use)	—	—	—	—	R	R	R	—	—	—
Hotel	—	—	—	—	R	R	R	—	—	R
Boardinghouse	—	R	—	R	—	R	R	—	—	R
Roominghouse	—	R	—	R	—	—	R	—	—	R
Domiciliary	—	—	—	—	—	—	P	—	—	—
*Mobile home park	—	X	—	—	—	—	—	—	—	—
Congregate assisted living facility	—	X	—	X	X	X	—	—	—	X
Family assisted living facility	—	X	—	X	X	X	—	—	—	X
Group assisted living facility	—	X	—	X	X	X	—	—	—	X
Spouse and/or child abuse home	—	R	—	R	R	—	—	—	—	R
CULTURAL, ENTERTAINMENT, RECREATION										
*Amusement, commercial: Including miniature golf, driving range, bowling alley and similar use	—	—	—	—	R	R	—	—	—	—
Art gallery or museum	—	X	—	—	R	R	R	—	—	—

ZONING

§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Carnival or circus: As a temporary use on permit issued by the building official, such permit to be good for period not exceeding three days and renewal for not more than one such period	—	—	—	—	R	R	—	R	R	—
Club or lodge, private	—	—	—	—	R	R	R	—	—	—
Community center (public), YMCA, YWCA or similar institution	P	P	P	P	P	P	R	—	—	P
Entertainment, commercial, including video arcade, pool tables and similar uses	—	—	—	—	—	—	R	—	—	—
*Fairgrounds, baseball park and stadium	—	—	—	—	R	—	—	R	—	—
Fraternity or sorority house	—	X	—	X	—	—	—	—	—	—
*Golf course, but not including commercial miniature course or commercial driving ranges	P	P	—	—	—	—	—	P	—	—
Library or reading room	—	—	—	—	R	R	R	—	—	—
*Park or playground (public)	P	P	P	P	P	P	P	—	—	P
Theater, indoor	—	—	—	—	R	R	R	—	—	—
*Theater, outdoor	—	—	—	—	R	—	—	R	—	—
TRANSPORTATION, COMMUNICATION AND UTILITIES										
*Airport and/or dusting service	—	—	—	—	—	—	—	R	—	—
*Automobile storage (commercial), including parking lots but not including wrecked vehicles	—	—	—	—	R	R	P	R	R	R
Electric power generating station	—	—	—	—	—	—	—	—	R	—
*Electric substation: Must be enclosed within a solid wall or fence at least ten feet high or placed underground	P	P	P	P	P	P	P	R	R	P

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Electric substation: Must be enclosed within a chainlink or similar fence, or raised above ground so as to be inaccessible to unauthorized persons	—	—	—	—	—	—	—	R	R	—
Freight depot, railway and/or truck	—	—	—	—	P	P	—	R	R	—
*Garbage dumping	—	—	—	—	—	—	—	—	R	—
Gas regulator station (aboveground installation)	P	P	P	P	P	P	P	R	R	P
*Landfill, sanitary (public)	P	P	—	P	P	P	—	P	P	—
*Pipeline or electric transmission line: Rights-of-way for pipelines or transmission lines of 44 kv potential and above, over and across private property	P	P	P	P	P	P	P	P	P	P
*Port facilities	—	—	—	—	—	—	—	R	R	—
*Radio and television broadcasting transmitter or relay tower over 100 feet in height	X	X	—	P	P	P	—	R	R	—
Radio or television broadcasting studio	—	—	—	—	R	R	P	—	—	—
*Railroad facilities	—	—	—	—	—	—	—	—	R	—
*Railroad facilities: Except shops	—	—	—	—	—	—	—	R	R	—
*Railroad right-of-way; but not including shops, yards, and team tracks	P	P	P	P	P	P	R	R	R	P
*Sewage disposal plant	P	P	—	—	P	—	—	P	P	—
Telephone exchange: Not including shops and garages	—	—	—	R	R	R	P	R	R	—
Telephone exchange: Including shops and garages	—	—	—	—	—	—	—	R	R	—
*Water storage	P	P	P	P	P	P	P	R	R	P
Water or sewage pumping station	P	P	P	P	P	P	P	R	R	P
RETAIL AND WHOLESALE TRADE										

ZONING

§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Air conditioning sales and service	—	—	—	—	R	R	P	R	—	—
Antique store	—	—	—	R	R	R	R	—	—	—
Apparel and accessory store	—	—	—	R	R	R	R	—	—	—
Appliance store: Including radio, TV and window unit air conditioners	—	—	—	R	R	R	R	—	—	—
Apothecary: Limited to the sale of pharmaceuticals and medical supplies	—	—	—	—	—	—	R	—	—	R
Automobile parts store	—	—	—	X	R	R	P	R	—	—
Automobile and truck sales and repair; but not including commercial wrecking, dismantling or auto salvage; the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities, except the prohibition of sales	—	—	—	—	R	R	—	R	—	—
Automobile and truck wrecker towing service, but not including commercial wrecking, dismantling or auto salvage; must be enclosed within a fence at least seven feet high and adequate to obstruct the view, noise and passage of persons. Chainlink or similar fence will be permitted if screen planting adequate to obstruct the view is provided.	—	—	—	—	R	—	—	R	R	—
*Automobile wrecking, dismantling or salvage: see conditions ***.	—	—	—	—	—	—	—	R	R	—
*Bait store or sales (live)	—	—	—	R	R	R	—	—	—	—
Bakery, retail	—	—	—	R	R	R	R	—	—	—
Bakery, wholesale	—	—	—	—	R	R	—	R	—	—
Barber and beauty supplies and equipment sales	—	—	—	R	R	R	R	—	—	—

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Bicycle and/or lawnmower sales and repair	—	—	—	R	R	R	P	—	—	—
Boat sales, accessories and service	—	—	—	—	R	R	—	—	—	—
Bookstore	—	—	—	R	R	R	R	—	—	—
Building specialties store	—	—	—	R	R	R	P	R	—	—
Business machines store	—	—	—	R	R	R	R	—	—	—
*Butane and other LP gas products storage and sales	—	—	—	—	—	—	—	X	X	—
Camera and photographic supplies	—	—	—	R	R	R	R	—	—	—
Candy, nut and confectionary	—	—	—	R	R	R	R	—	—	—
Catering shop	—	—	—	—	R	R	R	—	—	—
Dairy equipment sales	—	—	—	—	R	—	—	R	—	—
Dairy products sales	—	—	—	R	R	R	R	—	—	—
Delicatessen	—	—	—	R	R	R	R	—	—	—
Department store	—	—	—	—	R	R	R	—	—	—
Drugstore	—	—	—	R	R	R	R	—	—	—
Dry goods or fabric store	—	—	—	R	R	R	R	—	—	—
Dry goods, wholesale	—	—	—	—	R	R	—	R	—	—
*Farm equipment and supplies sales	—	—	—	—	R	—	—	R	—	—
Feed store	—	—	—	R	R	R	P	R	—	—
Fixture sales	—	—	—	—	R	R	R	—	—	—
Floor covering sales	—	—	—	R	R	R	R	—	—	—
Floral shop	—	—	—	R	R	R	R	—	—	—
Food products, wholesale storage and sales	—	—	—	—	R	R	—	R	—	—
Fruit and produce, wholesale	—	—	—	—	R	R	—	R	—	—
Fruit store	—	—	—	R	R	R	R	—	—	—
Furniture store, retail	—	—	—	R	R	R	R	—	—	—
Garden supplies store:	—	—	—	R	R	R	P	R	—	—
Handling packaged fertilizer and no other type fertilizer	—	—	—	—	—	—	—	—	—	—
Gift shop	—	—	—	R	R	R	R	—	—	—
Glazer, supplies and sales	—	—	—	—	R	R	P	—	—	—
Grocery store, retail	—	—	—	R	R	R	R	—	—	—
Hardware store, retail	—	—	—	R	R	R	R	—	—	—
Hardware, wholesale storage and sales	—	—	—	—	R	R	—	R	—	—
Hobby or crafts shop	—	—	—	R	R	R	R	—	—	—

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§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Jewelry store: Including repairing of jewelry, watches and clocks	—	—	—	R	R	R	R	—	—	—
*Landscape garden sales	—	—	—	R	R	R	P	R	—	—
Leather or luggage store	—	—	—	R	R	R	R	—	—	—
Liquor store: Package Lounge, serving alcoholic beverages	—	—	—	—	R	R	R	—	—	—
*Lumberyard and building materials	—	—	—	—	R	—	—	R	—	—
Machinery, tools and construction equipment sales and service	—	—	—	—	R	R	—	R	R	—
Mail order house	—	—	—	—	R	R	R	—	—	—
Marine stores and supplies	—	—	—	—	R	R	—	—	—	—
Massage establishment	—	—	—	—	R	R	—	—	—	—
Motorcycle sales and service	—	—	—	—	R	R	—	—	—	—
Music store	—	—	—	R	R	R	R	—	—	—
Newsstand	—	—	—	R	R	R	R	—	—	—
Office equipment and supplies, retail	—	—	—	R	R	R	R	—	—	—
Optical goods	—	—	—	R	R	R	R	—	—	—
Paint and wallpaper store	—	—	—	R	R	R	R	—	—	—
Paper supplies, wholesale	—	—	—	—	R	R	—	R	—	—
Pawnshop	—	—	—	—	R	R	P	—	—	—
Pet shop	—	—	—	—	R	R	R	—	—	—
Petroleum and petroleum products, bulk storage and distribution	—	—	—	—	—	—	—	X	X	—
Restaurant	—	—	—	R	R	R	R	—	—	—
Restaurant, drive-in	—	—	—	—	R	P	—	—	—	—
Restaurant supplies sales	—	—	—	—	R	R	—	R	—	—
Roofing and sheetmetal shop	—	—	—	—	R	—	—	R	R	—
Seafood store, retail	—	—	—	—	R	R	R	—	—	—
Seed store	—	—	—	R	R	R	P	—	—	—
Shoe store, retail	—	—	—	R	R	R	R	—	—	—
Shoe store, wholesale	—	—	—	—	R	R	—	R	—	—
Sporting goods store, retail	—	—	—	R	R	R	R	—	—	—
Sporting goods store, wholesale	—	—	—	—	R	R	—	R	—	—

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Stockyards	—	—	—	—	—	—	—	—	X	—
*Stone monuments sales, retail: May include cutting and processing of merchandise sold at retail on-site	—	—	—	—	R	—	—	R	—	—
Surgical or dental supplies store	—	—	—	—	R	R	R	—	—	R
Tile shop	—	—	—	R	R	R	P	R	—	—
Tire store	—	—	—	R	R	R	—	—	—	—
Tobacco store	—	—	—	R	R	R	R	—	—	—
Toy store	—	—	—	R	R	R	R	—	—	—
*Trailer or mobile home sales	—	—	—	—	R	—	—	R	—	—
Variety store: Limited to the sale of items which may be sold by any other use in this district	—	—	—	R	R	R	R	—	—	—
Vegetable and/or fruit store	—	—	—	R	R	R	R	—	—	—
Wholesale establishment	—	—	—	—	R	R	—	R	—	—
SERVICES										
Ambulance	—	—	—	—	R	—	—	R	—	R
Armory	—	—	—	—	R	—	—	R	—	—
Automobile and truck fleet maintenance shops and garages	—	—	—	—	—	—	—	R	R	—
Automobile filling station: Where primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of items sold, washing, polishing, tire changing and greasing; fuel pumps need not be enclosed within structure.	—	—	—	R	R	R	—	R	—	—

ZONING

§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Automobile filling station service and repair but not including commercial wrecking, dismantling or auto salvage yard; need not be enclosed within structure provided the unenclosed part shall comply with requirements for maintenance of off-street parking facilities except prohibition of sales.	—	—	—	—	R	R	—	R	—	—
Automobile wash (carwash): Where primary function is washing automobiles but not including trucks or trailers; all wastes shall be discharged directly into the sewer.	—	—	—	R	R	R	—	—	—	—
Automobile and truck body repair	—	—	—	—	R	R	—	R	R	—
Automobile cleanup shop	—	—	—	X	R	R	—	R	—	—
Automobile service and repair	—	—	—	R	R	R	—	—	—	—
Bank	—	—	—	—	R	R	R	—	—	—
Bank branch	—	—	—	R	R	R	R	—	—	R
Barbershop or beauty shop	—	—	—	R	R	R	R	—	—	—
Blueprinting and photostating	—	—	—	—	R	R	—	—	—	—
Business college	—	—	—	—	R	R	P	—	—	—
Carting, express, crating, hauling and storage	—	—	—	—	R	—	—	R	R	—
*Cemetery	X	X	—	—	X	—	—	—	—	—
Church: Including parish house, community house and educational building	X	X	—	R	R	R	R	—	—	R
City hall, police station, courthouse, federal office building, post office	—	—	—	—	R	R	R	—	—	—
Clinic, dental or medical	—	—	—	R	R	R	R	—	—	R
Cold storage plant	—	—	—	—	—	R	—	R	R	—
College, university or technical school	X	X	—	—	R	R	P	—	—	—
College student center	X	X	—	R	R	—	P	—	—	—

CD130:37

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Contractors storage yard for vehicles, equipment, materials and/or supplies	—	—	—	—	R	—	—	R	R	—
Correctional, detention or penal institution	—	—	—	—	X	—	—	X	—	—
Diesel engine repair	—	—	—	—	—	—	—	R	R	—
*Dog pound	—	—	—	—	—	—	—	R	R	—
Dry cleaning, self-service	—	—	—	R	R	R	R	—	—	—
Dry cleaning	—	—	—	R	R	R	R	—	—	—
Electric repair shop	—	—	—	—	R	R	P	R	—	—
Elevator maintenance and service	—	—	—	—	R	R	P	R	—	—
Exterminators	—	—	—	R	R	R	—	R	—	—
Fire station	P	P	—	P	P	P	R	P	P	P
Fix-it shop: Including small appliance repairs	—	—	—	R	R	R	R	—	—	—
Food locker plant: Renting only individual lockers for customer storage of food, cutting and packaging of meats and game but not including slaughtering or eviscerating thereof	—	—	—	—	R	—	—	R	R	—
Funeral home, mortuary or undertaking establishment	X	X	—	X	R	—	—	X	—	—
Furniture repair: Including upholstery and refinishing	—	—	—	R	R	R	R	R	R	—
Hospital or sanitorium	—	—	—	—	R	—	—	—	—	R
Incinerator (large public or commercial)	—	—	—	—	—	—	—	R	R	—
Interior decorating shop	—	—	—	R	R	R	R	—	—	—
Interior design and accessory shop: Including cutting and sewing material for drapery but with no more than six seamstresses; includes mail order service for accessories; does not include on-premises sale of merchandise from inventory or stock on hand	—	—	—	R	R	R	R	—	—	R

ZONING

§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Junkyard: Including storage, baling or sale of rags, paper, iron or junk; see conditions ***	—	—	—	—	—	—	—	—	R	—
Laboratory	—	—	—	—	X	R	R	R	—	—
Laboratory, dental or medical	—	—	—	—	R	R	R	—	—	R
Laundry, self-service	—	—	—	R	R	R	R	—	—	—
Laundry and/or dry cleaning pickup station	—	—	—	R	R	R	R	—	—	—
Laundry, linen supply or diaper service	—	—	—	—	R	R	R	R	—	—
Loan office	—	—	—	—	R	R	R	—	—	—
Locksmith	—	—	—	R	R	R	R	—	—	—
Machine shop	—	—	—	—	—	—	—	R	R	—
Nursery, day care or kindergarten	—	X	—	X	R	R	P	—	—	R
Nursery, family child care home: Six or less children, where no other like facility exists within 300 feet (exempt from the requirement for planning approval)	X	X	—	R	—	—	—	—	—	R
Nursing home	—	X	—	X	R	—	—	—	—	R
Office	—	—	—	R	R	R	R	—	—	R
Optician	—	—	—	R	R	R	R	—	—	R
Painting and decorating contractor	—	—	—	—	R	R	—	R	—	—
Passenger depot, railway or bus	—	—	—	—	R	R	R	—	—	—
Photographic studio and/or processing	—	—	—	R	R	R	R	—	—	—
Photographic studio, without processing	—	—	—	R	R	R	R	—	—	R
Picture framing and/or mirror silvering	—	—	—	R	R	R	R	—	—	—
*Pipe storage yard	—	—	—	—	—	—	—	R	R	—
Plumbing shop, including storage yard	—	—	—	—	R	—	—	R	R	—
Police substation, including Highway Patrol	—	—	—	—	R	R	R	R	—	—
Post office, branch	—	—	—	—	R	R	R	R	—	—
Pressing, altering and repair of wearing apparel	—	—	—	R	R	R	R	—	—	—
Printing, web, offset and duplicating	—	—	—	—	—	—	R	—	—	—

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Radio and television repair shop	—	—	—	R	R	R	R	—	—	—
Rehabilitation home, including penal, alcoholic, drug abuse, runaway juvenile and similar uses not providing clinical treatment	—	X	—	X	X	—	—	—	—	X
Reducing salon	—	—	—	R	R	R	R	—	—	—
Rug cleaning	—	—	—	—	R	R	P	R	—	—
Rug cleaning, off-premises	—	—	—	R	R	R	—	—	—	—
*Sand and gravel storage yard	—	—	—	—	—	—	—	R	R	—
School, elementary and/or secondary; meeting all requirements of the laws of the state pertaining to public education	P	P	—	P	—	—	—	—	—	—
Shoe repair shop	—	—	—	R	R	R	R	—	—	—
Sign shop	—	—	—	R	R	R	R	R	—	—
Small animal clinic	—	—	—	—	R	—	—	R	R	—
Storage of household goods, with lockers or spaces for rent to individuals only and not exceeding 400 square feet per space	—	—	—	—	R	R	—	R	—	—
Storage and warehousing	—	—	—	—	—	—	—	R	R	—
Storage and warehousing as an accessory use; only 25% of the first floor area may be used; see conditions **	—	—	—	R	R	R	—	R	R	R
Studios for professional work or teaching of fine arts, such as photography, drama, dance, music and speech	—	—	—	R	R	R	R	—	—	—
Tailor shop	—	—	—	R	R	R	R	—	—	—
Taxidermist	—	—	—	R	R	R	P	—	—	—
Trade school (commercial)	—	—	—	—	R	R	P	R	—	—
*Trailer park or campground	—	—	—	—	R	—	—	—	—	—

ZONING

§ 130-312

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Transit vehicle storage and servicing	—	—	—	—	—	—	—	—	—	—
Venetian blind fabrication and cleaning	—	—	—	—	R	R	P	—	R	—
Vulcanizing shop	—	—	—	—	R	—	—	—	—	—
Well drilling company	—	—	—	—	—	—	—	—	R	—
MANUFACTURING										
For any manufacturing use in the B-3 district, the zoning board of adjustment may require that a firm provide on-site parking for the employees, or off-street parking with the approval of the board.										
Abrasives manufacture	—	—	—	—	—	—	—	—	R	—
Acetylene gas manufacture and/or storage	—	—	—	—	—	—	—	—	X	—
Acid manufacture: Hydrochloric, nitric, picric, sulphuric, sulphurous and carbolic	—	—	—	—	—	—	—	—	X	—
Air products manufacture	—	—	—	—	—	—	—	—	R	—
Alcohol distillation and/or storage	—	—	—	—	—	—	—	—	R	—
Ammonia, bleaching powder and chlorine manufacture	—	—	—	—	—	—	—	—	X	—
Animal black, lamp black, bone black manufacture	—	—	—	—	—	—	—	—	X	—
Animal reduction	—	—	—	—	—	—	—	—	X	—
Asbestos products manufacture	—	—	—	—	—	—	—	—	X	—
Asphalt products manufacture	—	—	—	—	—	—	—	R	R	—
Automobile manufacture	—	—	—	—	—	—	—	R	R	—
Automobile and truck body manufacture	—	—	—	—	—	—	—	R	R	—
Battery manufacture	—	—	—	—	—	—	—	R	R	—
Beverage manufacture (non-alcohol)	—	—	—	—	R	X	—	R	R	—
Boat manufacture	—	—	—	—	—	—	—	R	R	—
Boiler or tank works	—	—	—	—	—	—	—	—	R	—
Bones, distillation	—	—	—	—	—	—	—	—	X	—

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Brooms and brushes manufacture	—	—	—	—	—	—	—	R	R	—
Cabinet or carpenter shop	—	—	—	—	X	X	—	R	—	—
Canvas products manufacture	—	—	—	—	X	X	—	R	—	—
Caustic soda manufacture	—	—	—	—	—	—	—	—	X	—
Cement, lime, gypsum and plaster manufacture	—	—	—	—	—	—	—	—	X	—
Chemicals (heavy or industrial) manufacture and/or processing	—	—	—	—	—	—	—	—	X	—
Chemical processing only	—	—	—	—	X	X	—	X	R	—
*Clay and clay products manufacture	—	—	—	—	—	X	—	R	R	—
Clothing manufacture	—	—	—	—	—	X	—	R	R	—
Coffee roasting	—	—	—	—	X	X	—	R	R	—
*Concrete and concrete products manufacture	—	—	—	—	—	—	—	R	R	—
Cotton ginning and baling	—	—	—	—	—	—	—	—	R	—
Creamery: Including ice cream manufacture, wholesale	—	—	—	—	X	X	—	R	R	—
Detergents, soaps and byproducts using animal fat, manufacturing	—	—	—	—	—	—	—	—	X	—
Disinfectant, insecticide or poison	—	—	—	—	—	—	—	—	X	—
Drug manufacture	—	—	—	—	—	X	—	R	R	—
Dyestuff manufacture	—	—	—	—	—	—	—	—	R	—
Electroplating	—	—	—	—	X	—	—	R	R	—
Explosives, fireworks and gunpowder manufacture and/or storage	—	—	—	—	—	—	—	—	X	—
Felt manufacture	—	—	—	—	—	—	—	—	R	—
Fertilizer manufacture or processing and storage	—	—	—	—	—	—	—	—	X	—
Foundry	—	—	—	—	—	—	—	R	R	—
Frozen food manufacture	—	—	—	—	X	X	—	R	R	—
Fungicides manufacture	—	—	—	—	—	—	—	—	X	—
Fur dyeing, finishing and storage; no tanning	—	—	—	—	X	X	—	R	—	—
Glass manufacture	—	—	—	—	—	—	—	—	R	—
Glass products manufacture from glass stock	—	—	—	—	—	—	—	R	R	—

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ZONING

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Grain drying or feed manufacture from refuse mash or grain	—	—	—	—	—	—	—	—	R	—
Grain milling, storage and elevators	—	—	—	—	—	—	—	—	X	—
Graphite manufacture	—	—	—	—	—	—	—	—	R	—
Hair products manufacture or processing	—	—	—	—	—	—	—	R	—	—
Hardware manufacture	—	—	—	—	—	—	—	R	R	—
Ice manufacture	—	—	—	—	X	X	—	R	R	—
Insulation manufacture or fabrication	—	—	—	—	—	—	—	X	R	—
Linoleum manufacture	—	—	—	—	—	—	—	—	R	—
Mattress manufacture and rebuilding	—	—	—	—	X	X	—	R	—	—
Meat slaughtering and/or packing	—	—	—	—	—	—	—	—	R	—
Metal ingots, pigs, castings, sheets or bars manufacture	—	—	—	—	—	—	—	—	R	—
Metal products fabrication	—	—	—	—	—	—	—	R	R	—
Millwork and similar wood products	—	—	—	—	—	—	—	R	R	—
Office equipment and supplies manufacture	—	—	—	—	—	—	—	R	R	—
Oils and fats manufacture: Animal and vegetable	—	—	—	—	—	—	—	—	R	—
Orthopedic brace or artificial limb manufacture	—	—	—	—	X	X	—	R	—	X
Packing and gasket manufacture	—	—	—	—	—	—	—	R	R	—
Paints, pigments, enamels, lacquers, putty, varnishes, whitening and wood filler, manufacture or fabrication	—	—	—	—	—	—	—	—	R	—
Paper products manufacture	—	—	—	—	—	—	—	R	R	—
Paper, pulp, cellulose and rayon manufacture	—	—	—	—	—	—	—	—	X	—
Petroleum and petroleum products, manufacture, processing	—	—	—	—	—	—	—	—	X	—
Plastic fabrication	—	—	—	—	—	X	—	R	R	—
Plastic manufacture	—	—	—	—	—	—	—	—	R	—

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<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
Potash works	—	—	—	—	—	—	—	—	R	—
Poultry (live) storage and/or dressing	—	—	—	—	—	—	—	R	R	—
Printing, publishing and allied industries	—	—	—	—	R	R	—	R	—	—
Rubber manufacture, processing or reclaiming	—	—	—	—	—	—	—	—	R	—
Sawmill or planing mill	—	—	—	—	—	—	—	—	R	—
Shoe manufacture	—	—	—	—	—	—	—	R	R	—
Shoe polish or stove polish manufacture	—	—	—	—	—	—	—	—	R	—
Soda and washing compound manufacture	—	—	—	—	—	—	—	—	R	—
Sporting goods manufacture	—	—	—	—	—	—	—	R	—	—
Sugar and starch manufacture	—	—	—	—	—	—	—	—	R	—
Syrup manufacture	—	—	—	—	—	—	—	R	R	—
Tar manufacture or distillation	—	—	—	—	—	—	—	—	X	—
Textile mill	—	—	—	—	—	—	—	R	R	—
Tool manufacture	—	—	—	—	—	—	—	R	R	—
Toy manufacture	—	—	—	—	—	X	—	R	R	—
Trailer or mobile home manufacture	—	—	—	—	—	—	—	R	R	—
Water distillation	—	—	—	—	—	—	—	R	R	—
Welding shop	—	—	—	—	—	—	—	R	R	—
Wood preserving by creosote or other impregnation treatment	—	—	—	—	—	—	—	—	X	—
RESOURCES PRODUCTION OR EXTRACTION										
*Aviary	—	—	—	—	—	—	—	R	—	—
Hatchery: Poultry	—	—	—	—	—	—	—	R	R	—
*Natural production uses: Including extraction of natural mineral deposits, such as sand, clay, gravel and shale, but excluding topsoil	—	—	—	—	—	—	—	R	R	—
*Rock crusher	—	—	—	—	—	—	—	R	R	—
Stone cutting	—	—	—	—	—	—	—	—	R	—
OTHER USES										
Accessory use, customarily accessory to an otherwise permitted use	R	R	R	R	R	R	R	R	R	R

<i>Names and Uses and Conditions</i>	<i>R-1</i>	<i>R-2</i>	<i>R-T</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>I-1</i>	<i>I-2</i>	<i>O-1</i>
*Farming, truck gardening, livestock and poultry raising, including dairy	X	X	—	—	—	—	—	X	X	—
Home occupation	R	R	R	R	—	—	R	—	—	—
Mobile trailer (nonresidential use): Exempt from requirement for planning approval	—	—	—	X	X	X	—	X	X	X
*Outdoor general advertising	—	—	—	—	R	X	—	R	R	—
Tattoo establishment	—	—	—	—	R	R	—	—	—	—

(Code 1982, § 24-71; Ord. No. O-66-02, 11-5-2002; Ord. No. O-16-03, § 2, 3-25-2003; Ord. No. O-87-03, 10-7-2003)

Secs. 130-313—130-350. Reserved.

ARTICLE VII. SUPPLEMENTARY REGULATIONS

Sec. 130-351. Supplementary use regulations.

(a) *Structures to have access.* Every structure hereafter erected or moved shall be so located on a building site as to provide safe and convenient access for servicing, fire protection and required off-street parking.

(b) *Accessory buildings.* No accessory building shall be erected in any required front or side yard, no accessory building shall occupy more than 30 percent of a required rear yard, and no accessory building shall be erected within three feet of any other building or any property line.

(c) *Outdoor storage.* No major recreational equipment such as travel trailers, detached pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and the like, exclusive of boats and boat trailers, shall be stored or parked for more than 24 hours in any residence district except in a carport, in a rear yard or in an enclosed building. Boats or boat trailers shall not be stored or parked in the front yard in any residence district. Automotive vehicles or trailers of any kind or type

without current license plates shall not be parked or stored in any residence district other than in a completely enclosed building.

(d) *Signs.* In any residence district, only the following signs shall be permitted:

- (1) *Nameplates.* An unlighted sign not exceeding two square feet in area and bearing only property numbers, post box numbers, names of occupants of premises or other identification of premises, such as permitted home occupations.
- (2) *Notices.* Legal notices, identification, informational or directional signs erected or required by governmental bodies and signs directing or guiding traffic and parking on private property but bearing no advertising.
- (3) *Real estate signs.* An unlighted for sale, rent or lease sign not exceeding four square feet in area.
- (4) *Identification signs.* For institutional uses, a sign not exceeding 18 square feet in area.

(e) *Illumination.* Lighting used to illuminate signs, parking areas or for similar purposes, where permitted, shall be so arranged that the source of light does not shine directly into adjacent residential premises or into traffic.

(f) *Swimming pools.* No swimming pool shall be constructed in any required front yard; no swimming pool, along with any other accessory uses, shall occupy more than 30 percent of a required back yard; and no swimming pool shall be constructed within five feet of any building or any property line.
(Code 1982, § 24-80)

Sec. 130-352. Supplementary area regulations.

(a) *Dwelling on small building site.* Where a lot located in a residence district in which a dwelling is permitted contains less than the minimum required building site area for the district, and on January 28, 1982, was lawfully existing and of record and held in separate and different ownership from any lot immediately adjoining and having continuous frontage, such lot may be used as the building site for a one-family dwelling.

(b) *Nondwelling building on small building site.* Where a lot located in a district in which a nondwelling building is permitted contains less than the minimum required building site area for the district, and on January 28, 1982, was lawfully existing and of record and held in separate and different ownership from any lot immediately adjoining and having continuous frontage, such lot may be used as the building site for any non-dwelling building permitted in the district.
(Code 1982, § 24-81)

Sec. 130-353. Supplementary height regulations.

(a) *Height exceptions.* The height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, parapet walls, cornices or necessary mechanical appurtenances usually required to be placed above the roof level and not intended for human occupancy.

(b) *Excess height.* In any district, any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located; provided that each dimension provided in this chapter for required front, side and rear yards is increased one foot for each

two feet of such excess height; provided, further, that where no yard is required, the part of the structure exceeding the height specified for the district shall be set back from the vertical plane of the adjacent building site line one foot for each two feet of such excess height.
(Code 1982, § 24-82)

Sec. 130-354. Supplementary yard regulations.

(a) *Buffer planting strips.* Whenever the side or rear boundary of a building site in a B-1, B-2, B-3, I-1 or I-2 district adjoins an R-1 or R-2 district, there shall be provided on such business or industrial building site a buffer planting strip not less than 30 feet in width. Any required yard shall be counted as part of such buffer planting strip. Buffer planting strips shall comply with the following regulations:

- (1) *Landscaping.* Screen planting shall be provided in sufficient density and of sufficient height (but in no case less than eight feet high) to afford protection to the residence district from the glare of lights, from blowing paper, dust and debris, and from visual encroachment, and to reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition.
- (2) *Use of land.* No part of a buffer planting strip shall be used for any purpose other than screen planting unless such screen planting is provided adjacent to the residence district in sufficient depth and density to accomplish the purpose of protection, in which case as much as 20 feet of the required 30 feet may be used for parking or other open space uses not in conflict with the purpose of protection of the adjacent residence district and not in violation of any other provision of this chapter.
- (3) *Screen walls.* In the case of a lot of record on the effective date of the ordinance from which this chapter is derived, such lot being so unusually small that provision of the 30-foot buffer planting strip precludes the reasonable use of the property for the