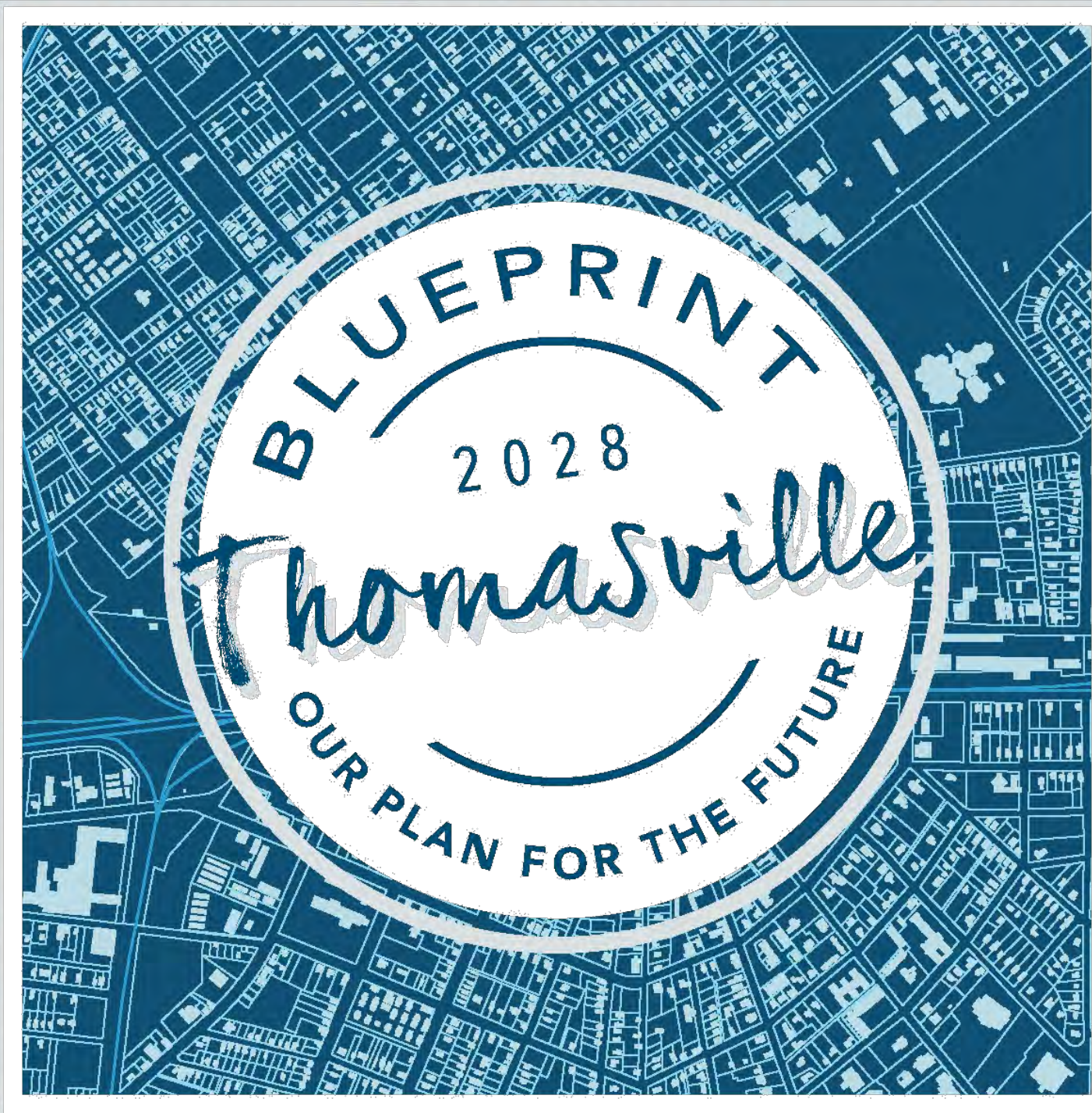


**THOMASVILLE
CODE UPDATE**

**11.15.22
BRIEFING**



2018



Thomasville

DIVISION 1: DOWNTOWN OVERLAY



Welcome!

What is a Code Update?

The City of Thomasville adopted the Comprehensive Plan in July 2018. Now that the vision is in place, embodied within Thomasville Blueprint 2028, the critical step of aligning the land development regulations with the vision is essential.

The purpose of the Thomasville Downtown Code is to allow for the incremental development of mixed-use buildings that are consistent with Thomasville's Historic Districts and existing Downtown character. The Downtown Code establishes a regulating plan, special requirements plan, and street atlas that will regulate future development by one or more property owners that is both flexible and predictable.

Thomasville

DIVISION 1: DOWNTOWN OVERLAY



Welcome!

What is a Code Update?

The City of Thomasville adopted the Comprehensive Plan in July 2018. Now that the vision is in place, embodied within Thomasville Blueprint 2028, the critical step of aligning the land development regulations with the vision is essential.

The purpose of the Thomasville Downtown Code is to allow for the incremental development of mixed-use buildings that are consistent with Thomasville's Historic Districts and existing Downtown character. The Downtown Code establishes a regulating plan, special requirements plan, and street atlas that will regulate future development by one or more property owners that is both flexible and predictable.

WHAT DOES THIS CODE DO?

- Updates a 1950s Zoning/Building Code which made rebuilding Downtown illegal
- Building Height and Density:
 - Sets a building height limit to match existing buildings
(Currently buildings can be as tall as highest ladder truck can service)
 - Controls density through building form and requires storefronts in specific areas
- Parking:
 - In the **Downtown Core** it removes parking requirements to allow upper floor residential and office space in existing buildings. BUT residential parking not allowed on Broad, Madison, Jackson (Mandatory Shopfront Areas)
 - In the **Downtown General & Downtown Edge** it reduces required parking
- Bike Parking:
 - Adds a requirement for bike parking in the Downtown
- Vacant commercial buildings need a plan

HARD TO BUILD PLACES



HARD TO BUILD PLACES



HARD TO BUILD PLACES



LIVING UPSTAIRS? OFFICE UPSTAIRS?



Creative District – Art and Events



Jackson Street – Looking North

Creative District – Art and Events



Murals painted onto blank walls by local artists

Creative District – Art and Events



Vacant lot used for temporary events until redeveloped

Jefferson Street



existing conditions

Jefferson Street



improved sidewalks

Jefferson Street



street trees

Jefferson Street



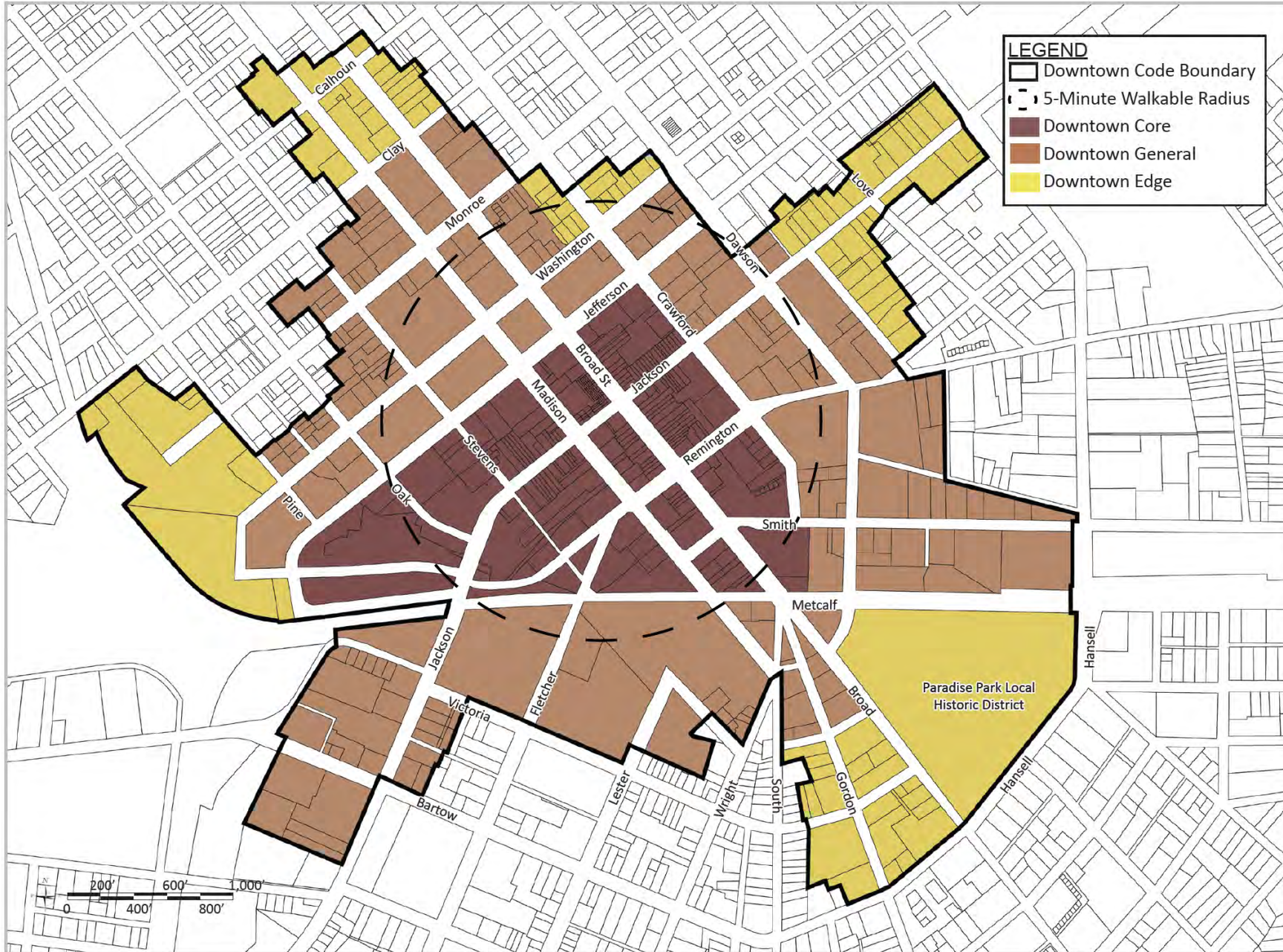
storefronts

Jefferson Street



hotel

Regulating Plan



LEGEND

- Downtown Code Boundary
- 5-Minute Walkable Radius
- Downtown Core
- Downtown General
- Downtown Edge

**TABLE 2-1:
TRANSECT LOT
STANDARDS
SUMMARY**

	Downtown Core	Downtown General	Downtown Edge
--	---------------	------------------	---------------

Building Placement			
Front Build-to-Zone, or Setback	0' min., 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ¹	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.

Building Heights			
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Ground Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.

**TABLE 2-2: AUTOMOBILE PARKING
REQUIREMENT CHART**

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

Regulating Plan

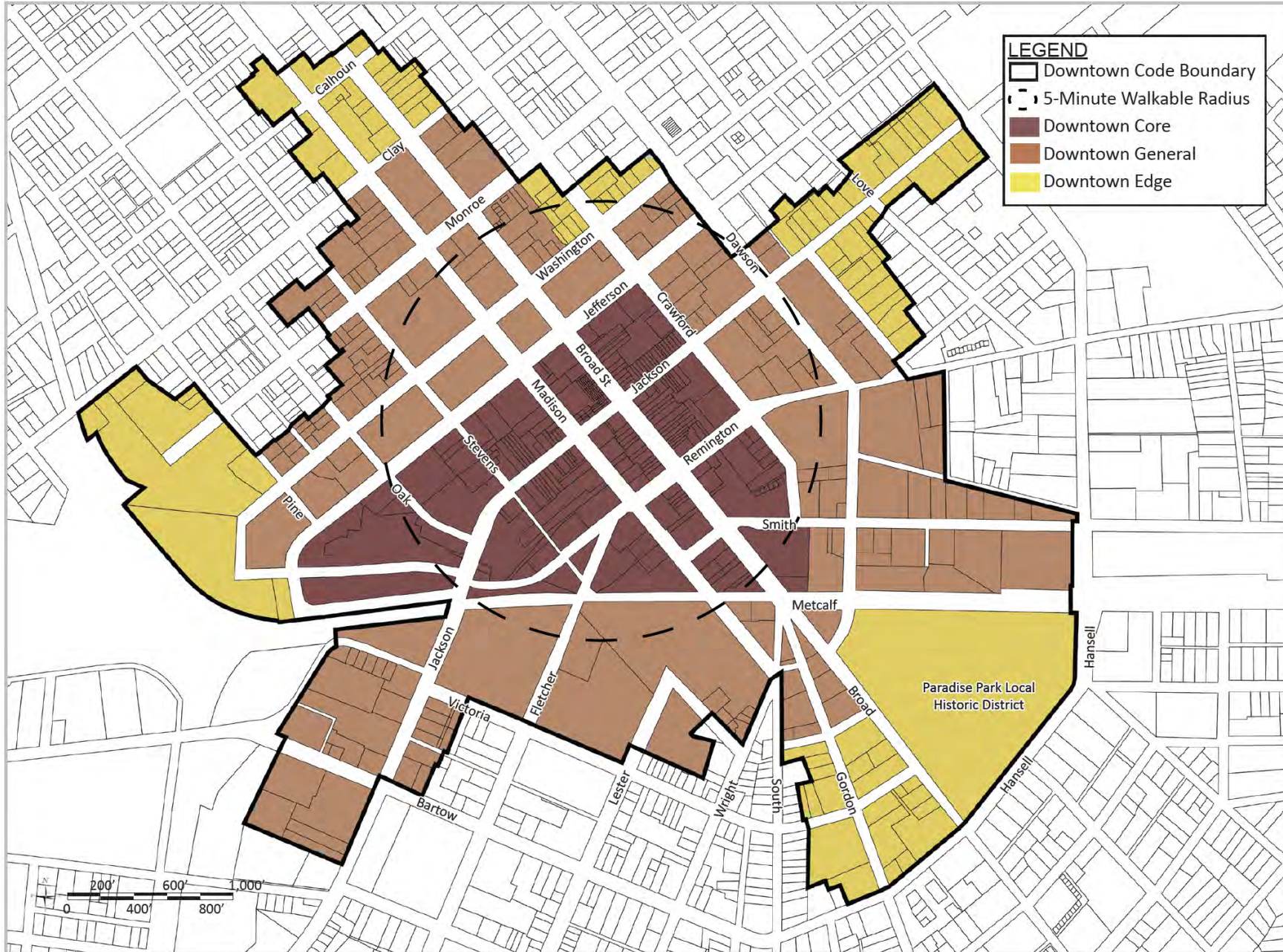


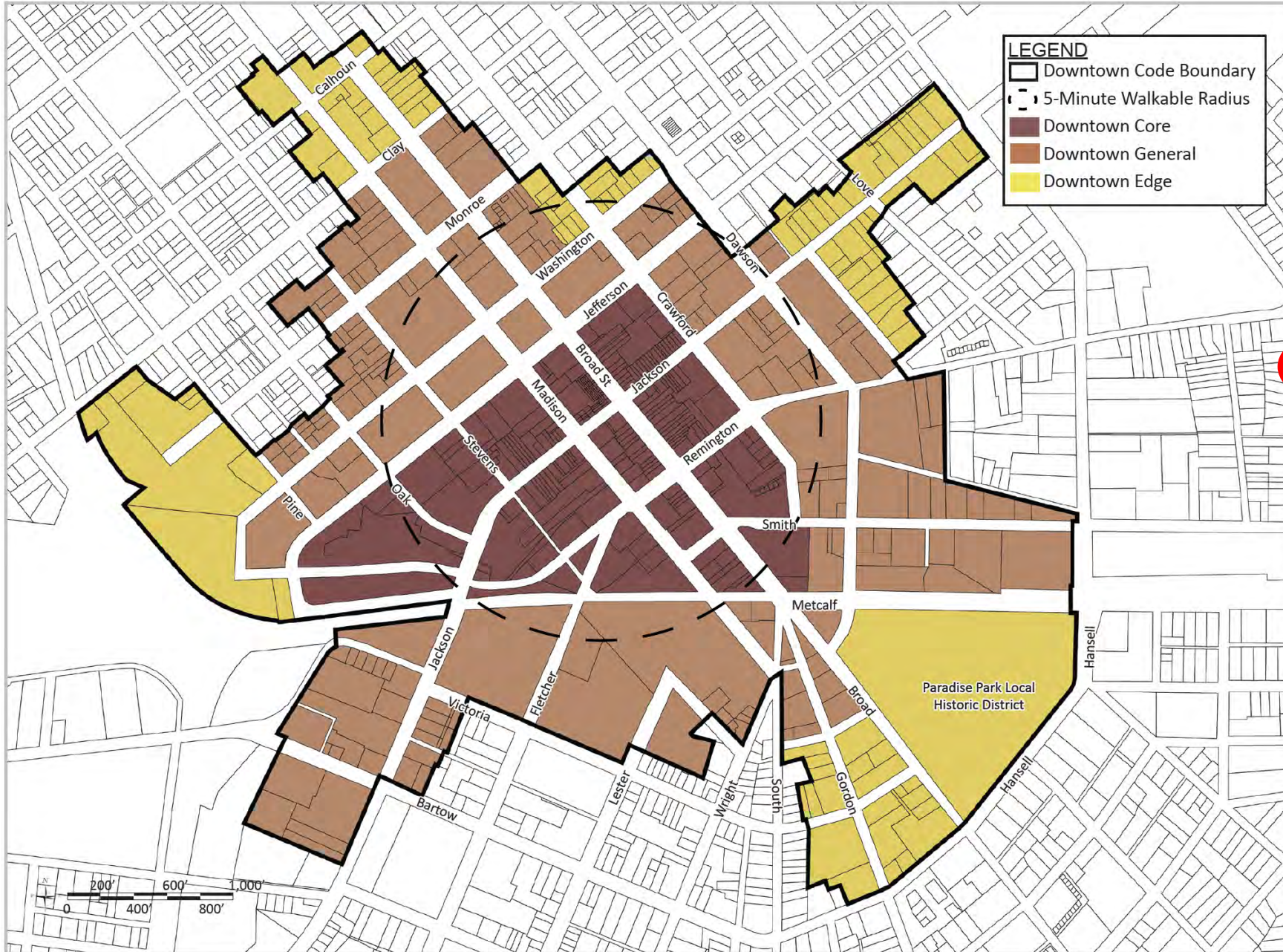
TABLE 2-1: TRANSECT LOT STANDARDS SUMMARY

	Downtown Core	Downtown General	Downtown Edge
Parking Placement			
Front Build-to-Zone, or Setback	0' min., 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min.	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ¹	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.
Building Heights			
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Ground Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.

TABLE 2-2: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

Regulating Plan



LEGEND

- Downtown Code Boundary
- 5-Minute Walkable Radius
- Downtown Core
- Downtown General
- Downtown Edge

TABLE 2-1: TRANSECT LOT STANDARDS SUMMARY

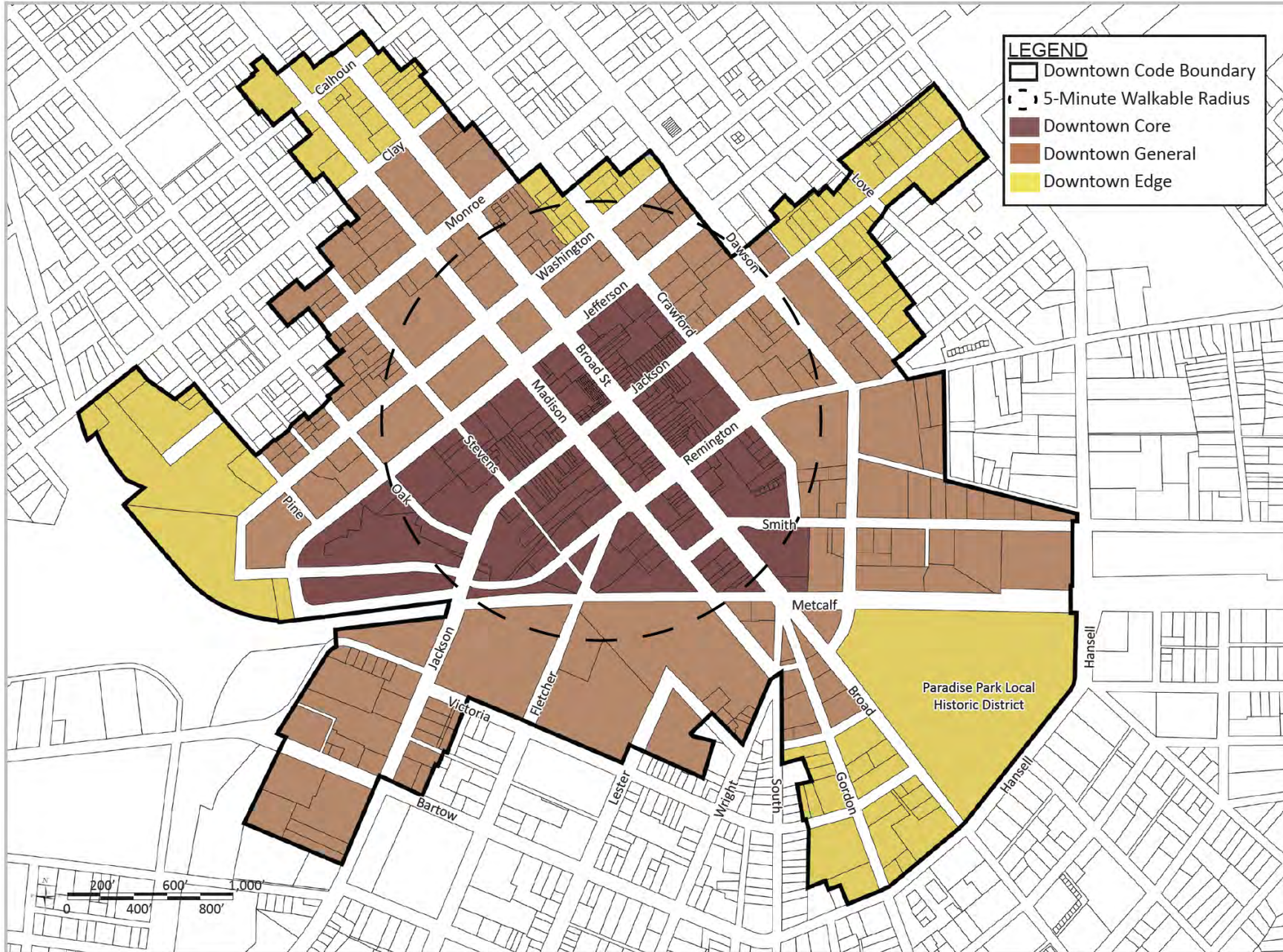
	Downtown Core	Downtown General	Downtown Edge
--	---------------	------------------	---------------

Building Placement			
Front Build-to-Zone, or Setback	0' min., 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ¹	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.
Building Heights			
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Second Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.

TABLE 2-2: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)		1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office	No Additional Parking Required in Downtown Core	2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

Regulating Plan



**TABLE 2-1:
TRANSECT LOT
STANDARDS
SUMMARY**

	Downtown Core	Downtown General	Downtown Edge
--	---------------	------------------	---------------

Building Placement

	Downtown Core	Downtown General	Downtown Edge
Front Build-to-Zone, or Setback	0' min., 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ¹	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.

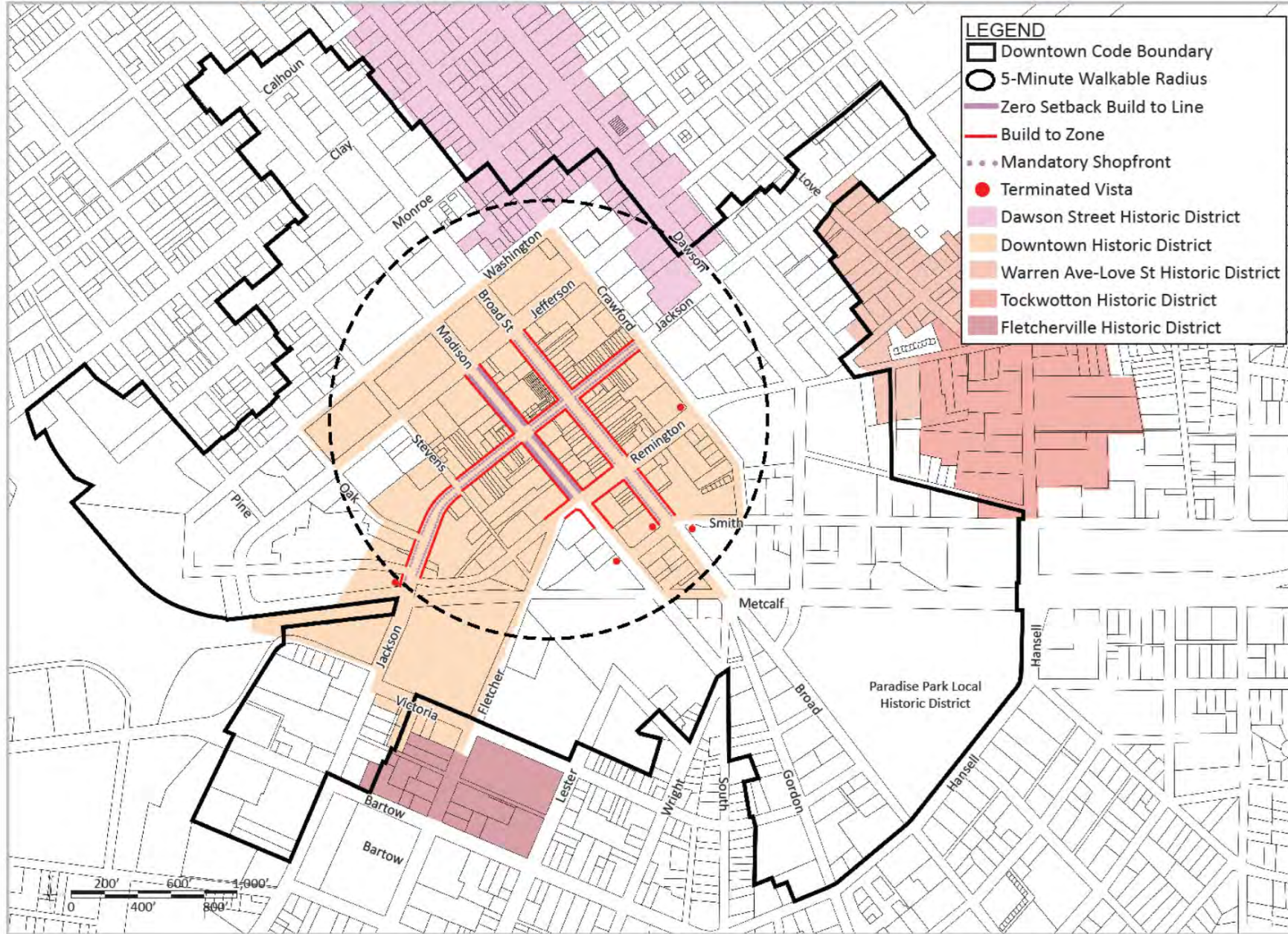
Building Heights

	Downtown Core	Downtown General	Downtown Edge
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Ground Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.

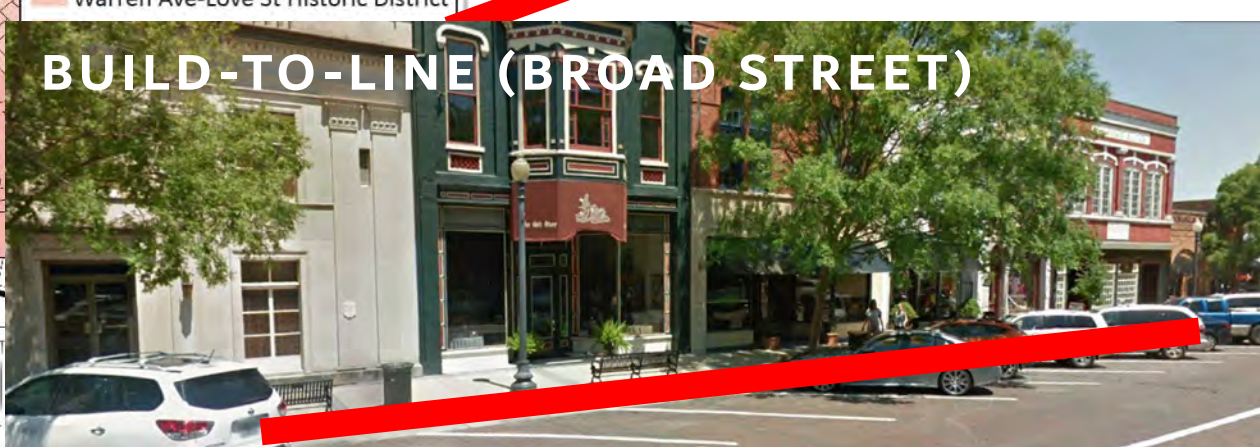
**TABLE 2-2: AUTOMOBILE PARKING
REQUIREMENT CHART**

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

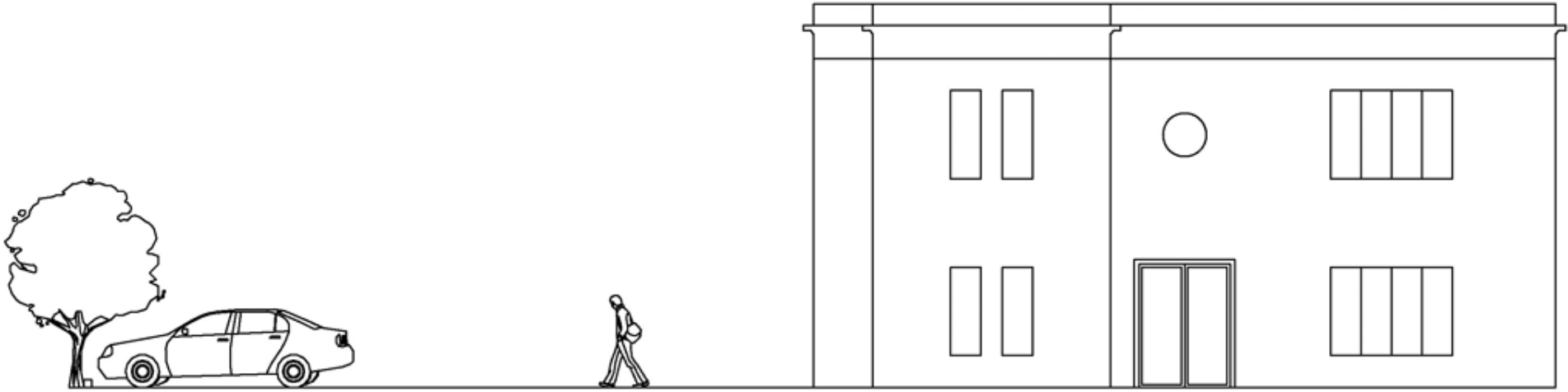
Special Requirements Plan



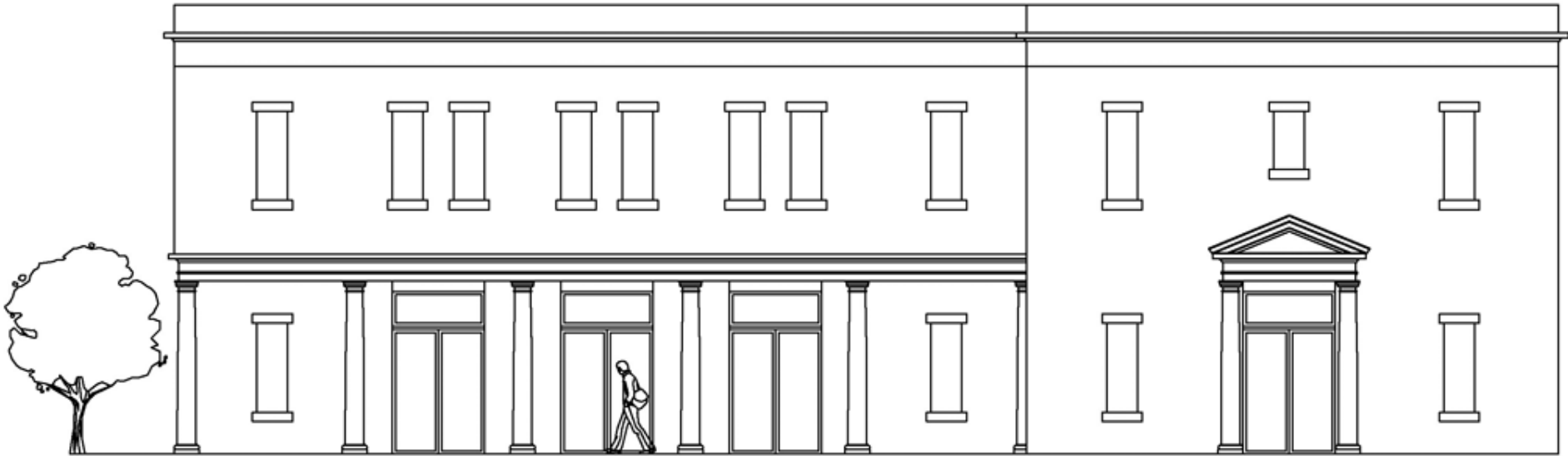
Special Requirements



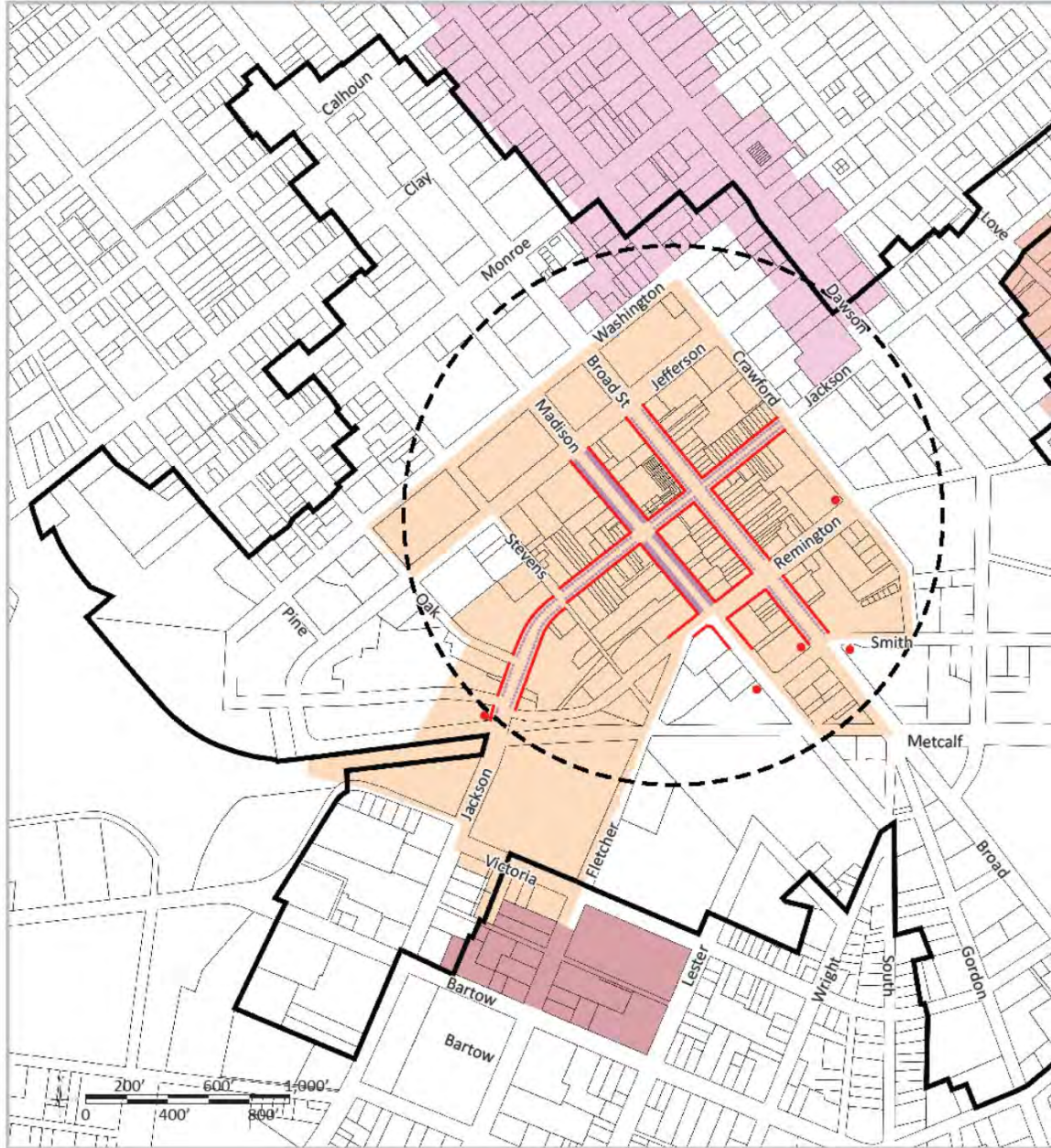
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YES



Special Requirements Plan



BROAD STREET (LOOKING SOUTH)



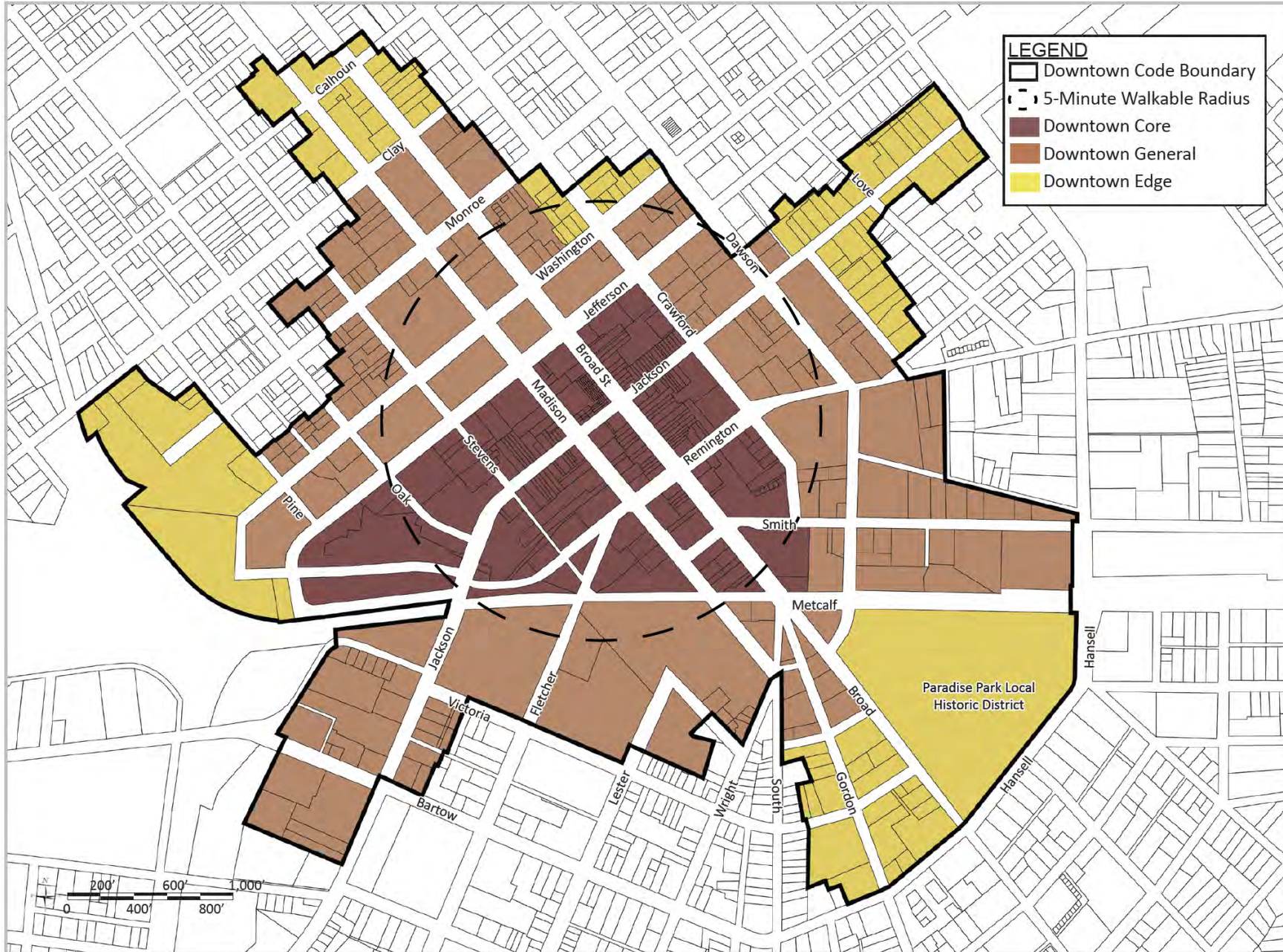
BROAD STREET (LOOKING NORTH)



TERMINATED VISTA



Regulating Plan



LEGEND

- Downtown Code Boundary
- 5-Minute Walkable Radius
- Downtown Core
- Downtown General
- Downtown Edge

**TABLE 2-1:
TRANSECT LOT
STANDARDS
SUMMARY**

	Downtown Core	Downtown General	Downtown Edge
--	---------------	------------------	---------------

Building Placement			
Front Build-to-Zone, or Setback	0' min., 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ¹	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.

Building Heights			
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Ground Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.

**TABLE 2-2: AUTOMOBILE PARKING
REQUIREMENT CHART**

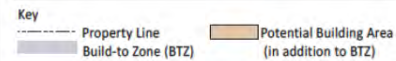
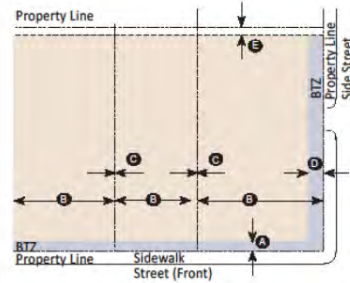
Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

Transect Summary

SECTION 22-594 NEIGHBORHOOD AND LOT STANDARDS

SECTION 22-594.6 DOWNTOWN CORE

(a) Building Placement

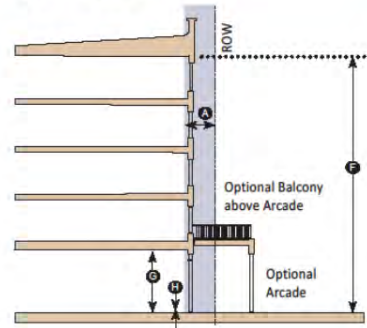


Building Placement		
Front Build-to Zone	0' minimum to 6' maximum	A
Frontage Build-out	80% minimum	B
Side Setback (mid-block)	0' minimum	C
Side Build-to Zone (corner)	0' minimum to 6' max.	D
Rear Setback (lot or alley)	5' minimum	E

NOTES:

- A minimum front thirteen (13) foot streetscape shall be provided in the Downtown Core. The sidewalk may be a combination of public and private property. An exception to this requirement may be approved by the City Planner if adjacent buildings have a zero side lot line where the new structure may align with the adjacent frontage line.

(b) Building Height



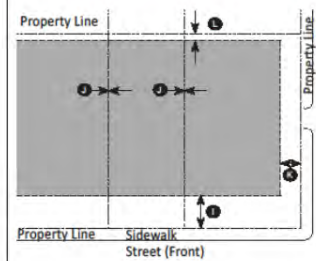
Building Heights		
Building Height	7 Stories maximum	F
First Floor Height (floor to floor)	13' minimum	G
Ground Finished Floor above sidewalk or finished grade	0' min. (commercial) 24" minimum (residential)	H

NOTES:

- Basements and attics shall not count as a story.
- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.

SECTION 22-594 NEIGHBORHOOD AND LOT STANDARDS

(c) Parking Location

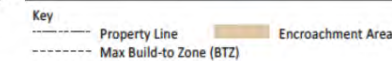


Parking Location		
Front Setback	20' minimum	I
Side Setback (mid-block)	0' minimum	J
Side Setback (corner)	10' minimum	K
Rear Setback (lot)	5' minimum	L
Rear Setback (alley)	0' minimum	

NOTES:

- Parking shall be accessed from rear alleys or side streets whenever possible.

(d) Frontage Elements & Encroachments



Frontage Elements		
Allowed Frontage Types	Shopfront, Gallery/Arcade, Forecourt, Stoop	
Permitted Encroachments	Gallery/Arcade, Stoop, Balconies, bay windows, Awnings, Marquees	M

NOTES:

- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.
- See General Standards for requirements of frontage elements.

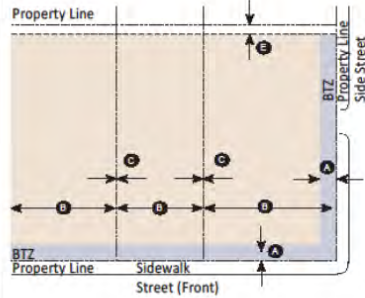
Miscellaneous Notes

- All buildings must have a Primary Pedestrian Entrance along the front façade.
- Loading docks and other service entries shall not be located on Downtown Core Frontages.

SECTION 22-594
NEIGHBORHOOD AND LOT STANDARDS

SECTION 22-594.7 DOWNTOWN GENERAL

(a) Building Placement

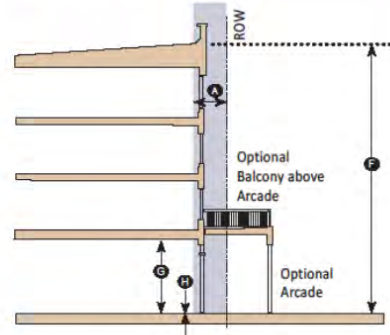


Key
 - - - - - Property Line
 - - - - - Build-to Zone (BTZ)
 ■ Potential Building Area (in addition to BTZ)

Building Placement		
Front Build-to Zone ¹	0' minimum to 18' max.	A
Frontage Build-out	60% minimum	B
Side Setback (mid-block)	0' minimum	C
Side Build-to Zone (corner) ¹	0' minimum to 18' max.	D
Rear Setback (lot or alley)	5' minimum	E

1. Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per Section 22-594.1(e).

(b) Building Height



Key
 ■ Build-to Zone (BTZ)
 ■ Building

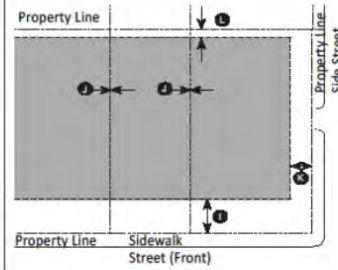
Building Heights		
Building Height	4 Stories maximum	A
First Floor Height (floor to floor)	No Minimum	B
Ground Finished Floor above sidewalk or finished grade	0" min. (commercial) 24" minimum (residential)	C

NOTES:

- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.

SECTION 22-594
NEIGHBORHOOD AND LOT STANDARDS

(c) Parking Location



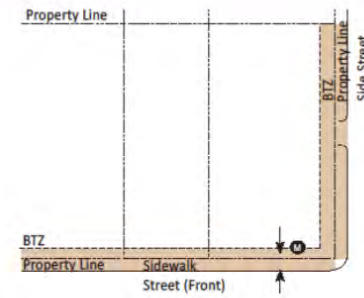
Key
 - - - - - Property Line
 ■ Parking Area
 - - - - - Setback Line

Parking Location		
Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	0' minimum	5

NOTES:

- Parking shall be accessed from rear alleys or side streets whenever possible.
- Opaque screening is required to shield the view of parking from adjacent side streets. Screening may consist of Garden Walls, fences, or hedges (can be a combination of decorative hardscape and landscape) that is 40 inches minimum to 7 foot maximum height installed no less than 2' from walkway to screen parking from side street.

(d) Frontage Elements & Encroachments



Key
 - - - - - Property Line
 - - - - - Max Build-to Zone (BTZ)
 ■ Encroachment Area

Frontage Elements	
Allowed Frontage Types	Shopfront, Gallery/Arcade, Forecourt, Stoop, Porch, Common Yard
Permitted Encroachments	Gallery/Arcade, Stoop, Porch, Balconies, bay windows, Awnings

NOTES:

- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.
- See Section 375-2(B)(1) (General Standards) for requirements of frontage elements.

Miscellaneous Notes

- All buildings must have a Primary Pedestrian Entrance along the front façade.

Transect Summary and Frontage Types

SECTION 22-594
NEIGHBORHOOD AND LOT STANDARDS

SECTION 22-594.8 DOWNTOWN EDGE

(a) Building Placement

(b) Building Height

Key

Property Line (dashed line)
Building Setback (dotted line)
Potential Building Area (tan shaded area)

Building Placement

Front Build-to Zone	6' min, 18' max. ¹	A
Frontage Build-out	30% min.	B
Side Setback (mid-block)	5' minimum	C
Side Build-to Zone (corner)	6' min, 18' max. ¹	D
Rear Setback (lot or alley)	5' minimum	E

NOTES:

- Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per Section 22-594.1(e).

Key

Building Setback (dotted line)
Building (tan shaded area)

Building Heights

Building Height	3 Stories maximum	F
First Floor Height (floor to floor)	9' minimum	G
Ground Finished Floor above sidewalk or finished grade	0" min. (Industrial/commercial)* 24" minimum (residential)	H

NOTES:

- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.
- *Finished Ground Floor in a converted commercial building is permitted provided ADA Accessibility standards are met.

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SECTION 22-594
NEIGHBORHOOD AND LOT STANDARDS

(c) Parking Location

(d) Frontage Elements & Encroachments

Key

Property Line (dashed line)
Setback Line (dotted line)
Parking Area (grey shaded area)

Parking Location

Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	3' minimum	5

Key

Property Line (dashed line)
Encroachment Area (tan shaded area)
Max Build-to Zone (BTZ) (dotted line)

Frontage Elements

Allowed Frontage Types	Shopfront, Stoop, Porch, Common Yard
Permitted Encroachments	Stoop, Porch, Balconies, bay windows, Awnings

NOTES:

- Frontage Elements may encroach forward of the build-to-zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.

Miscellaneous Notes

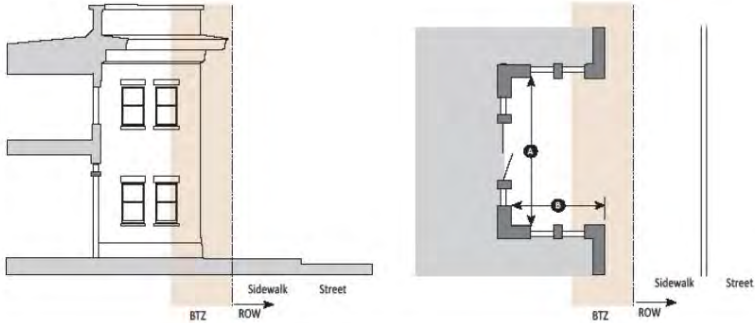
- All buildings must have a Primary Pedestrian Entrance along the front façade.

DRAFT Thomasville Downtown Overlay | 13

Frontage Types

SECTION 22-595 BUILDING STANDARDS

(3) Forecourt



Key
 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The primary portion of the building's Front Façade is at the Build-to-Zone while a small percentage is set back, creating a courtyard space. This space can be used as an apartment or office entry court, garden space, or for restaurant outdoor dining.

b. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B

c. Miscellaneous

Forecourts are especially useful along larger, more auto-dominant Streets in order to provide well-shaped, intimately sized public outdoor spaces. The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.

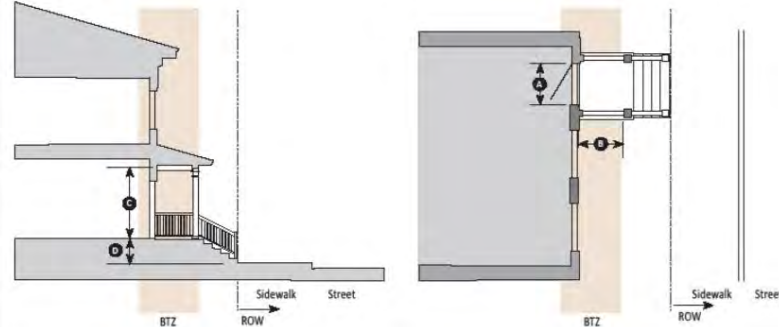


Figure 3-7: Examples of forecourts

1. Elevated Forecourt
2. Elevated Forecourt forming a dining terrace

SECTION 22-595 BUILDING STANDARDS

(4) Stoop



Key
 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building.

b. Size

Width, Clear	4' min., 8' max.	A
Depth, Clear	4' min., 8' max.	B
Height, Clear	8' min.	C
Height	1 Story max.	
Finish Floor Level Above Sidewalk	24" min.	D

c. Miscellaneous

A stoop is appropriate for residential uses with small setbacks. Stoops may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk. Stairs may be perpendicular or parallel to the building façade. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

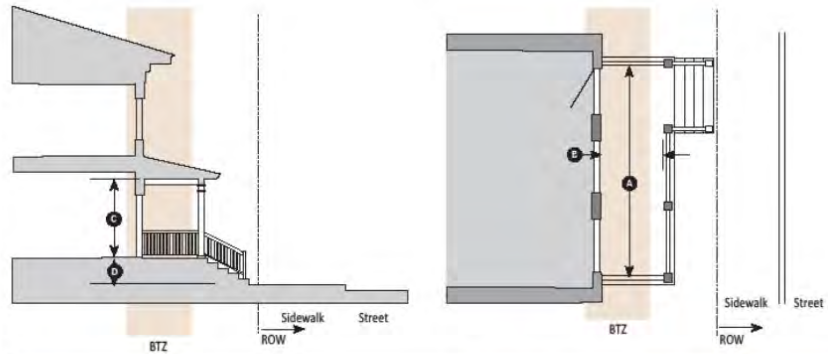


Figure 3-8: Examples of stoops

1. Unroofed stoops
2. Covered Stoops

SECTION 22-595 BUILDING STANDARDS

(5) Porch



Key
 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The main Façade of the building is at the Build-to-Zone and the elevated Porch projects forward. The Porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space.

b. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	3 stories max.	
Finish Level Above Sidewalk	24" min.	D

c. Miscellaneous

Porches may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way.

A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk.

Stairs may be perpendicular or parallel to the building façade.



1



2

Figure 3-9: Examples of Porches

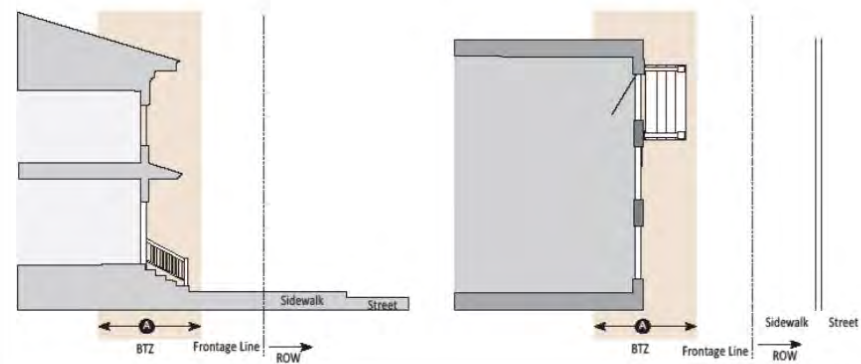
- 2-Story Porch on an apartment building
- Covered wraparound Porch located close to the sidewalk

DRAFT

Thomasville Downtown Overlay | 25

SECTION 22-595 BUILDING STANDARDS

(6) Common Yard



Key
 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The Front Façade is set back substantially from the Frontage Line with a planted Frontage. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

b. Size

Build to Zone See Transect Zone Standards **A**



1



2

Figure 3-10: Examples of Common Yards

- Walkways connect homes to the sidewalk
- Common yards along a Street Frontage

26 | Thomasville Downtown Overlay

DRAFT

SECTION 22-595
BUILDING STANDARDS

(1) Shopfront



a. Description

The Front Façade of the building is at or near the Frontage Line. The entrances to all shopfronts shall be covered, either by an Awning, Canopy, Marquee, second floor Balcony, arcade, colonnade, or by being inset into the main body of the building.

b. Size

Distance between Glazing	2' max.	1
Door Recess ¹	5' max.	2
Habitable Space Depth	15' min.	
Window Sill Height	3' above sidewalk max.	
Shopfront Window	8' min. above sill	

¹A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.) and may be located on the front façade or the corner of a building. An exception to meet ADA ramp compliance between sidewalk height and inside finished floor is permitted.

c. Miscellaneous

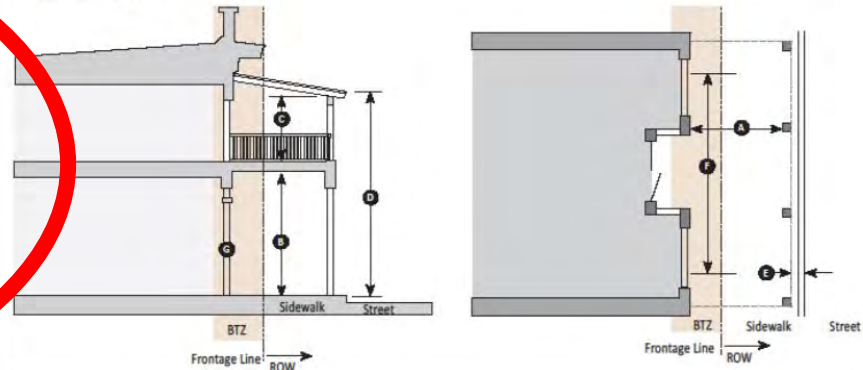
Doors may be recessed as long as Front Façade is at BTZ. Open ended Awnings and operable Awnings are encouraged. Rounded and hooped Awnings are discouraged. Folding or garage doors that open and close a restaurant or retail space to the Street are permitted in place of shopfront windows. Such doors shall extend from the adjacent sidewalk to at least 8 feet above the adjacent sidewalk. Shopfronts shall have a Cornice or Expression Line between the first and second story. Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space and window signs). Shopfront windows should be transparent to be able see into the space inside. Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.



Figure 3-5: Examples of shopfronts and details
1. Shopfront with a recessed doorway
2. Shopfront with metal Canopy

SECTION 22-595
BUILDING STANDARDS

(2) Gallery / Arcade



Key

Build-to-Zone (BTZ) Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the Gallery / Arcade element overlaps the sidewalk, eliminating the need for an Awning or Canopy. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

b. Size

Depth, Clear	10' min.	A
Ground Floor Height, Clear	10' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	2' min.	E
Length	75% of façade width min.	F

c. Miscellaneous

Galleries / Arcades must also follow all the rules of the Shopfront Frontage Type. Galleries / Arcades shall be supported by columns, piers or arches. Support columns can be spaced no farther apart than they are tall. Galleries / Arcades shall occur forward of the build-to zone or setback and may encroach within the right-of-way with the approval of the City. When an arcade extends over a public sidewalk, the property owner may be required to enter into a right-of-way agreement, in a form acceptable to the City, establishing the property owner's sole responsibility for repairing any damage that may result from public maintenance or improvements. Galleries / Arcades shall not extend closer than two feet from the curb line, nor farther than five feet from the curb line. Enclosed usable space shall be permitted above the galleries / arcades, and within the right-of-way with the approval of the City. On corner lots, galleries / arcades may wrap around the side of the building facing the secondary street.



Figure 3-6: Example of galleries
1. Gallery with slender metal columns
2. Wood framed Gallery
3. Masonry Arcade with Habitable Space on the second floor

IN THE DOWNTOWN



NO



YES

SHOPFRONTS



IN THE DOWNTOWN



NO

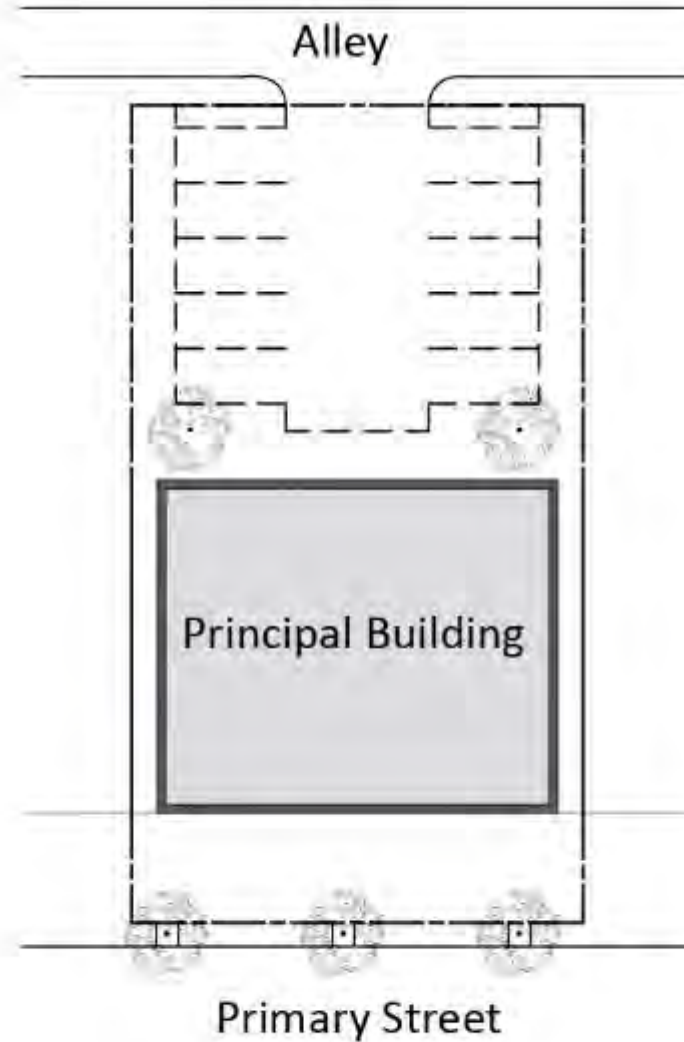
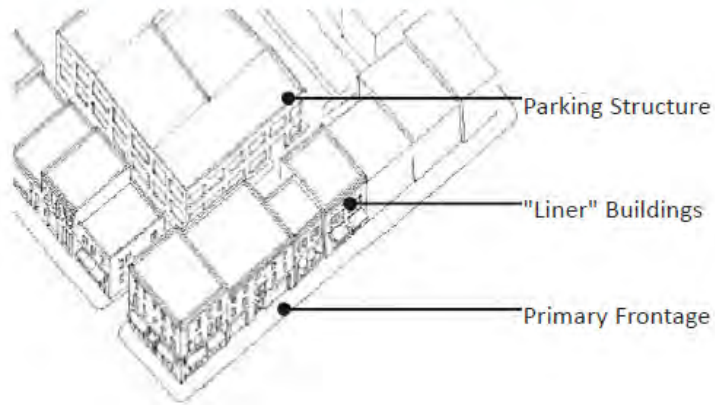


YES

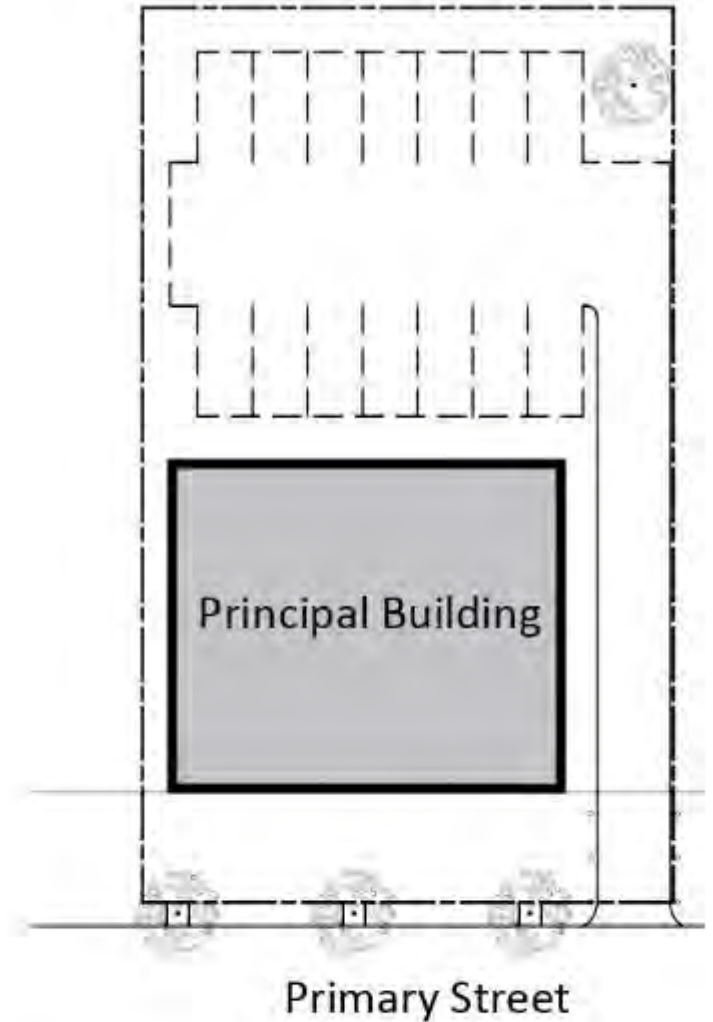
PARKING

STRUCTURED PARKING LOT PLACEMENT

1. Parking structures shall be set back a minimum of 40 feet from the property lines of all adjacent thoroughfares, except Rear Alleys, to reserve room for Liner Buildings between the parking structure and the lot frontage.
2. Liner Buildings, where utilized, shall be a minimum of two stories and may be attached or detached from parking structures.



Parking: access by alley



Parking: access by street

GAS STATIONS



GAS STATIONS



GAS STATIONS



FRONT (2 NW 79TH STREET, MIAMI)



BACK

DON'T DO THIS



PARKING GARAGE: COVINGTON KENTUCKY



DO THIS

LINED PARKING GARAGE: SANATA ROW SAN JOSE CA

DO THIS



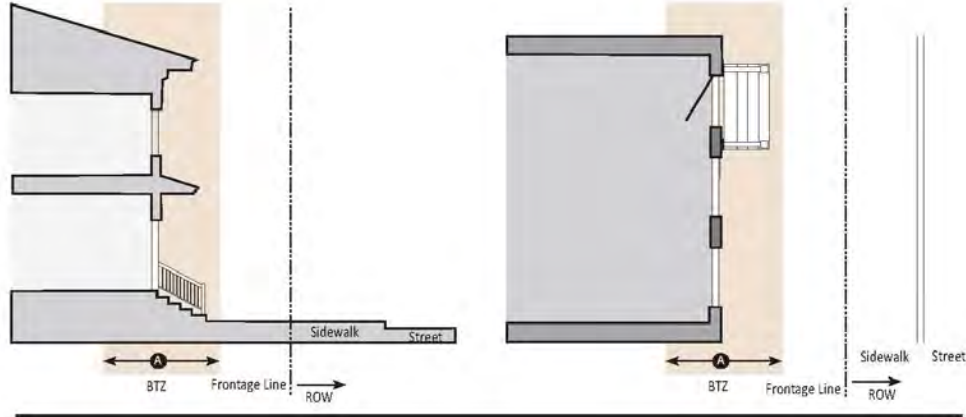
PARKING GARAGE: MISSOULA MONTANA

DO THIS



**PARKING GARAGE
ALPHARETTA, GA**

(6) Common Yard



Key
 [Shaded Area] Build-to-Zone (BTZ)
 [Dashed Line] Frontage/Property Line

a. Description

The Front Façade is set back substantially from the Frontage Line with a planted Frontage. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

b. Size

Build to Zone See Transect Zone Standards **A**



1



2

Figure 3-10: Examples of Common Yards
 1. Walkways connect homes to the sidewalk
 2. Common yards along a Street Frontage

SECTION 3.5 VACANT COMMERCIAL BUILDINGS

- (a) Thomasville seeks to reduce the problems associated with empty commercial buildings in the Downtown and will require the owners of properties to meet minimum standards of maintenance. Empty commercial buildings give the appearance of community blight and disinvestment. Maintenance standards protect property values and safety. They seek to ensure secure parcels, not conducive to crime, flood, or fire hazards. And they reduce public costs associated with policing, trash build-up, inspections, and responses to complaints.
- (b) The owners of Vacant Commercial Buildings must register with the city. Registration involves 24-hour contact information of the owners (this typically includes corporations, lien holders and all parties with ownership interest).
- (c) Owners must establish a vacant property plan that keeps the building in compliance with minimum regulatory statutes regarding building maintenance. The vacant property plan must allow Code Enforcement to regularly inspect the property for the required maintenance. If a building is to be demolished then owners must register the vacant property and submit a plan to demolish the property within one year.
- (d) Minimum building maintenance requires the entire property to be maintained and secure including interiors that are visible to a passerby, and the maintenance and painting of the exterior of the property such that it is kept in good aesthetic condition including instances of visible rotting, rust, or everyday wear and tear.
- (e) The yards of the property; including all parking areas, must be maintained, landscaped, well-lighted, and kept clear of any trash or debris.
- (f) Storefronts, façades, and architectural features such as porches, galleries, dooryards, and signage must be maintained. Windows, doors, and related openings shall be intact, maintained, and operable.
- (g) When it is clear that property owners have no intention of adding uses to a building then the city shall utilize Code of Ordinances Section 1.7 General Penalty; Continuing Violations.

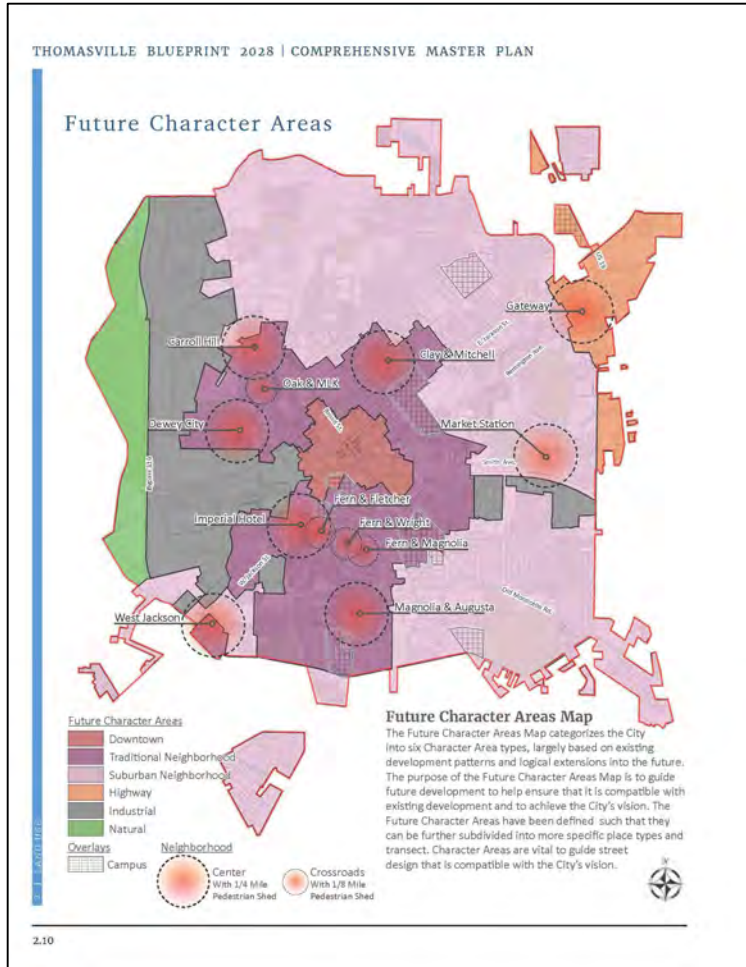
- Requires owners of Vacant Commercial Buildings to register with the City and have a plan to reuse or at minimum maintain the building to prevent blight.

DOWNTOWN SECTIONS INCLUDED IN OVERALL CODE

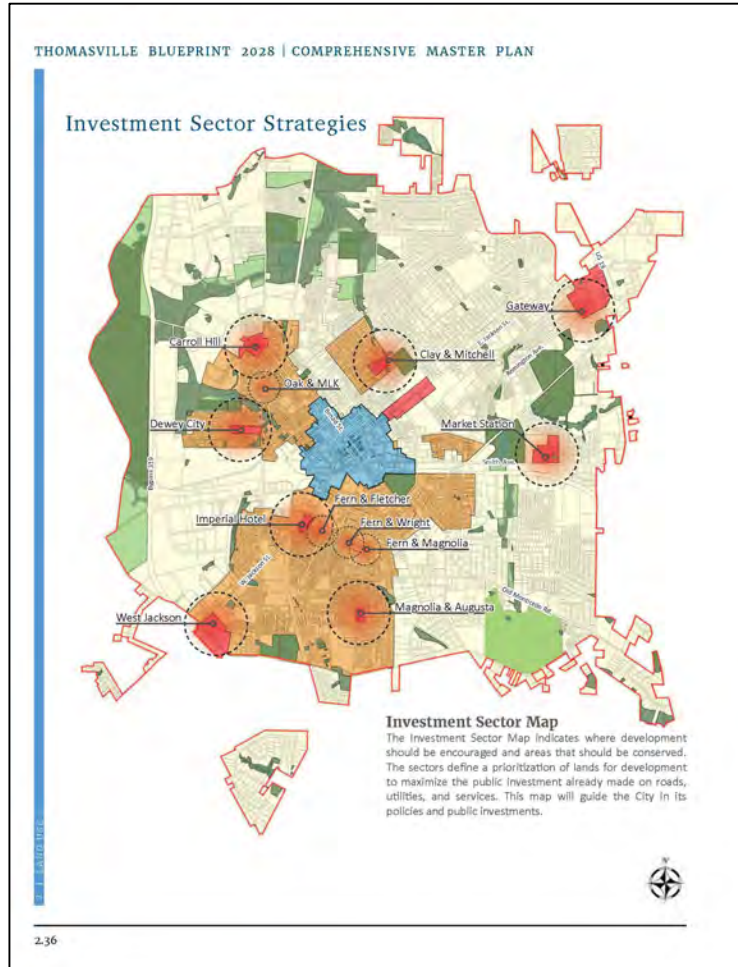
- **Use Specific Standards including Temporary Uses**
 - **Food Trucks**
 - **Outdoor Café Seating**
 - **Farmer's Markets**
- **Green Building Standards & Incentives**
- **Affordable Housing Requirements & Incentives**

IMPLEMENTING THE COMPREHENSIVE PLAN

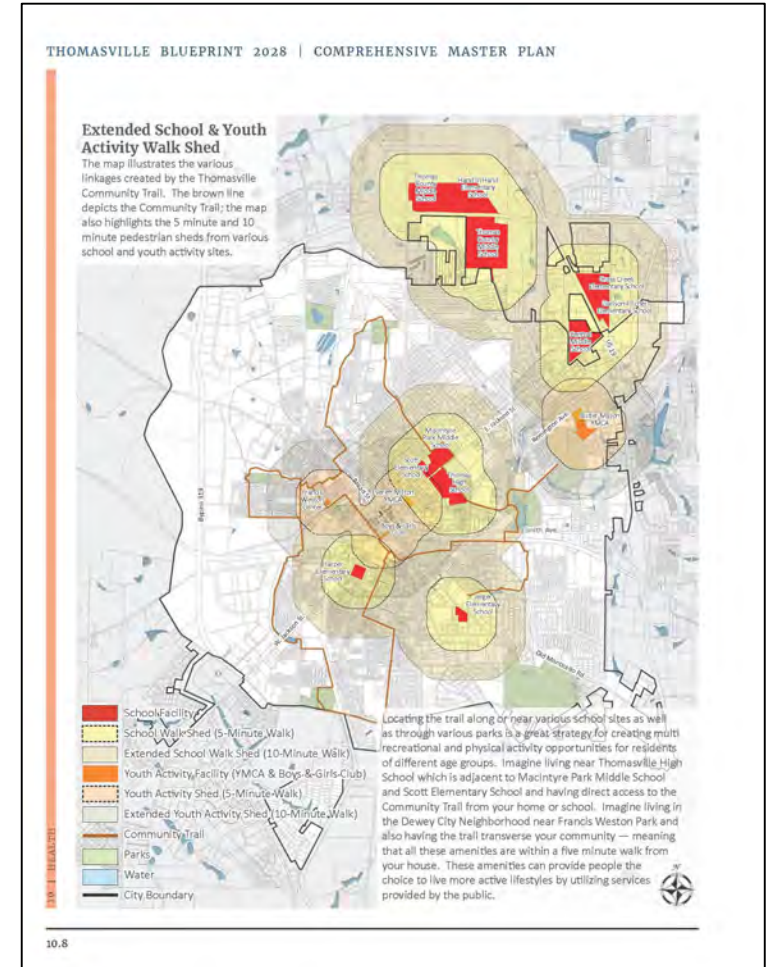
Keep the momentum going.



FUTURE CHARACTER AREAS



INVESTMENT SECTOR STRATEGIES



YOUTH WALKSHEDS

Lester Street



street & sidewalk improvements

Lester Street



street & sidewalk improvements

Lester Street



street trees

Lester Street



infill housing

Lester Street



repaired housing

Lester Street



additional infill housing

MISSING MIDDLE HOUSING

Mixed-use



Live-work



Rental Apartments



Duplexes & Triplexes



Townhomes



Small homes



Mid/Large Homes



ADUs

A RANGE OF DIFFERENT HOUSING TYPES FOR A RANGE OF DIFFERENT PEOPLE

Thomasville

DIVISION 1: DOWNTOWN OVERLAY



Welcome!

What is a Code Update?

The City of Thomasville adopted the Comprehensive Plan in July 2018. Now that the vision is in place, embodied within Thomasville Blueprint 2028, the critical step of aligning the land development regulations with the vision is essential.

The purpose of the Thomasville Downtown Code is to allow for the incremental development of mixed-use buildings that are consistent with Thomasville's Historic Districts and existing Downtown character. The Downtown Code establishes a regulating plan, special requirements plan, and street atlas that will regulate future development by one or more property owners that is both flexible and predictable.

TOP 10 IDEAS

1. Consolidate regulations in one place, and preserve internal consistency with rest of City Code.
2. Make the regulations easy to understand.
3. Update the tree and landscaping regulations with regard to placement, species protected, and .
4. Adapt our regulations to context and use. For example: fenestration requirements discouraging adaptive reuse of warehouses.
5. Revise parking ratios and surfacing.
6. Encourage adaptive reuse of our existing, historic building fabric.
7. Transitional standards for single-family neighborhoods to more intense development.
8. Uses to address:
 - Short-term rentals
 - Missing middle housing.
 - Craft brewers.
 - Storage units – expand allowed activities (e.g., car storage)
 - Mark's Quail Shack.
9. Reduce trips to Board of Architectural Review and Zoning Appeals (ARZA).
10. Eliminate / recast TND and PUD districts.

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Section 22-593.3 Regulating Plan

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Section 22-594: Neighborhood & Lot Standards

Section 22-594.3 Special Requirements Plans

Section 22-594.4 Special Building Types

Section 22-594.5 Transect Zones

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Section 22-594.9 Parking Standards

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Section 22-594.12 Signage Standards

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Section 22-594.14 Stormwater Management

Section 22-595: Building Standards

Section 3.1 Purpose & Intent

Section 3.2 Applicability

Section 3.3 Existing Buildings

Section 3.4 New Buildings

Section 3.5 Vacant Commercial Buildings

IN THE DOWNTOWN



NO



YES

AFFORDABLE CITY TOOLKIT

ZONING & PLANNING FOR AFFORDABLE HOUSING

Allow Accessory Dwelling Units

Parking/ Setback Reductions

Demolition Delay on NOAH units

Density Bonuses for Affordable Housing
(units/height/ lot size/ FAR)

Conservation Districts to Preserve NOAHs

Historic Districts to Preserve NOAHs

“Missing Middle” Exemption Standards

TOD Zoning with Density Minimums

Rezone R-1 to R-2 or R-3

Micro Units & Design Incentives

State Override for Affordable Housing

Mandatory Inclusionary Zoning

FINANCING & FUNDING FOR AFFORDABLE HOUSING

Low Income Housing Tax Credit (LIHTC)

Homeowner Rehab Grants

Assessment Districts (BID or TIF)

Representation in Eviction Cases & Rental Assistance

Job/Housing Linkage Fees

GO Bonds / One Cent Sales Taxes for Housing

Section 8 Housing Voucher

Waive Review + Permit Fees

Tax Relief for Residents or Affordable Housing

General Operating Funds to Build Housing

Land Banks & Public Lands for Housing

Millage Increase on Property Taxes for Housing

SMALL BUSINESS SUPPORT

Rezone Main Streets Back to Commercial

Shared Workspaces Built by an EDC

Community Benefit Agreements (CBA)s

Economic Development Incentives

Main Street Program or Small Business Office

One-stop Permitting

OPEN SPACES

Rescue Existing Parks with Non-Profit Help

Open Space Requirements

Community Land Trust

Make On-street Dining Easier to Permit

Funding for Infrastructure & Open Space

Public-Private Partnerships

MOBILITY

Add Bus Shelters Design a Dignified Wait

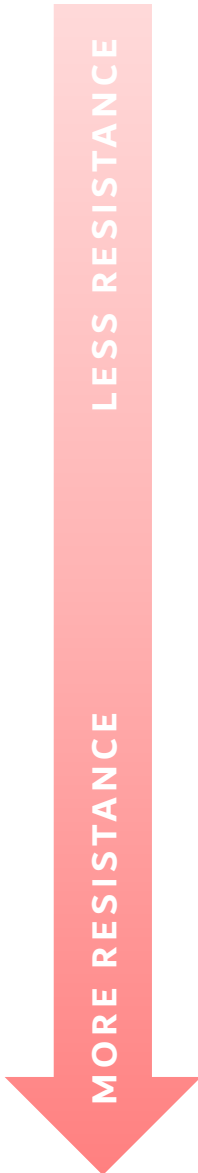
Add Sidewalks & Bike Lanes

Extend Paratransit & Local Busses

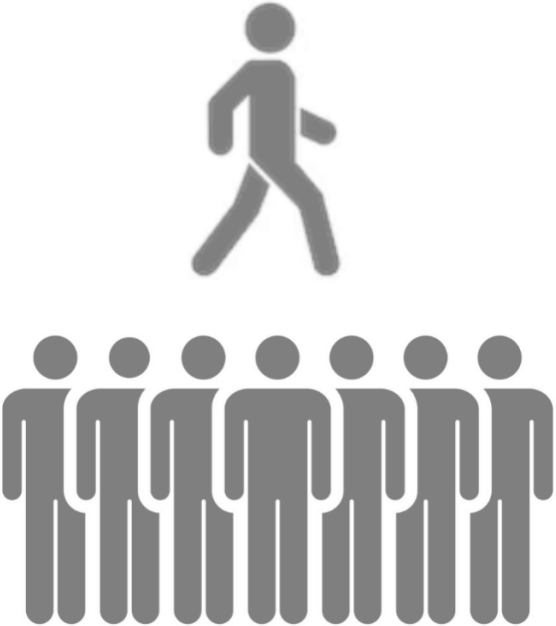
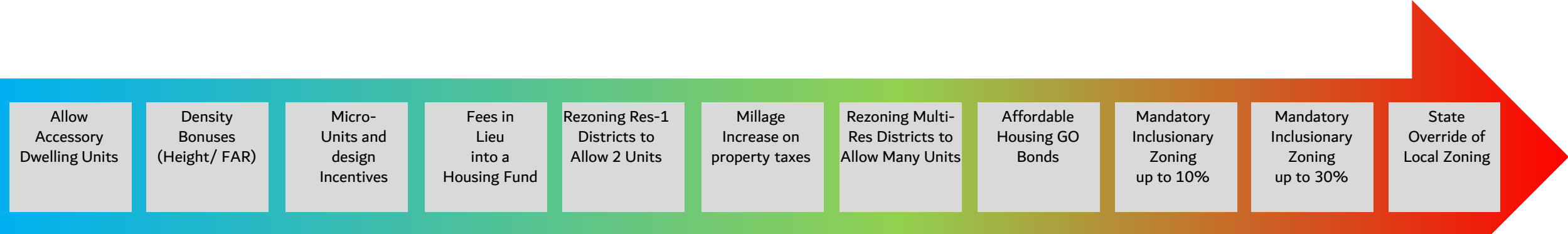
Extend Street Cars & Bus Rapid Transit

Zero Fair Transit

Parking Garages & Public Parking



AFFORDABLE HOUSING SPECTRUM



Start slow. Build your own local capacity to deliver affordable housing.



15

Commercial Addresses *Hotels*



7



Infill



Streets



Mix of Uses



Natural Features



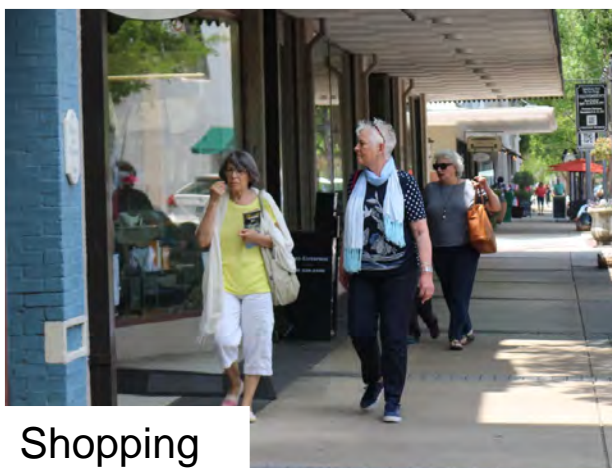
Neighborhoods



Parks



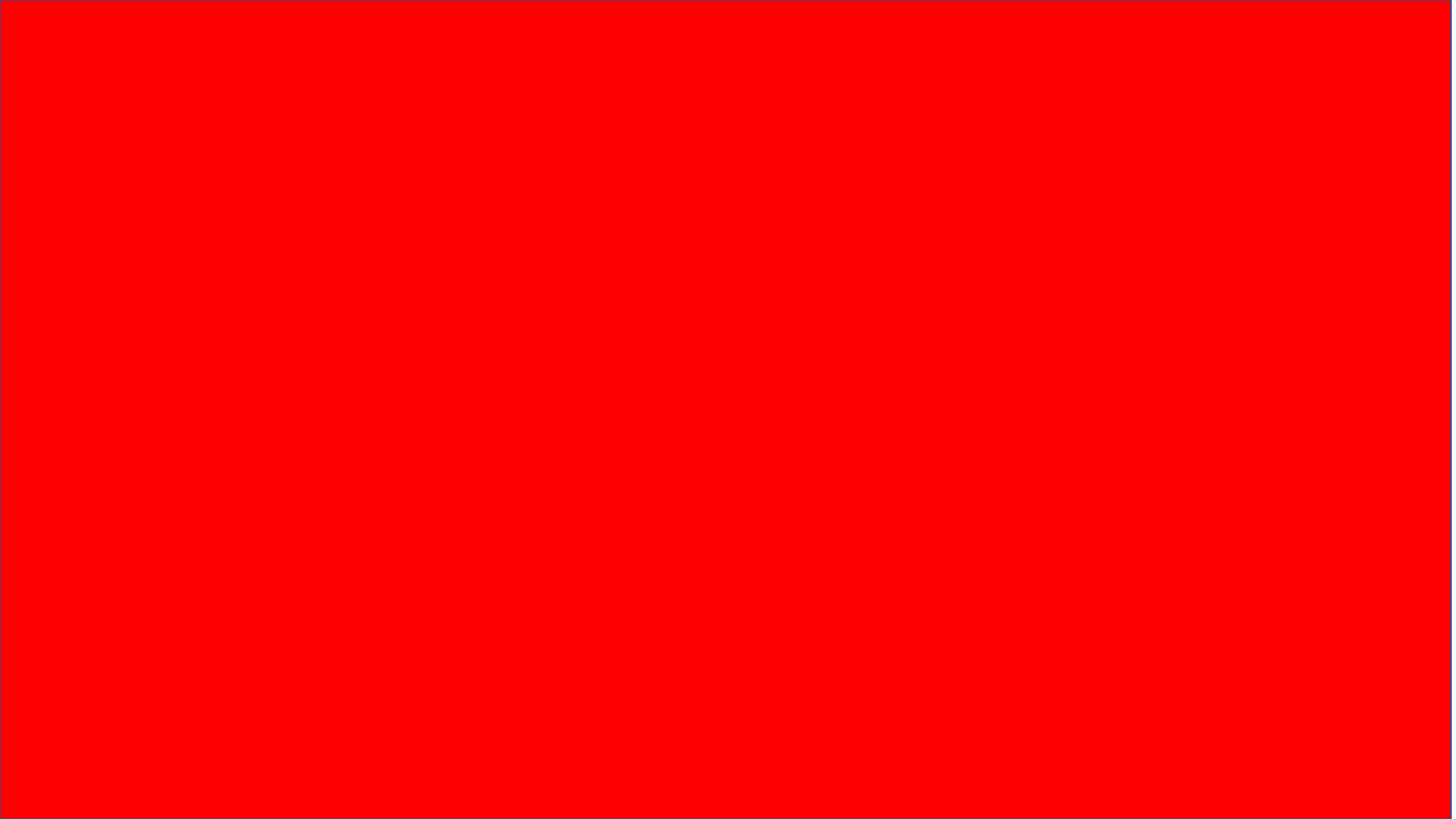
Compactness



Shopping



Preservation



Thomasville

DIVISION 1: DOWNTOWN OVERLAY



Welcome!

What is a Code Update?

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The purpose of the Thomasville Downtown Code is to allow for the incremental development of mixed-use buildings that are consistent with Thomasville's Historic Districts and existing Downtown character. The Downtown Code establishes a regulating plan, special requirements plan, and street atlas that will regulate future development by one or more property owners that is both flexible and predictable.

DOWNTOWN SECTIONS INCLUDED IN OVERALL CODE

- **Rules of Interpretation**
- **Use Specific Standards including Temporary Uses**
 - **Food Trucks**
 - **Outdoor Café Seating**
 - **Farmer's Markets**
- **Green Building Standards**
- **Affordable Housing**
- **Demolition Delay on Historic Buildings**
- **Definitions**

DOWNTOWN SECTIONS IN DOWNTOWN OVERLAY

- **Purpose And Applicability**
 - **Regulating Plan**
- **Neighborhood and Lot Standards**
 - **Special Requirements Plan**
 - **Special Building Types**
 - **Transect Standards**
 - **Parking Standards**
- **Building Standards**
 - **Building Entrances**
 - **Façade Transparency**
 - **Encroachments**
 - **Frontage Type Requirements**
 - **Vacant Commercial Building Standards**

WHAT DOES THIS CODE DO?

- **Building Height:**
 - Sets a building height limit to match existing buildings
- **Density:**
 - Controls Density through building form and height.
 - Allows residential within the downtown.
- **Parking:**
 - Downtown Core – removes parking requirement to allow new buildings to be built and upper floor residential and office space in existing buildings to be created.
 - Downtown General & Downtown Edge: reduces required parking
- **Bike Parking:**
 - Adds a requirement for bike parking in the Downtown

WHAT DOES THIS CODE DO?

- **Requires Buildings to face a street with doors and windows**
- **Requires Façade Transparency:**
 - **Makes it so you can see into the building from the street.**
- **Encroachment Standards:**
 - **Sets standards for Balconies, Awnings and Marquees and other elements that encroach within the right-of-way (over the sidewalk)**
 - **Overhead encroachments are permitted by right**
 - **Encroachments that meet the ground need a right-of way agreement**
- **Vacant Commercial Building Requirements**

WHAT DOES THIS CODE DO?

- **Adds Special Building Type Requirements for:**
 - **Drive-Thrus – limits access from the pedestrian realm**
 - **Formula Businesses: Adds restrictions to Formula Businesses to keep Downtown Thomasville local**
 - **Gas Stations – Must have pumps in the rear with the shopfront along the street**
 - **Parking Garages – must be lined to have useable space along the street**
 - **Civic Buildings – Adds flexibility for Civic functions**

WHAT DOES THIS CODE DO?

- **Downtown Transects**
 - **Downtown Core**
 - **Downtown General**
 - **Downtown Edge**

- **Transect Zones Regulate:**
 - **Building Location**
 - **Building Height**
 - **Parking Location**
 - **Encroachments**

Thomasville

DIVISION 1: DOWNTOWN OVERLAY

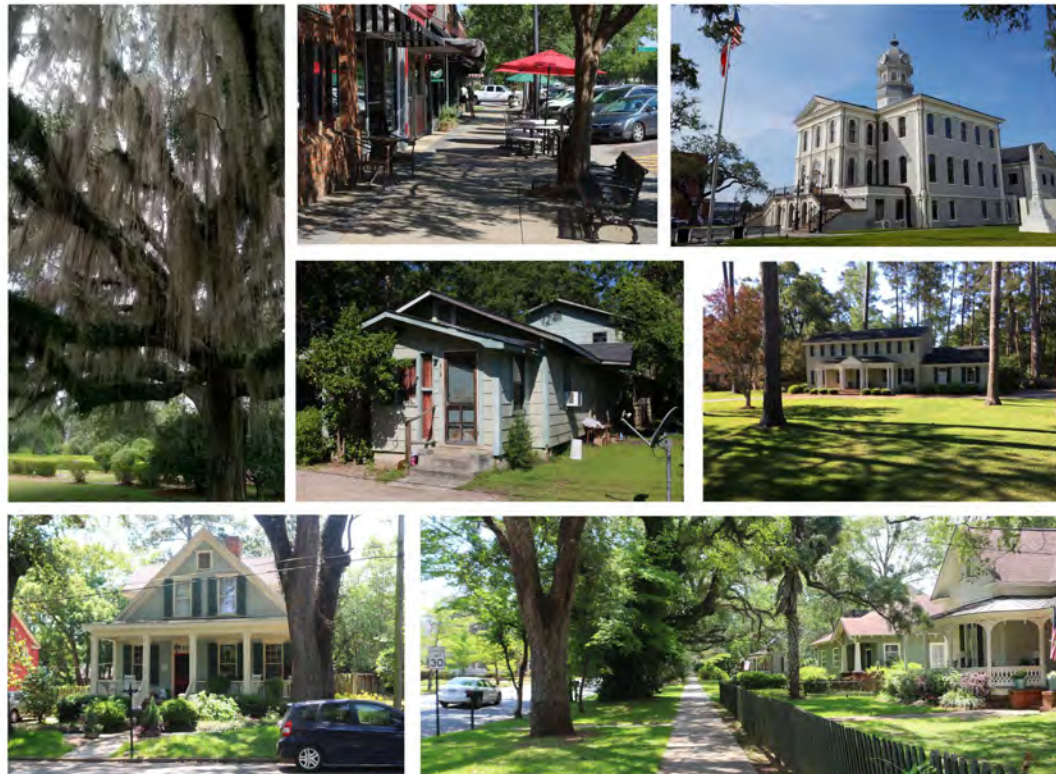


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SECTION 22-593: PURPOSE AND APPLICABILITY

SECTION 22-593.1 PURPOSE

The purpose of the Thomasville Downtown Code is to allow for the incremental development of mixed-use buildings that are consistent with Thomasville's Historic Districts and existing Downtown character. The Downtown Code establishes a regulating plan, special requirements plan, and street atlas that will regulate future development by one or more property owners that is both flexible and predictable.

SECTION 22-593.2 APPLICABILITY

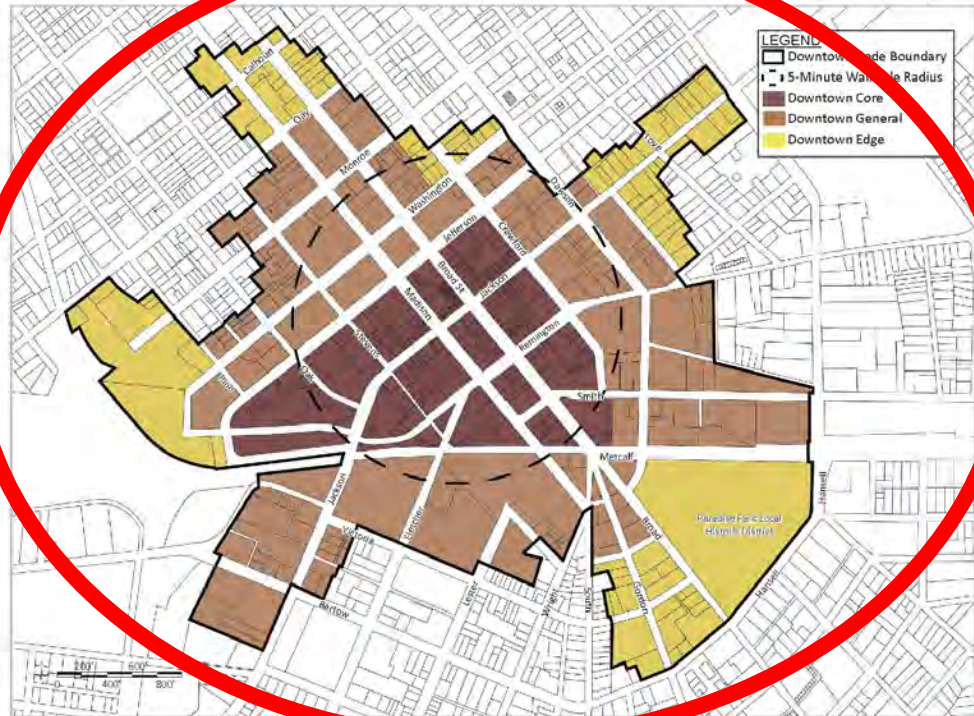
- All areas within the Thomasville Downtown Boundary as noted on the regulating plan shall adhere to these Downtown Code standards.
- Within the Downtown Boundary, no building or structure shall be erected or altered or used for any purpose except as provided for within this Code.
- Within the Downtown Boundary, no use shall be permitted except as regulated by the permitted use chart Section 22-121.

SECTION 22-593.3 REGULATING PLAN

The Regulating Plan establishes one of three transect zoning districts for each parcel within the downtown, Downtown Core, Downtown General, and Downtown Edge. The Downtown transects regulate intensity and form as it changes as you move out from the city center through the regulation of frontage requirements, setbacks, parking requirements, uses, and other important elements that define the overall development.

- The Regulating Plan clearly illustrate the following:
 - The location of streets and alleys
 - Block structure
 - Transect Zones
- The Regulating Plan is a regulatory map that can be adjusted administratively so long as it meets the following requirements:
 - Any adjustments in the designation of a transect zone and its subsequent requirement may be permitted as long as it is consistent with an adjacent transect zone.
 - Development shall be consistent with the Regulating Plan.

Figure 1-1: Regulating Plan



SECTION 22-594: NEIGHBORHOOD & LOT STANDARDS

SECTION 22-594.1 GENERAL TO DEVELOPMENT

(a) Block Standards

To facilitate connectivity and pedestrian accessibility, the blocks may be further subdivided to provide additional connectivity and shall conform to the following standards:

- The average perimeter of all blocks shall not exceed 1,800 linear feet.
- Any block face that exceeds 600' in length shall have a mid-block pedestrian access of at least 8' in width.
- Dead-end streets and cul-de-sacs shall not be permitted.

(b) Terminated Vistas

In order to improve spatial definition and orientation on each street, terminated vistas shall be encouraged using buildings, civic spaces, roundabouts, statues, ornamentation, or natural features. Some required terminated vistas are designated on the Special Requirements Plan.

(c) Lot Frontage

The primary frontage of a lot shall be along one of the following:

- A thoroughfare right-of-way;
- A thoroughfare with development on one side and a civic space on the other; or
- Directly upon a civic space in which there is no thoroughfare located between the primary frontage and the civic space.

(d) Building Orientation

Buildings have fronts, sides, and backs and how these relate to one another forms neighborhood character.

- Primary façades of every primary building shall be oriented to a front lot line or open space.
- The primary entrance of every primary building giving access to a primary use of the property must directly face a street or a Public Space.
- All streets should be faced with the fronts or sides of buildings.

(e) Contextual Setback

In order to create consistent setbacks along a block where existing buildings are in front of the required minimum front setback or beyond the maximum front setback, any new building may use the average setback of existing buildings along the same block face.

- Where less than 25 percent of the lots along a block face have primary buildings, the contextual front setback line shall be determined by the City Planner.

- Where one or more adjacent lots, located along the same block face as the subject lot, vary from the average front setback line by more than 10 feet, the contextual front setback line shall be determined by the City Planner.

(f) Retail Frontage Requirement

- In areas designated as Mandatory Shopfront on the Special Requirements Plan, at least one ground floor street frontage of a primary building shall be constructed to accommodate retail or personal service uses when there is a market demand for those uses.
- Where there is no market demand, as demonstrated by competent financial and market evidence to the satisfaction of the Planning and Zoning Board, a raised floor for a residential walk-up use may be constructed instead of a space for retail or personal service uses, provided that the design and construction allows for future conversion to retail or personal service use should market demands change.

SECTION 22-594.2 GENERAL STREET STANDARDS

An existing grid of streets exists within the downtown. However there may be a need for additional street connections. The precise location and alignment of new streets may be adjusted to allow flexibility in the design of the site plan; however, the intended purpose and network connectivity of each new street shall not be compromised.

(a) Street Standards

Streets shall be in compliance with City of Thomasville Subdivision Regulations.

(b) Downtown Street Design

The design of new streets and modifications to existing streets shall adhere to the following requirements:

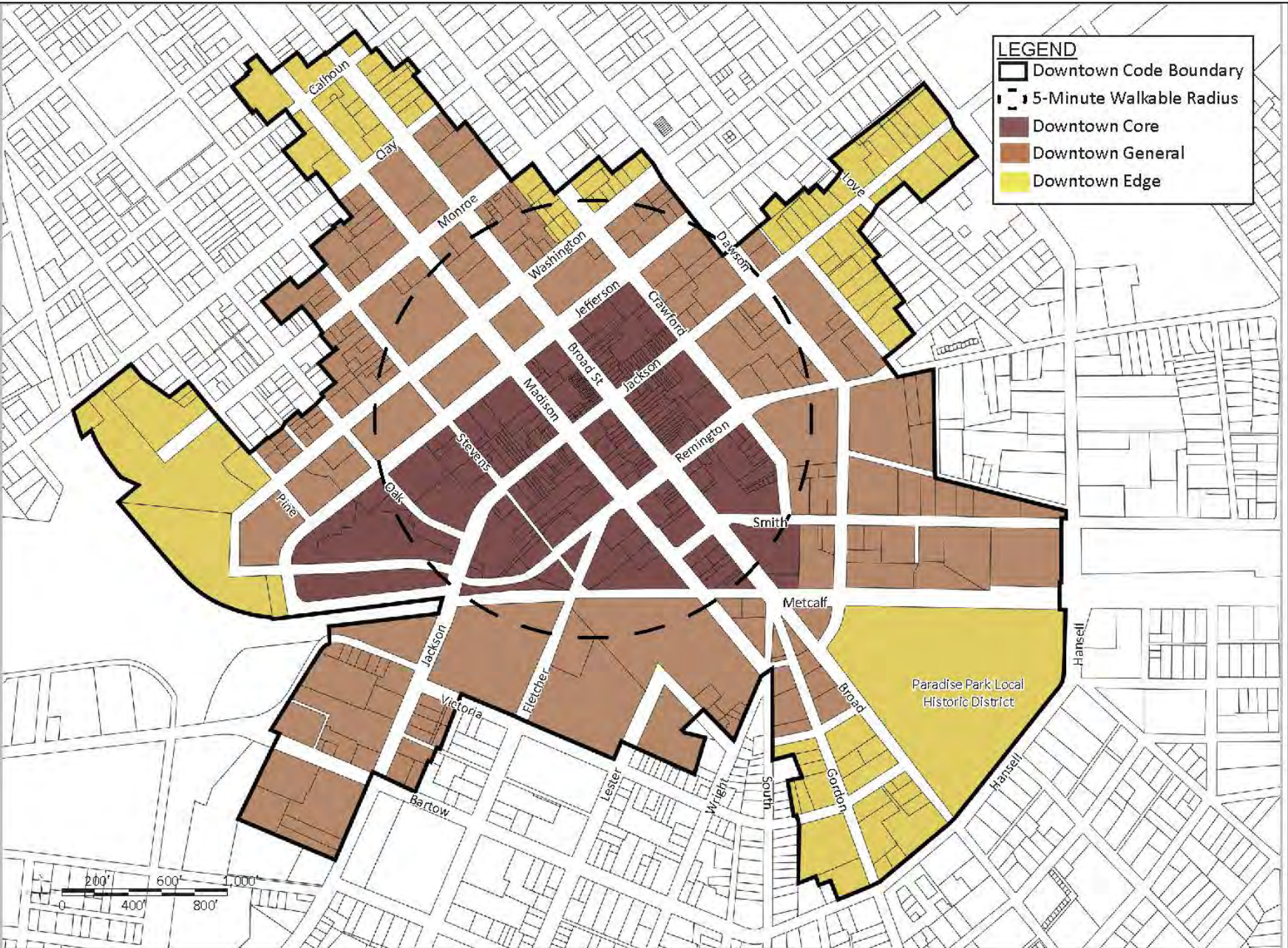
Some dimensional flexibility is permitted for street types to account for varying Right-of-Way widths, however they shall be designed to have all the basic functional characteristics including roadway width, on-street parking/Curb-side Flex Zones, sidewalks, trails, street trees, and landscaped areas shown for their type, and be appropriately sized for the Transect Zones in which they are located.

All Streets shall connect to other Streets. Dead-end streets with cul-de-sacs or T-turnarounds shall not be permitted.

(c) Sidewalks

All streets shall have sidewalks which are a minimum width of 6 feet, and have a continuous unobstructed path of a width no less than 60 inches. This path shall be unobstructed by utility poles, fire hydrants, benches, street signs, or any other temporary or permanent structures. A shared-use path may take the place of a sidewalk.

REGULATING PLAN



- Sets Downtown Boundary
- Shows Where Form Based Transects are delineated in the Downtown
 - Downtown Core
 - Downtown General
 - Downtown Edge

(d) Streetscapes

- (1) The design of each streetscape zone, the area between the curb and the building frontage, shall comply with the following dimensions:
 - a. Frontage Zone - 2 Feet
 - b. Pedestrian Zone - 4 Feet to 12 feet
 - c. Buffer Zone - 5 feet to 6 feet
 - d. Curb Zone - 4 inches to 9 inches
- (2) Within the Downtown Core, each property with a street frontage of 50 linear feet or more shall install at least one bench, bicycle rack, planter, trash receptacle, or piece of public art per 50 feet of street frontage or part thereof, unless the City Planner waives that requirement based on expected volumes of pedestrian use, site constraints, or potential maintenance issues. Any items placed in the public right-of-way shall require prior approval of the City to ensure that clear pedestrian passages and public health and safety are protected.

- (3) In the Downtown General and Downtown Edge Transect Zones, if any adjacent lot street frontage includes a tree lawn or planting area between the sidewalk and the curb, a tree lawn or planting area of the same depth from the curb shall be installed across the frontage of the property.
- (4) Sidewalk or outdoor cafés are permitted as a temporary use per Section 22-121.

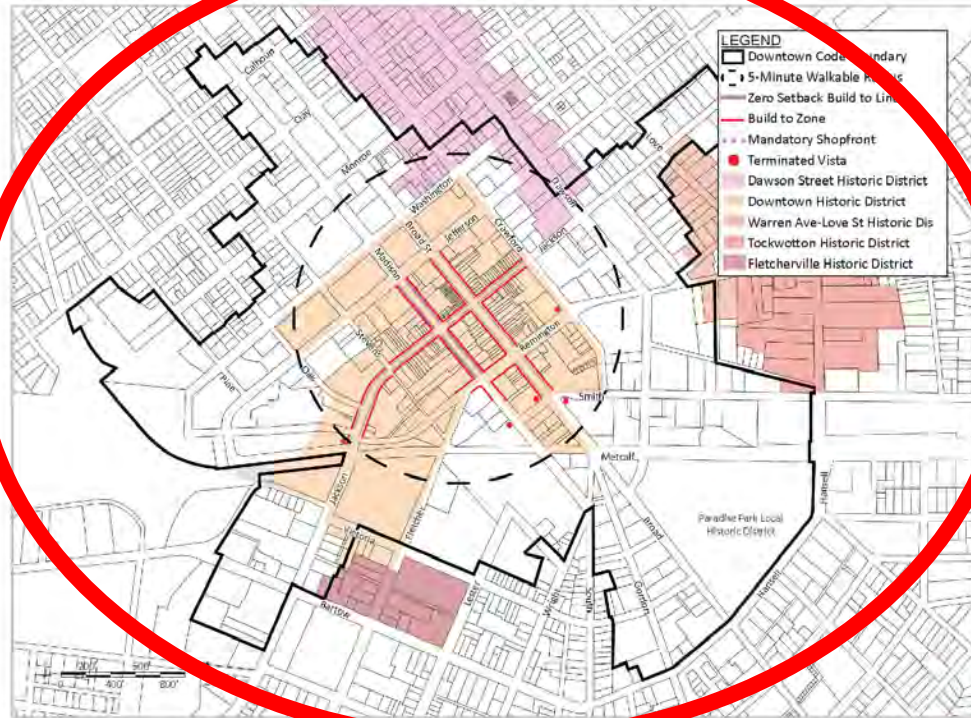
SECTION 22-594.3 SPECIAL REQUIREMENTS PLANS

The Special Requirements Plan designate the following site-specific standards:

(a) Build-to-Line

A Build-to-Line designates a zero setback from the front property line that the building's Primary Façade shall be built upon in order to create a uniform line of buildings along the street. The Build-to-Line marked on the Special Requirements Plan shall take priority over the more general setback defined in the Transect Standards.

Figure 2-1: Special Requirements Plan



(b) Mandatory Shopfront

A ground floor retail shopfront is required along this lot frontage. See requirements for shopfronts in the General Development Standards.

(c) Terminated Vista Location

Designations for Mandatory Terminated Vista location, requiring that the building be provided to mark an important view, assist with wayfinding and add to sense of place.

(d) Local Historic Districts

Buildings that are within a designated local historic district shall conform to the historic district architectural guidelines.

SECTION 22-594.4 SPECIAL BUILDING TYPES

Some automotive-oriented uses and large footprint buildings may be provided to serve the daily needs of residents. The following criteria shall be used to ensure these uses and buildings do not detract from the overall walkability of the neighborhoods. All requirements that apply to a proposed building must be met.

(a) Drive-In or Drive-Through Facility

- (1) A ground-floor shopfront shall face the Primary Street. All parking shall be located in the rear and accessed from an Alley when present.
- (2) Drive-through windows shall be located to the side or rear of the building and accessed from mid-block or Alleys, where existing. Where no mid-block or Alley access exists, access from a street frontage is permitted, but shall not substantially disrupt pedestrian activity or surrounding uses.

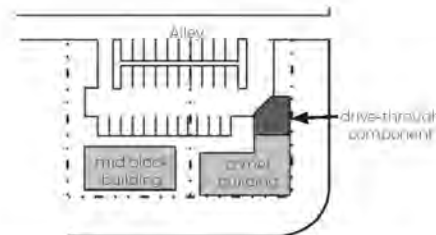


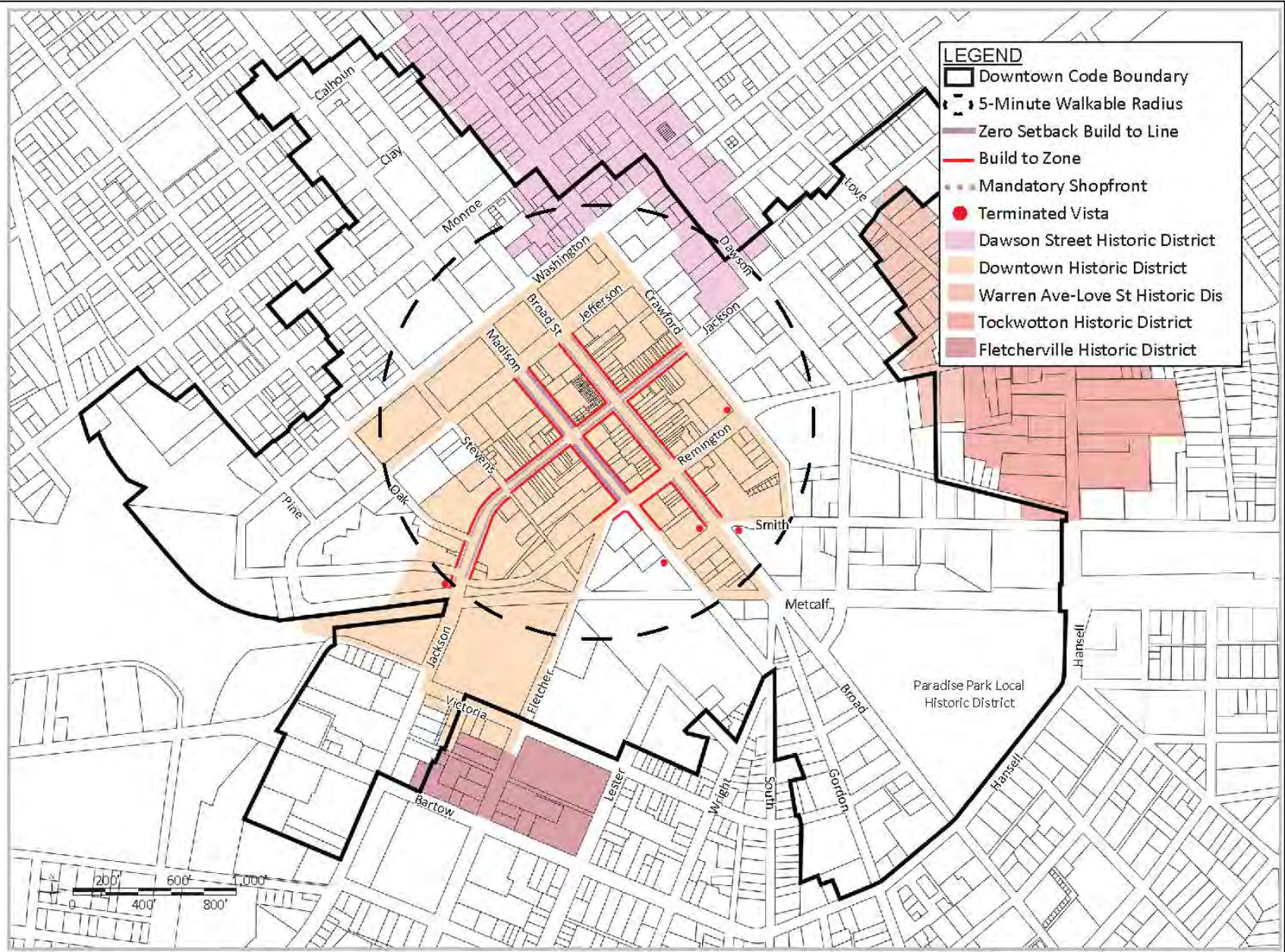
Figure 2-2: Drive-through special building type site design

(b) Formula Business

Thomasville seeks to promote a Downtown with attractive retail, merchandising, eating, entertainment and recreation opportunities offering residents and visitors alike a diverse environment for commercial, cultural, civic and social pursuits that are identifiable with the City of Thomasville.

- (1) A Special Use Permit is required for a Formula Business in the Downtown.
- (2) In considering a special use permit to a Formula Business in the Downtown, the City shall require that ALL of the following standards be met:
 - a. Approval of the Formula Business establishment will not alter the identity of the Downtown in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings;
 - b. Approval of the Formula Business establishment will contribute to a diverse and appropriate blend of businesses in the Downtown;
 - c. Approval of the Formula Business establishment will complement those businesses already in the Downtown and help promote and foster the local economic base as a whole.
 - d. The Formula Business establishment will be compatible with existing surrounding uses; has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambiance; and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites, including but not limited to the following:
 1. The size of any individual Formula Business shall not exceed two thousand five hundred (2,500) square foot building footprint within the Downtown Core transect zone.
 2. The street frontage of any individual Formula Business shall not exceed sixty-five feet (65') in width within the Downtown Core transect zone.
 3. No drive thru windows shall be permitted except as permitted by Section 22-594.4(a).
 4. The applicant shall submit a plan indicating the provision for rubbish removal, including the dumpster location with proper screening and buffering so that there are not any substantial impacts to abutting properties.
 5. There shall not be a substantial impact to the public safety from increased traffic. At the discretion of the zoning board, the applicant may be required to submit a traffic study.
 6. There shall not be any impacts to the roadway or abutting properties from the loading area.

SPECIAL REQUIREMENTS PLAN



- Sets Build-to Line
- Mandatory Shopfront locations
- Required Terminated Vista Locations
- Shows Local Historic Districts Boundaries

(d) Streetscapes

- (1) The design of each streetscape zone, the area between the curb and the building frontage, shall comply with the following dimensions:
 - a. Frontage Zone - 2 Feet
 - b. Pedestrian Zone - 4 Feet to 12 feet
 - c. Buffer Zone - 5 feet to 6 feet
 - d. Curb Zone - 4 inches to 9 inches
- (2) Within the Downtown Core, each property with a street frontage of 50 linear feet or more shall install at least one bench, bicycle rack, planter, trash receptacle, or piece of public art per 50 feet of street frontage or part thereof, unless the City Planner waives that requirement based on expected volumes of pedestrian use, site constraints, or potential maintenance issues. Any items placed in the public right-of-way shall require prior approval of the City to ensure that clear pedestrian passages and public health and safety are protected.

- (3) In the Downtown General and Downtown Edge Transect Zones, if any adjacent lot street frontage includes a tree lawn or planting area between the sidewalk and the curb, a tree lawn or planting area of the same depth from the curb shall be installed across the frontage of the property.
- (4) Sidewalk or outdoor cafés are permitted as a temporary use per Section 22-121.

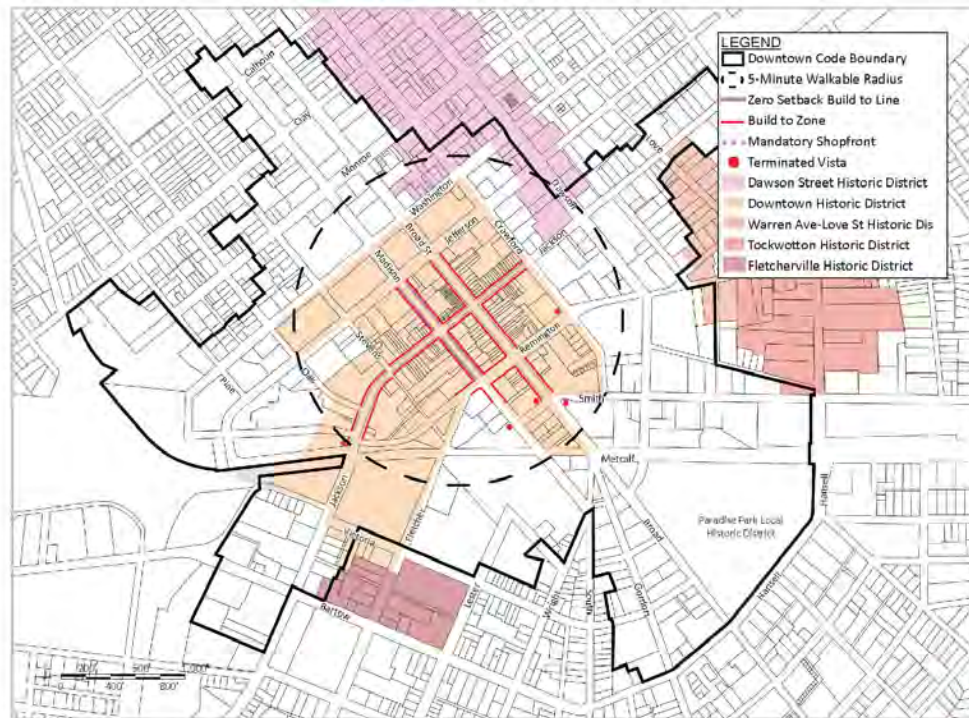
SECTION 22-594.3 SPECIAL REQUIREMENTS PLANS

The Special Requirements Plan designate the following site-specific standards:

(a) Build-to-Line

A Build-to-Line designates a zero setback from the front property line that the building's Primary Façade shall be built upon in order to create a uniform line of buildings along the street. The Build-to-Line marked on the Special Requirements Plan shall take priority over the more general setback defined in the Transect Standards.

Figure 2-1: Special Requirements Plan



(b) Mandatory Shopfront

A ground floor retail shopfront is required along this lot frontage. See requirements for shopfronts in the General Development Standards.

(c) Terminated Vista Location

Designations for Mandatory Terminated Vista location, requiring that the building be provided to mark an important view, assist with wayfinding and add to sense of place.

(d) Local Historic Districts

Buildings within a designated local historic district shall conform to the historic district architectural guidelines.

SECTION 22-594.4 SPECIAL BUILDING TYPES

Some automotive-oriented uses and large footprint buildings may be provided to serve the daily needs of residents. The following criteria shall be used to ensure these uses and buildings do not detract from the overall walkability of the neighborhoods. All requirements that apply to a proposed building must be met.

(a) Drive-Through Facility

- (1) A ground-floor shopfront shall face the Primary Street. All parking shall be located in the rear and accessed from an Alley when present.
- (2) Drive-through windows shall be located to the side or rear of the building and accessed from mid-block or Alleys, where existing. Where no mid-block or Alley access exists, access from a street frontage is permitted, but shall not substantially disrupt pedestrian activity or surrounding uses.

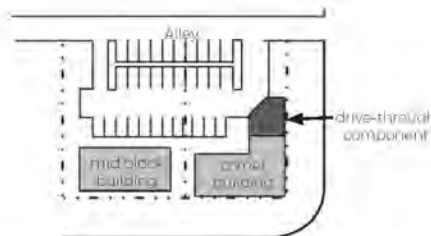


Figure 2-2: Drive-through special building type site design

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- (1) A Special Use Permit is required for a Formula Business in the Downtown.

- (2) In considering a special use permit to a Formula Business in the Downtown, the City shall require that ALL of the following standards be met:

- a. Approval of the Formula Business establishment will not alter the identity of the Downtown in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings;
- b. Approval of the Formula Business establishment will contribute to a diverse and appropriate blend of businesses in the Downtown;
- c. Approval of the Formula Business establishment will complement those businesses already in the Downtown and help promote and foster the local economic base as a whole.
- d. The Formula Business establishment will be compatible with existing surrounding uses; has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambiance; and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites, including but not limited to the following:
 1. The size of any individual Formula Business shall not exceed two thousand five hundred (2,500) square foot building footprint within the Downtown Core transect zone.
 2. The street frontage of any individual Formula Business shall not exceed sixty-five feet (65') in width within the Downtown Core transect zone.
 3. No drive thru windows shall be permitted except as permitted by Section 22-594.4(a).
 4. The applicant shall submit a plan indicating the provision for rubbish removal, including the dumpster location with proper screening and buffering so that there are not any substantial impacts to abutting properties.
 5. There shall not be a substantial impact to the public safety from increased traffic. At the discretion of the zoning board, the applicant may be required to submit a traffic study.
 6. There shall not be any impacts to the roadway or abutting properties from the loading area.

(c) Gas Station or Automobile Service

Gas Stations should be limited within the Downtown. When they are used they should adhere to the Urban environment by placing the building toward the street or the corner while the pumps are located to the side or rear of the building.

- (1) Only one Gas Station is permitted per block along a street. Additionally, no more than one Gas Station may occupy an intersection.
- (2) A ground-floor shopfront shall face the Primary Street and define the Frontage of the lot.
- (3) All pumps, parking, and drive-through areas must be located behind the shopfront building toward a mid-block location.
- (4) A min. 4 ft. wall or garden wall shall be provided along the length of any lot line adjacent to a street.
- (5) Canopy lights shall be located inside the canopy, and shall not be visible from the street.



Figure 2-3: Gas Station special building type site design

(d) Large Footprint Buildings

Large Footprint Buildings are those with footprints greater than 30,000 sq. ft. Examples may include a grocery store, large-format retailer, or theater. Lots may exceed the dimensions set in the Transect Zone Standards provided such buildings comply with the following provisions:

- (1) Habitable frontages (as part of the building or a separate liner building) that provide doors and windows facing the Public Realm shall be provided along Façades that face Civic Uses or Streets.
- (2) To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large-Footprint Buildings must reinforce the urban character of the neighborhood and shall therefore continue a connected system of walkable blocks / street frontages (including sidewalks and street trees) through the site as part of the design of parking and drive aisles.

- (3) Building footprints may not be larger than a single block.
- (4) Loading docks, service areas, and trash disposal facilities shall not face streets or Civic Uses.

(e) Liner Buildings

A Liner Building is a building specifically designed to mask a parking garage or larger structure that cannot comply with the Façade Transparency requirements from frontage on a public street. Such buildings may be constructed in a manner that they will be separated from adjacent Streets (but not Alleys) by Liner Buildings:

- (1) Liner Buildings must be at least two stories in height with no less than fifteen (15) feet in depth;
- (2) Liner Buildings may be detached from or attached to the Principal Building or parking garage;
- (3) Liner Buildings may be used for any purpose allowed on the lot on which they are located except for parking; and
- (4) Liner Buildings must meet the Primary Façade transparency requirements.

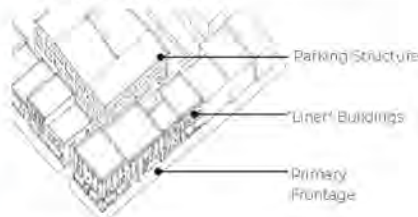


Figure 2-4: Structured Parking Lot Placement

(f) Civic Building

Civic Buildings may include, but are not limited to, municipal buildings, religious facilities, libraries, schools, recreation facilities, and places of assembly. The building placement, form, design, and construction of Civic Buildings should reflect the importance of these buildings within the community and with their function as landmarks in mind.

- (1) Building Placement.
 - a. Civic Buildings shall be sited in locations of particular geometric importance, such as anchoring a major civic open space or terminating a street vista. Flexibility in building placement allows Civic Buildings to be distinguished from surrounding residential and commercial buildings and to be a prominent landmark in the community.
 - b. The placement of Civic Buildings may vary from the Transect Lot Standards with the approval of the City Planner when sited in a prominent location like a terminated vista on the special requirements plan.

(2) Building Form.

- a. The scale of Civic Buildings should typically be larger than surrounding buildings in order to be more prominent and visible across greater distances.
- b. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.
- c. Prominent roof forms and additive elements such as cupolas can visually extend the height of the building.

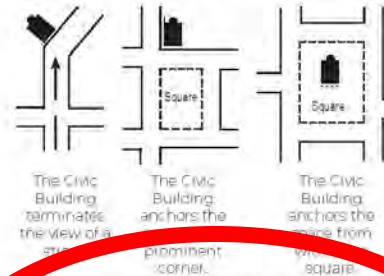


Figure 2-5: Prominent Locations for Civic Buildings

SECTION 22-594.5 TRANSECT ZONES

(a) This section establishes Transect Zones applied to property within Downtown, as illustrated on the Regulating Plan (Division 1, Figure 1-1).

The Transect is a planning and zoning tool that organizes zones in a continuum from rural to urban. Each zone has a different set of characteristics that correspond with building placement, building form, and frontage standards, all of which influence the level of walkability and vibrancy in a particular place.

(c) The regulations related to each Transect Zone mapped in the Downtown Regulating Plan are hereby established in Table 2-1 Transect Lot Standards Summary.

(d) Standards for each of the Transect Zones are shown for comparison in Table 2-1. Each zone is further described in Sections 22-594.6 through 22-594.8.

(e) Density is controlled through building and lot standards that limit setbacks, lot coverage, building heights, and parking controls.

TABLE 2-1: TRANSECT LOT STANDARDS SUMMARY

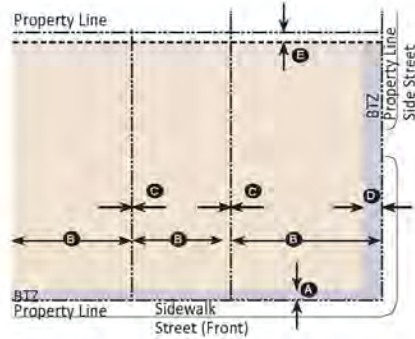
	Downtown Core	Downtown General	Downtown Edge
Building Placement			
Front Build-to-Zone, or Setback	0' min, 6' max.	0' min, 18' max. ¹	6' min, 18' max. ¹
Frontage Buildout	80% min.	60% min.	30% min.
Side Setback (mid-block)	0' min	0' min.	5' min.
Side Street Build-to-Zone (corner)	0' min, 6' max	0' min., 18' max. ²	6' min., 18' max. ¹
Rear Setback (lot or alley)	5' min	5' min.	5' min.
Building Heights			
Principal Building	7 Stories max.	4 stories max.	3 stories max.
Ground Floor Elev. Above Sidewalk	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)	0" min. (Com.) 24" min. (Res.)
First Story Height (Floor to Floor)	13' min.	11' min. (Com.) 9' min. (Res.)	9' min.
Parking Location²			
Front Setback	20' min.	20' min.	20' min.
Side Setback (mid-block)	0' min.	0' min.	0' min.
Side Setback (corner)	10' min.	10' min.	10' min.
Rear Setback (lot)	5' min.	5' min.	5' min.
Rear Setback (alley)	0' min.	0' min.	3' min.
Permitted Frontages & Encroachments			
Permitted Frontage Types	Shopfront, Gallery/Arcade, Forecourt, Stoop	Shopfront, Gallery/Arcade, Forecourt, Stoop, Porch, Common Yard	Shopfront, Stoop, Porch, Common Yard
Permitted Encroachments	Gallery/Arcade, Stoop, Balconies, Bay Windows, Awnings, Marquees	Gallery/Arcade, Stoop, Porch, Balconies, Bay Windows, Awnings	Stoop, Porch, Balconies, Bay Windows, Awnings.

Notes:

1. Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per Section 22-594.1(e).
2. Parking Location applies to location of garage door, surface parking lot, and parking structure.

SECTION 22-594.6 DOWNTOWN CORE

(a) Building Placement



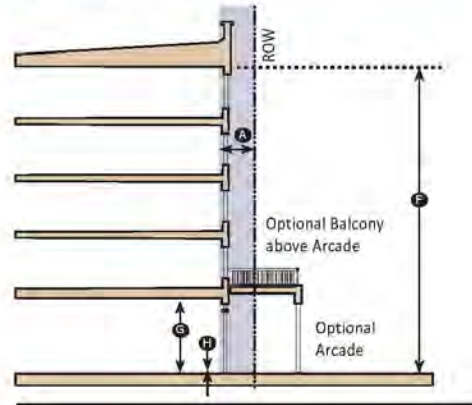
Key	Property Line	Potential Building Area (in addition to BTZ)
	Build-to Zone (BTZ)	

Building Placement		
Front Build-to Zone	0' minimum to 6' maximum	A
Frontage Build-out	80% minimum	B
Side Setback (mid-block)	0' minimum	C
Side Build-to Zone (corner)	0' minimum to 6' max.	E
Rear Setback (lot or alley)	5' minimum	

NOTES:

- A minimum front thirteen (13) foot streetscape shall be provided in the Downtown Core. The sidewalk may be a combination of public and private property. An exception to this requirement may be approved by the City Planner if adjacent buildings have a zero side lot line where the new structure may align with the adjacent frontage line.

(b) Building Height



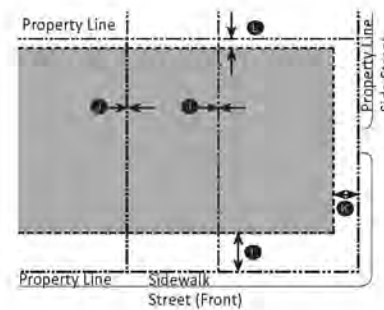
Key	Build-to Zone (BTZ)	Building
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Building Heights		
Building Height	7 Stories maximum	F
First Floor Height (floor to floor)	13' minimum	G
Ground Finished Floor above sidewalk or finished grade	0' min. (commercial) 24" minimum (residential)	H

NOTES:

- Basements and attics shall not count as a story.
- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.

(c) Parking Location



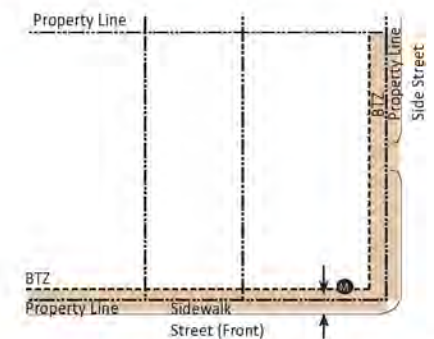
Key	Property Line	Setback Line
	Parking Area	

Parking Location		
Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	0' minimum	

NOTES:

- Parking shall be accessed from rear alleys or side streets whenever possible.

(d) Frontage Elements & Encroachments



Key	Property Line	Encroachment Area
	Max Build-to Zone (BTZ)	

Frontage Elements		
Allowed Frontage Types	Shopfront, Gallery/Arcade, Forecourt, Stoop	
Permitted Encroachments	Gallery/Arcade, Stoop, Balconies, bay windows, Awnings, Marquees	

NOTES:

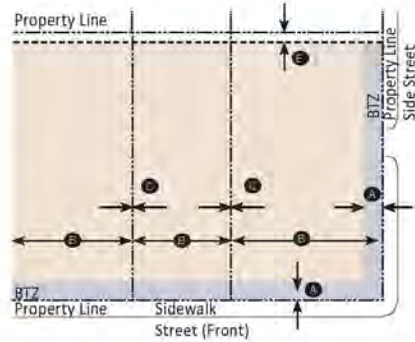
- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.
- See General Standards for requirements of frontage elements.

Miscellaneous Note:

- All buildings must have a Primary Pedestrian Entrance along the front façade.
- Loading docks and other service entries shall not be located on Downtown Core Frontages.

SECTION 22-594.7 DOWNTOWN GENERAL

(a) Building Placement



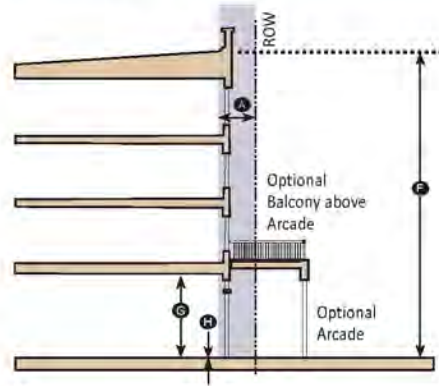
Key

----- Property Line	----- Potential Building Area (in addition to BTZ)
----- Build-to Zone (BTZ)	

Building Placement		
Front Build-to Zone ¹	0' minimum to 18' max.	A
Frontage Build-out	50% minimum	B
Side Setback (mid-block)	0' minimum	C
Side Build-to Zone (corner) ²	0' minimum to 18' max.	D
Rear Setback (lot or alley)	5' minimum	E

1. Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per Section 22-594.1(e).

(b) Building Height



Key

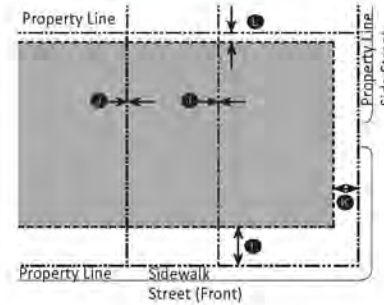
----- Build-to Zone (BTZ)	----- Building
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Building Heights		
Building Height	4 Stories maximum	F
First Floor Height (floor to floor)	No Minimum	G
Ground Finished Floor above sidewalk or finished grade	0" min. (commercial) 24" minimum (residential)	H

NOTES:

- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.

(c) Parking Location



Key

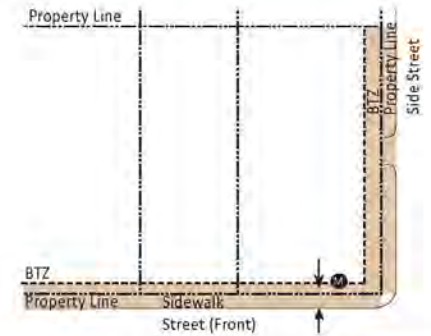
----- Property Line	----- Setback Line
----- Parking Area	

Parking Location		
Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	0' minimum	5

NOTES:

- Parking shall be accessed from rear alleys or side streets whenever possible.
- Opaque screening is required to shield the view of parking from adjacent side streets. Screening may consist of Garden Walls, fences, or hedges (can be a combination of decorative hardscape and landscape) that is 40 inches minimum to 7 foot maximum height installed no less than 2' from walkway to screen parking from side street.

(d) Frontage Elements & Encroachments



Key

----- Property Line	----- Encroachment Area
----- Max Build-to Zone (BTZ)	

Frontage Elements		
Allowed Frontage Types	Shopfront, Gallery/Arcade, Forecourt, Stoop, Porch, Common Yard	
Permitted Encroachments	Gallery/Arcade, Stoop, Porch, Balconies, bay windows, Awnings	

NOTES:

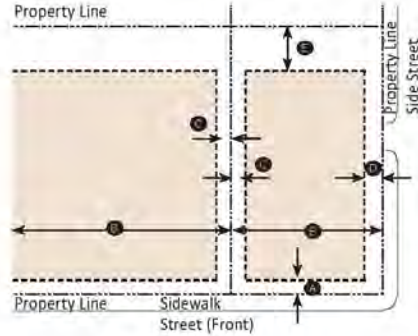
- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.
- See Section 375-2(B)(1) (General Standards) for requirements of frontage elements.

Miscellaneous Notes

- All buildings must have a Primary Pedestrian Entrance along the front façade.

SECTION 22-594.8 DOWNTOWN EDGE

(a) Building Placement

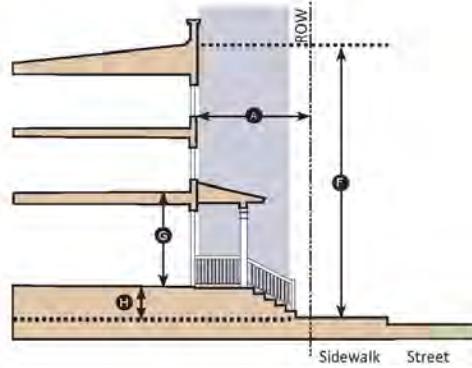


Key
 - - - - - Property Line
 - - - - - Building Setback
 Potential Building Area

Building Placement		
Front Build-to Zone	6' min, 18' max. ¹	A
Frontage Build-out	30% min.	B
Side Setback (mid-block)	5' minimum	C
Side Build-to Zone (corner)	6' min, 18' max. ²	D
Rear Setback (lot or alley)	5' minimum	E

- NOTES:
- Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per Section 22-594.1(e).

(b) Building Height

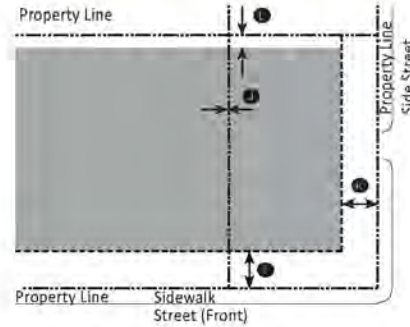


Key
 - - - - - Building Setback
 Building

Building Heights		
Building Height	3 Stories maximum	F
First Floor Height (floor to floor)	9' minimum	G
Ground Finished Floor above sidewalk or finished grade	0" min. (Industrial/commercial)* 24" minimum (residential)	H

- NOTES:
- Towers, cupolas, and other rooftop features with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.
 - *Finished Ground Floor in a converted commercial building is permitted provided ADA Accessibility standards are met.

(c) Parking Location

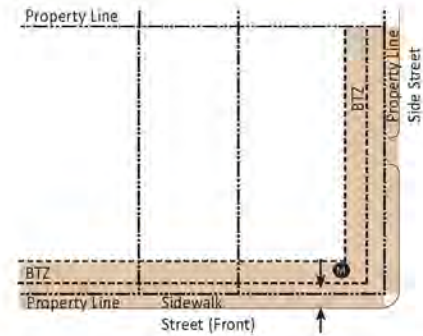


Key
 - - - - - Property Line
 - - - - - Setback Line
 Parking Area

Parking Location		
Front Setback	20' minimum	I
Side Setback (mid-block)	0' minimum	J
Side Setback (corner)	10' minimum	K
Rear Setback (lot)	5' minimum	L
Rear Setback (alley)	3' minimum	M

- NOTES:
- Parking shall be accessed from rear alleys or side streets whenever possible.

(d) Frontage Elements & Encroachments



Key
 - - - - - Property Line
 - - - - - Max Build-to Zone (BTZ)
 Encroachment Area

Frontage Elements		
Allowed Frontage Types	Shopfront, Stoop, Porch, Common Yard	
Permitted Encroachments	Stoop, Porch, Balconies, bay windows, Awnings	

- NOTES:
- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.

Miscellaneous Notes

- All buildings must have a Primary Pedestrian Entrance along the front façade.

SECTION 22-594.9 PARKING STANDARDS

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

(a) Parking Requirements

- (1) Parking shall be provided for each use based upon the minimum and maximum requirements outlined by use in Table 2-2: Automobile Parking Requirement Chart.
- (2) No residential parking shall be allowed on streets designated as "Mandatory Shopfront" as shown on the Special Requirements Plan.
- (3) Parking may be located on the same lot as the use it serves. Required parking may also be located on-street or in a common parking lot, provided the space is within 1/4 mile of the building's Principal Entrance. The required parking may be purchased or leased from a public or private civic parking reserve, the owner of which will manage the purchase or lease. Off-site parking may also be under separate ownership if an agreement is provided guaranteeing the long-term availability of the parking, and is separate with the use served by the parking.
- (4) Parking shall be located behind the Principal Façade of buildings whenever possible and according to their allowed location based on Transect Zone.
- (5) Parking garages shall be masked from the frontage by a Liner Building. Streetscreens, Garden Walls, fences, or hedges are required along all rights-of-way without buildings to shield views to parking.
- (6) Shared and Reduced Parking is encouraged in all Transect Zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the Parking Requirement Chart and dividing by the appropriate factor from Table 2-3: Sharing Factor matrix. For example, the residential function requires ten spaces while the office function requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces. When multiple functions share parking, the lowest sharing factor shall apply.
- (7) The City Planner may allow an additional reduction in the required number of parking spaces if adequate public parking is available or if the applicant submits a parking demand study substantiating the basis for granting a reduction in the number of spaces.

TABLE 2-2: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)		1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office	No Additional Parking Required in Downtown Core	2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

¹ Accessory Dwelling Units (ADUs) do not require additional on-street parking

TABLE 2-3: SHARING FACTOR

Function	with			Function
RESIDENTIAL				RESIDENTIAL
LODGING				LODGING
OFFICE		1	1	OFFICE
RETAIL	1.4	1.1	1.4	RETAIL
	1.2	1.7	1.7	
	1.3	1	1.3	
	1.2	1.2	1.2	
		1		

(b) Accessible Parking

Within the requirements of Table 2-2 (not in addition to those requirements), accessible parking shall be provided for all multi-family and nonresidential uses as required by the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, and Georgia state statutes, as amended.

(c) Bicycle Parking

Bicycle parking shall be provided in all Transect Zones per Table 2-4: Bicycle Parking Requirement Chart and subject to the subsections below:

- (1) Anchors: All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- (2) Short term bicycle parking accommodates bikes parked for short periods of time in locations that are easily accessible and convenient for visitors, customers and residents.
- (3) Short term bicycle parking shall be located on sidewalk frontage zones, bicycle corrals located in the street parking lane, parks and other public facilities, and on private property.
 - a. A fee in-lieu shall be used when Short-term bicycle parking spaces are to be located within the Right-of-Way.
- (4) Long term bicycle parking provides a place that is reasonably free from vulnerability to both weather and theft for bikes typically parked for periods of 8 hours or more and on a regular basis. This applies particularly to employees while at work and for residents of multi-family dwellings.
- (5) Long term bicycle parking shall be located in a secure area covered from weather such as a building bike room, shared cage in a garage, or in a standalone enclosure such as a locker or structure.
- (6) Bike Parking in Parking Garages: Parking garages should include bike parking and should be provided on the ground floor.
- (7) Long term bike parking facilities can be provided within parking garages, some of which can be made available for lease to non-residential uses to meet their long term bike parking requirements.

TABLE 2-4: BICYCLE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Multi-Dwelling Residential (more than 4 units)	1 space per 5 dwelling units; 2 spaces min.		
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space		
Office	1 per 10,000 SF; 2 spaces min.		
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.		
Civic	1 per 1,500 SF; 2 spaces min.		
Education	10% of required vehicle spaces		
Other: Automotive	not required		
Other: Agricultural / Industrial	1 per 4,000 SF; 2 spaces min.		

PARKING REQUIREMENTS

TABLE 2-2: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial		1 per employee on largest shift	

¹ Accessory Dwelling Units (ADUs) do not require additional off-street parking

- **Parking:**
 - **Downtown Core** – removes parking requirement to allow new buildings to be built and upper floor residential and office space in existing buildings to be created.
 - **Downtown General & Downtown Edge:** reduces required parking

SECTION 22-594.9 PARKING STANDARDS

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

(a) Parking Requirements

- (1) Parking shall be provided for each use based upon the minimum and maximum requirements outlined by use in Table 2-2: Automobile Parking Requirement Chart.
- (2) No residential parking shall be allowed on streets designated as "Mandatory Shopfront" as shown on the Special Requirements Plan.
- (3) Parking may be located on the same lot as the use it serves. Required parking may also be located on-street or in a common parking lot, provided the space is within 1/4 mile of the building's Principal Entrance. The required parking may be purchased or leased from a public or private civic parking reserve, the owner of which will manage the purchase or lease. Off-site parking may also be under separate ownership if an agreement is provided guaranteeing the long-term availability of the parking, commensurate with the use served by the parking.
- (4) Parking shall be located behind the Principal Façade of buildings whenever possible and according to their allowed location based on Transect Zone.
- (5) Parking garages shall be masked from the frontage by a Liner Building. Streetscreens, Garden Walls, fences, or hedges are required along all rights-of-way without buildings to shield views to parking.
- (6) Shared and Reduced Parking is encouraged in all Transect Zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the Parking Requirement Chart and dividing by the appropriate factor from Table 2-3: Sharing Factor matrix. For example, the residential function requires ten spaces while the office function requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces. When multiple functions share parking, the lowest sharing factor shall apply.
- (7) The City Planner may allow an additional reduction in the required number of parking spaces if adequate public parking is available or if the applicant submits a parking demand study substantiating the basis for granting a reduction in the number of spaces.

TABLE 2-2: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Residential (Primary Dwelling)	No Additional Parking Required in Downtown Core	1 / dwelling ¹	2 / dwelling ¹
Lodging		1 / guest room	
Office		2 / 1,000 sq. ft.	
Retail		3 / 1,000 sq. ft.	
Civic		TBD by City Planner	
Education		1 per 12 students	
Other: Automotive		3 / 1,000 sq. ft.	
Other: Agricultural / Industrial	1 per employee on largest shift		

¹ Accessory Dwelling Units (ADUs) do not require additional off-street parking

TABLE 2-3: SHARING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE		1	OFFICE
RETAIL	1.4	1.1	1.4
	1.2	1.7	1.7
	1.3	1	1.3
	1.2	1.2	1.2
		1	

(b) Accessible Parking

Within the requirements of Table 2-2 (not in addition to those requirements), accessible parking shall be provided for all multi-family and nonresidential uses as required by the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, and Georgia state statutes, as amended.

(c) Bicycle Parking

Bicycle parking shall be provided in all Transect Zones per Table 2-4: Bicycle Parking Requirement Chart and subject to the subsections below:

- (1) Anchors: All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- (2) Short term bicycle parking accommodates bikes parked for short periods of time in locations that are easily accessible and convenient for visitors, customers and residents.
- (3) Short term bicycle parking shall be located on sidewalk frontage zones, bicycle corrals located in the street parking lane, parks and other public facilities, and on private property.
 - a. A fee in-lieu shall be used when Short-term bicycle parking spaces are to be located within the Right-of-Way.
- (4) Long term bicycle parking provides a place that is reasonably free from vulnerability to both weather and theft for bikes typically parked for periods of 8 hours or more and on a regular basis. Long term bicycle parking shall be provided in all Transect Zones, particularly to employees while at work and for residents of multi-family dwellings.
- (5) Long term bicycle parking shall be located in a secure area covered from weather such as a building bike room, shared cage in a garage, or in a standalone enclosure such as a locker or structure.
- (6) Bike Parking in Parking Garages: Parking garages should include bike parking and should be provided on the ground floor.
- (7) Long term bike parking facilities can be provided within parking garages, some of which can be made available for lease to non-residential uses to meet their long term bike parking requirements.

TABLE 2-4: BICYCLE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Multi-Dwelling Residential (more than 4 units)	1 space per 5 dwelling units; 2 spaces min.		
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space		
Office	1 per 10,000 SF; 2 spaces min.		
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.		
Civic	1 per 1,500 SF; 2 spaces min.		
Education	10% of required vehicle spaces		
Other: Automotive	not required		
Other: Agricultural / Industrial	1 per 4,000 SF; 2 spaces min.		

BIKE PARKING REQUIREMENTS

TABLE 2-4: BICYCLE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces		
	Downtown Core	Downtown General	Downtown Edge
Multi-Dwelling Residential (more than 4 units)	1 space per 5 dwelling units; 2 spaces min.		
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space		
Office	1 per 10,000 SF; 2 spaces min.		
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.		
Civic	1 per 1,500 SF; 2 spaces min.		
Education	10% of required vehicle spaces		
Other: Automotive	not required		
Other: Agricultural / Industrial	1 per 4,000 SF; 2 spaces min.		

- **Adds Bike Parking Requirements for new Development**

(d) Parking Access

- (1) Rear Alleys/Lanes, where they exist, shall be the primary source of access to off-street parking. Parking along Alleys may be perpendicular, diagonal, or parallel.
- (2) Alleys may be incorporated into parking lots as standard drive aisles. Access between parking lots across property lines is encouraged.
- (3) Corner lots that have both rear and side access shall access parking through the rear. If no rear access exists, access to on-lot parking shall be provided from the side street.
- (4) If no Alley or side street exists, then efforts should be made to demonstrate an attempt to gain access across neighboring properties.
- (5) When access to rear parking must be directly from the Primary Frontage, driveways shall be located along the sides of the property lines and designed such that pedestrians crossing on sidewalks always have the right of way.

(e) Off-street Surface Parking

- (1) Minimum setbacks for off-street surface parking from all property lines are provided in the Transect Zone Standards.

(f) Structured Parking Lot Placement

- (1) Structured Parking shall be lined with Liner Buildings along all adjacent thoroughfares except rear Alleys.

- (2) Liner Buildings, where utilized, shall be a minimum of two stories and may be attached or detached from parking structures.
- (3) Liner Buildings, where utilized, shall contain a minimum of 30 feet of habitable space behind each building façade along the street frontage.

SECTION 22-594.10 LIGHTING STANDARDS

Adequate and quality lighting of the sidewalk and street area is essential to creating a safe and inviting streetscape.

(a) General Lighting Standards

- (1) Lighting fixtures within the streetscape shall be provided by the City of Thomasville.
- (2) In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.

(b) Light Levels

- (1) Lighting standards protect against glare, preserve the night sky, and reduce unnecessary energy use from over lighting. Residential zones tend to be darker, while higher levels of outdoor lighting may be more suitable in the Downtown Core.
- (2) Lighting should be warm in color in keeping with the historic amber glow. a color temperature of 2,700 Kelvins maximum shall be maintained.

(c) Street and Public Parking Lot Lighting

- (1) Street and Public Parking Lot Lighting shall be maintained by the City of Thomasville Utilities Department.

Parking Access Standards

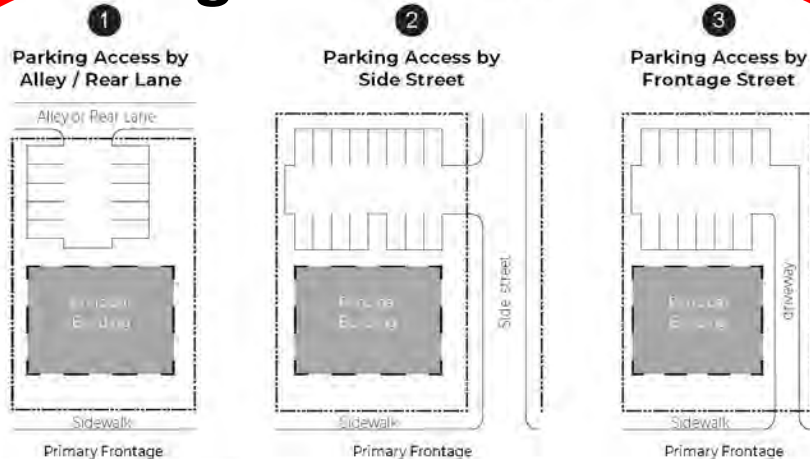


Figure 1. Parking Access Diagrams

(d) Private Parking Lot Lighting

- (1) All new fixtures shall be full cutoff, downward facing.
- (2) Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 16 feet in height.

(e) Pedestrian Walkway Lighting

- (1) Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 16 feet in height.
- (2) Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

(f) Building and Security Lighting

- (1) All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
- (2) Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or Public Realm to match others used on site.
- (3) Building mounted architectural "accent lights" are encouraged to emphasize architectural character and signage.
- (4) Business owners are encouraged to assist with lighting the sidewalk and to accent their business location by leaving display window and interior lighting on at night. Lighting shall be designed in such a way as to prevent the direct view of the light source to neighboring residential areas.

- (5) Where special circumstances dictate utility easements are needed between Lots, utility easements shall be a minimum width as required by the Utilities Department.

(b) Service Areas & Loading Docks

- (1) Trash and recycling dumpsters or similar collection areas shall be located in the rear or to the side of buildings and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).
- (2) Enclosure and/or screened areas must have adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors.

(c) Mechanical Equipment

For the purposes of these standards, mechanical equipment includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements.

- (1) If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or Streetscreen.
- (2) Mechanical Equipment located in the rear or to the side of buildings but visible to public parking lots should be screened from view from the parking area. Screening shall allow access to maintain and repair equipment as needed.
- (3) All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.

SECTION 22-594.11 UTILITIES AND SITE STANDARDS

(a) General Standards

- (1) Wherever practicable, utilities shall run underground and above-ground projections of utilities shall be placed in rear service areas, with the exception of fire hydrants.
- (2) All utility services should be located in the rear of buildings, clear of pedestrian and vehicular interaction, and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).
- (3) Tree wells or root barriers should be used where proposed trees are near underground infrastructure lines or adjacent to a travel way (vehicular or pedestrian).
- (4) Alleys and portions of the Thoroughfare Right-of-Way should serve as designated drainage and utility corridors/easements.

SECTION 22-594.12 SIGNAGE STANDARDS

Signage shall be in compliance with the City of Thomasville Signage standards.

SECTION 22-594.13 LANDSCAPE STANDARDS

Landscaping shall be in compliance with the City of Thomasville Landscape standards.

SECTION 22-594.14 STORMWATER MANAGEMENT

Stormwater Management shall be in compliance with the City of Thomasville Stormwater Management standards.

SECTION 22-595: BUILDING STANDARDS

SECTION 3.1 PURPOSE & INTENT

This section contains standards that apply to the Downtown Historic District, specifying standards for buildings that impact walkability and the quality of the public realm as well as parking requirements, lighting, and public open spaces.

SECTION 3.2 APPLICABILITY

The provisions of this section shall apply to all development and redevelopment in the Downtown that involves the construction of a new principal structure on the site, except:

- (a) Where Pre-existing Development and Nonconformities permits the continued use and/or expansion of a structure without compliance with some or all of the standards of this code; and
- (b) Where the structure is a landmark designated by the City, in which case the standards and procedures related to historic landmarks and within historic districts must conform to additional standard.

SECTION 3.3 EXISTING BUILDINGS

(a) Existing buildings may be repaired, updated, altered, and have additions in accordance with current adopted codes such as the International Existing Building Code.

(b) Compatibility of Additions, and Expansions

Construction on existing structures, including principal structures, accessory structures, and building additions, shall be designed to be no greater than the average setbacks, heights, and building bulk of buildings with similar principal uses on the same block face and the facing block face to the maximum degree practicable. Furthermore, building characteristics such as roof pitches, gables, and the inclusion (or not) of porches, shutters, and other exterior elements shall conform to the buildings on the same block face and the facing block face to the maximum degree practicable, in order to preserve the character of the block face.

(c) Historic Landmarks Exemption

Historic Buildings shall comply with the standards set by the Historic Planning Commission. If standards conflict with this zoning the Historic Architectural Standards shall take precedent.

SECTION 3.4 NEW BUILDINGS

(a) Primary Entrances

- (1) The primary entrance of every principal building giving access to a principal use of the property must directly face a street or a public space. Public space may include a central garden or courtyard when that public space opens directly onto the primary street.
- (2) Buildings shall be designed and oriented with an emphasis on the primary street on which they front.

(3) Buildings located on corner lots shall use design elements that emphasize the importance of both streets.

(4) The primary public entrance shall prominently and easily identifiable, relate to the human scale, and contribute to the overall design intent.

(5) The primary public entrance for commercial buildings shall be at grade or seamlessly integrate required handicap accessibility into the design of the building.

(b) Entry / Exit Doors

Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the sidewalk abuts the building.

(c) Window and Door Openings

Windows and doors shall be vertically proportioned or subdivided to appear vertical.

(d) Columns / Posts

(6) Columns and posts shall not be spaced further apart than they are tall.

(e) Material Changes

- (1) When materials are combined on a building façade horizontally, heavier materials should occur below lighter materials.
- (2) For buildings of three stories or more, the ground floor should be differentiated from those floors above in order to reinforce the pedestrian space.
- (3) Changes from one material or color to another along the horizontal direction should occur at "inside corner" transitions.
- (4) Changes in material or color along the vertical direction should occur at a hard-edge "bump-out" transition which gives materials a surface to terminate into.
- (5) Façades with an overabundance of different materials or colors are generally discouraged.

(f) Brick and Masonry Detailing

- (1) Headers
 - a. All openings in masonry construction shall be spanned by a header.
 - b. Permitted header forms shall be the lintel, arch, and jack arch.
 - c. Headers shall be a minimum of four inches in height and shall be slightly wider than the opening they span.
- (2) Sills
 - a. All window and door openings in masonry construction shall have a sill at their base.

b. Sills shall be generally rectangular in form, and slope slightly away from the opening to shed water.

c. Sills shall be a minimum of two inches in height and should project from the wall surface a minimum of one half inch beyond the vertical casing. Sills shall be slightly wider than the opening, the same as the header.

(3) Caps

- a. A cap shall protect the tops of all masonry structures exposed to the weather including: garden walls, stair treads, planter edges, parapets, and freestanding piers.
- b. Caps shall be comprised of stone, cast stone, brick, concrete, or slate.
- c. The edges of caps may be rectangular, or may be more ornate.
- d. Caps shall project past the edge of the masonry structure below by a minimum of one half inch.

(g) Wide Buildings

- (1) The Primary Façade of buildings wider than 150 feet shall be varied with a change of architectural expression.
- (2) These changes in expression may be a vertical element running from the ground plane to the roof, a change in fenestration, color, or texture, or a break in building façade plane or roof line.
- (3) These changes may be subtle or significant, but should soften the visual effect of very wide buildings directly across the street from narrower buildings and in general, continue the rhythm of the existing buildings.

(h) Façade Transparency

All building façades that face onto a street (including secondary or side streets) or public space shall meet the minimum transparency requirements outlined below. The percentage of transparency per story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the façade. An example of appropriate façade transparency is shown in the figure below.

(1) Buildings with Shopfront

a. Minimum building façade transparency for ground story: 60 percent and should allow a view of at least five 5 feet of interior space.

b. Minimum building façade transparency for upper stories: 40 percent.

2. Buildings without Shopfront

a. Minimum building façade transparency for ground story: 30 percent.

b. Minimum building façade transparency for upper stories: 20 percent.

(i) Building Elements

(1) Small Footprint Towers / Cupolas

- a. These features are designed to extend above the roof line, and are generally intended to be visual landmarks. They are commonly placed at terminate vistas.
- b. Towers/ cupolas with a footprint smaller than 650 square feet may extend up to one story above the designated height limit.
- c. All Tower/cupola heights shall comply with FAA height regulations.

(j) Appurtenances & Encroachments

Appurtenances are structural or architectural elements, such as Balconies, bay windows, Awnings, and other Frontage elements that extend from the primary mass of the building. Requirements and standards for Encroachments are provided in the Transect Zone Standards and the Frontage Type Standards.



Figure 3-1: Façade transparency requirements for buildings with shopfront.

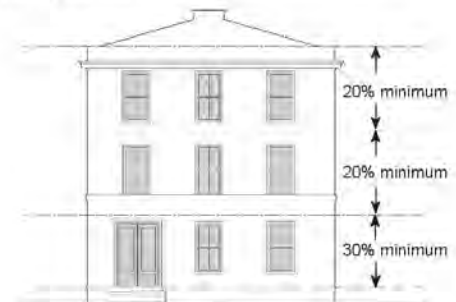


Figure 3-2: Façade transparency requirements for buildings without shopfront.

WHAT DOES THIS CODE DO?

- **Requires Buildings to face a street with doors and windows**
- **Requires Façade Transparency:**
 - **Makes it so you can see into the building from the street.**
- **Encroachment Standards:**
 - **Sets standards for Balconies, Awnings and Marquees and other elements that encroach within the right-of-way (over the sidewalk)**
 - **Overhead encroachments are permitted by right**
 - **Encroachments that meet the ground need a right-of way agreement**
- **Vacant Commercial Building Requirements**

Overhead encroachments are encroachments that extend into the right-of-way but do not meet the ground. Overhead encroachments are permitted within the right-of-way by right with a minimum clearance of 7'-6" above the sidewalk.

All encroachments that have an element that meets the ground must enter into a Right-of-way Agreement with the City.

(1) Balconies

- a. The minimum balcony depth is 6 feet measured perpendicular to the wall face. Balconies may be inset either partially or wholly within the main body of the building.
- b. The minimum underside clearance of a first floor balcony is 10 feet.
- c. Balconies may occur forward of the build-to line or zone, and may encroach within the right-of-way with special easement permission, but shall not extend closer than two feet from the curb line.
- d. Balconies shall be permitted to have roofs, but are required to be open, unconditioned parts of buildings.
- e. Balconies must be visually supported from below by brackets or another structurally implicit mechanism, from above by suspension cables or chains, or adjacent side walls (if the Balcony is set completely within the main body of the building).
- f. On corners, balconies shall be permitted to wrap around the side of the building facing the adjacent street.

(2) Awnings or Canopies

- a. The minimum awning depth for a first floor awning is 5 feet measured perpendicular to the wall face.
- b. The minimum underside clearance of a first floor awning is 8 feet.
- c. If a building façade has awnings, they shall occur for at least 25% of that façade.
- d. Awnings may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet to the curb line.
- e. Awnings shall be made of durable fabric and may be either fixed or retractable. High-gloss or plasticized fabrics are prohibited. Backlit awnings are also prohibited.

(3) Marquees

- a. Marquees may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet from the curb line.

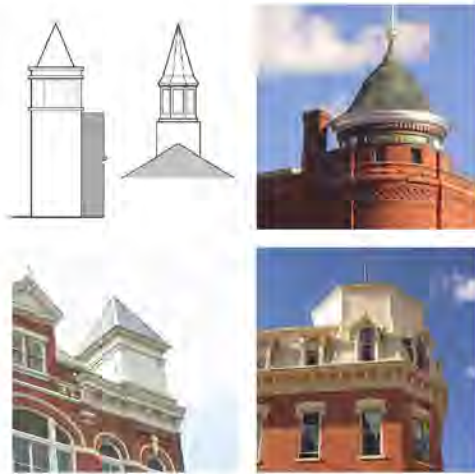


Figure 3-3: Examples of Small Footprint Towers/cupolas

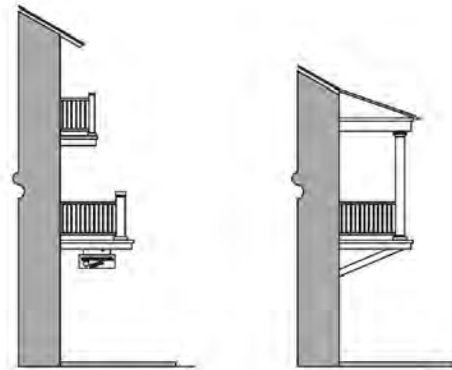


Figure 3-4: Balcony Example

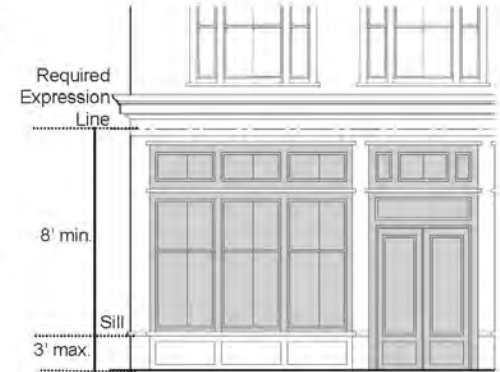
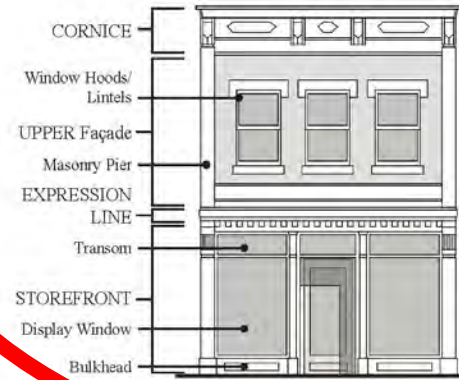
- b. Marquees must meet the sign requirements.

(k) Frontage Types

Frontage Elements are semi-private elements of the building located in the area between the primary façade and the lot line. Frontage elements may occur forward of the build-to zone or setback. Frontage Elements create the transition between the public building and the private or commercial buildings.

Building frontages shall conform with the basic Frontage Types and the basic standards for those elements. The illustrations and photographs provided are for illustrative purposes.

(j) Shopfront



a. Description

The Front Façade of the building is at or near the Line. The entrances to all shopfronts shall be covered, either by an Awning, Canopy, Marquee, second floor Balcony, arcade, colonnade, or by being inset into the main body of the building.

b. Size

Distance between Glazing	2' max.	A
Door Recess ¹	5' max.	B
Habitable Space Depth	15' min.	
Window Sill Height	3' above sidewalk max.	
Shopfront Window	8' min. above sill	

¹A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.) and may be located on the front façade or the corner of a building. An exception to meet ADA ramp compliance between sidewalk height and inside finished floor is permitted.

c. Miscellaneous

Doors may be recessed as long as Front Façade is at BTZ. Open ended Awnings and operable Awnings are encouraged. Rounded and hooped Awnings are discouraged. Folding or garage doors that open and close a restaurant or retail space to the Street are permitted in place of shopfront windows. Such doors shall extend from the adjacent sidewalk to at least 8 feet above the adjacent sidewalk. Shopfronts shall have a Cornice or Expression Line between the first and second story. Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space and window signs). Shopfront windows should be transparent to be able see into the space inside. Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.



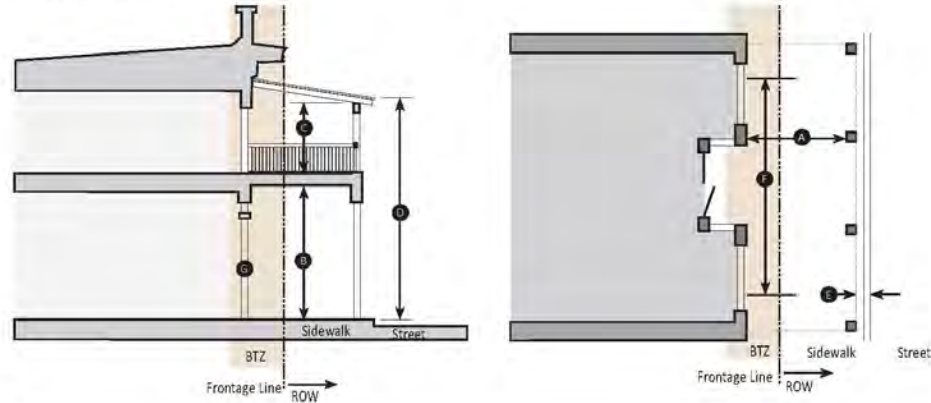
Figure 3-5: Examples of shopfronts and details
1. Shopfront with a recessed doorway
2. Shopfront with metal Canopy

FRONTAGE TYPES?

- **Frontage Types:**
 - Shopfronts
 - Gallery/Arcade
 - Forecourt
 - Porch
 - Stoop

- **Requirements:**
 - Use
 - Sizes
 - Heights
 - Additional Considerations

(2) Gallery / Arcade



Key
 Build-to-Zone (BTZ) - - - - - Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the Gallery / Arcade element overlaps the sidewalk, eliminating the need for an Awning or Canopy. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

b. Size

Depth, Clear	10' min.	A
Ground Floor Height, Clear	10' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	2' min.	E
Length	75% of façade width min.	F

c. Miscellaneous

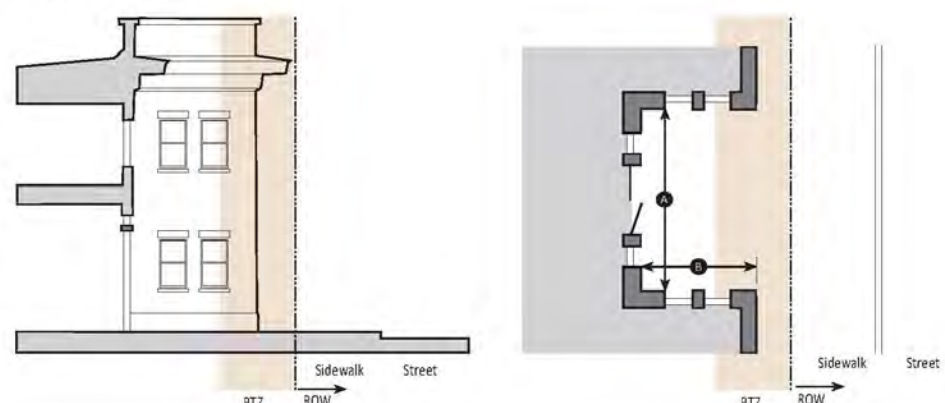
Galleries / Arcades must also follow all the rules of the Shopfront Frontage Type. G
 Galleries / Arcades shall be supported by columns, piers or arches. Support columns can be spaced no farther apart than they are tall.
 Galleries / Arcades shall occur forward of the build-to zone or setback and may encroach within the right-of-way with the approval of the City. When an arcade extends over a public sidewalk, the property owner may be required to enter into a right-of-way agreement, in a form acceptable to the City, establishing the property owner's sole responsibility for repairing any damage that may result from public maintenance or improvements.
 Galleries / Arcades shall not extend closer than two feet from the curb line, nor farther than five feet from the curb line.
 Enclosed usable space shall be permitted above the galleries / arcades, and within the right-of-way with the approval of the City.
 On corner lots, galleries / arcades may wrap around the side of the building facing the secondary street.



Figure 3-6: Example of galleries

1. Gallery with slender metal columns
2. Wood framed Gallery
3. Masonry Arcade with Habitable Space on the second floor

(3) Forecourt



Key
 Build-to-Zone (BTZ)
 - - - - - Frontage/Property Line

a. Description

The primary portion of the building's Front Façade is at the Build-to-Zone while a small percentage is set back, creating a courtyard space. This space can be used as an apartment or office entry court, garden space, or for restaurant outdoor dining.

b. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B

c. Miscellaneous

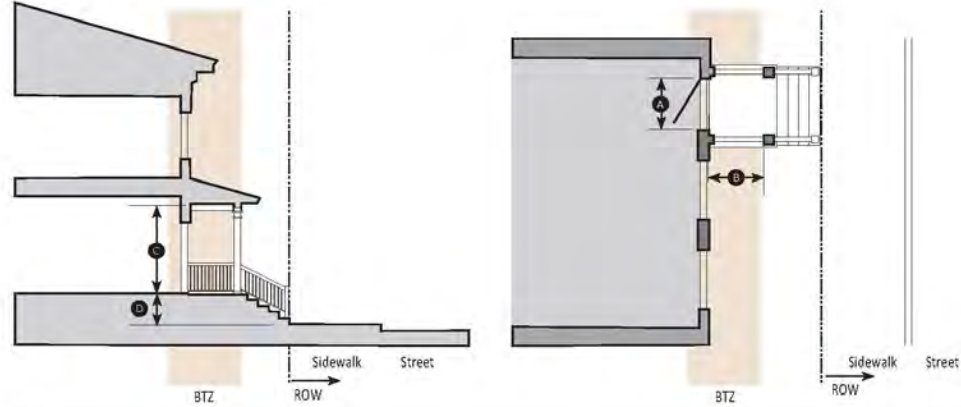
Forecourts are especially useful along larger, more auto-dominant Streets in order to provide well-shaped, intimately sized public outdoor spaces. The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.



Figure 3-7: Examples of forecourts

1. Elevated Forecourt
2. Elevated Forecourt forming a dining terrace

(4) Stoop



Key

 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building.

b. Size

Width, Clear	4' min., 8' max.	A
Depth, Clear	4' min., 8' max.	B
Height, Clear	8' min.	C
Height	1 Story max.	
Finish Floor Level Above Sidewalk	24" min.	D

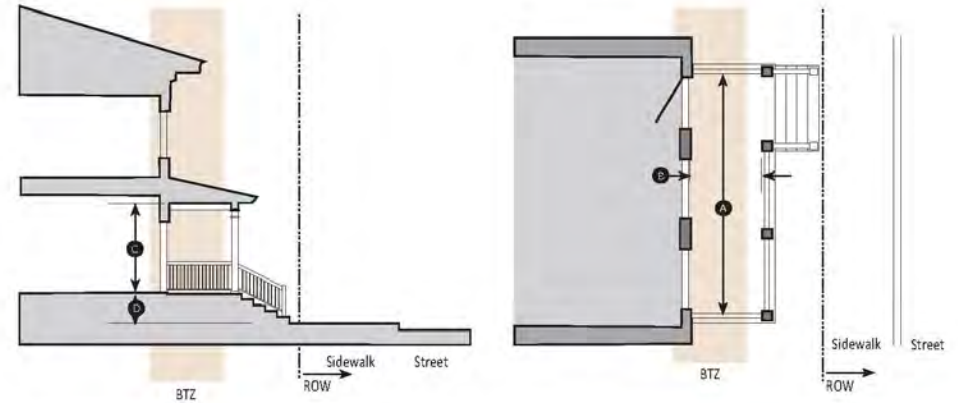
c. Miscellaneous

A stoop is appropriate for residential uses with small setbacks. Stoops may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk. Stairs may be perpendicular or parallel to the building façade. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.



Figure 3-8: Examples of stoops
 1. Unroofed stoops
 2. Covered Stoops

(5) Porch



Key

 Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The main Façade of the building is at the Build-to-Zone and the elevated Porch projects forward. The Porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space.

b. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	3 stories max.	
Finish Level Above Sidewalk	24" min.	D

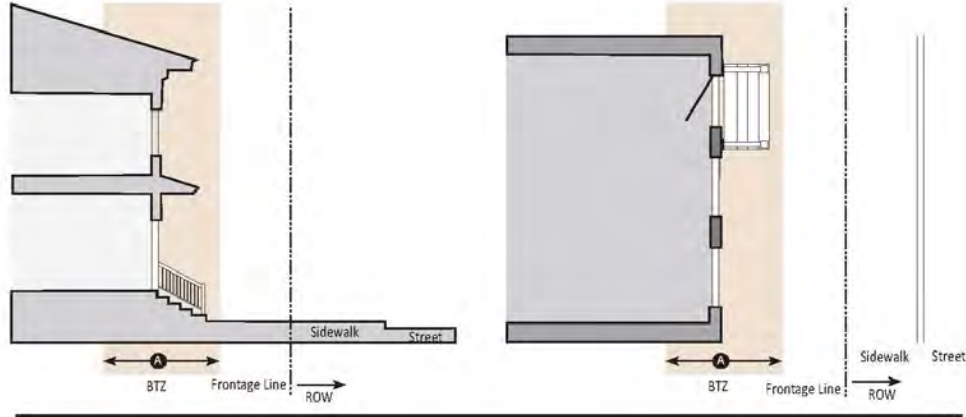
c. Miscellaneous

Porches may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk. Stairs may be perpendicular or parallel to the building façade.



Figure 3-9: Examples of Porches
 1. 2-Story Porch on an apartment building
 2. Covered wrap-around Porch located close to the sidewalk

(6) Common Yard



Key
 [Shaded Area] Build-to-Zone (BTZ)
 [Dashed Line] Frontage/Property Line

a. Description

The Front Façade is set back substantially from the Frontage Line with a planted Frontage. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

b. Size

Build to Zone See Transect Zone Standards **A**



1



2

Figure 3-10: Examples of Common Yards
 1. Walkways connect homes to the sidewalk
 2. Common yards along a Street Frontage

SECTION 3.5 VACANT COMMERCIAL BUILDINGS

- (a) Thomasville seeks to reduce the problems associated with empty commercial buildings in the Downtown and will require the owners of properties to meet minimum standards of maintenance. Empty commercial buildings give the appearance of community blight and disinvestment. Maintenance standards protect property values and safety. They seek to ensure secure parcels, not conducive to crime, flood, or fire hazards. And they reduce public costs associated with policing, trash build-up, inspections, and responses to complaints.
- (b) The owners of Vacant Commercial Buildings must register with the city. Registration involves 24-hour contact information of the owners (this typically includes corporations, lien holders and all parties with ownership interest).
- (c) Owners must establish a vacant property plan that keeps the building in compliance with minimum regulatory statutes regarding building maintenance. The vacant property plan must allow Code Enforcement to regularly inspect the property for the required maintenance. If a building is to be demolished then owners must register the vacant property and submit a plan to demolish the property within one year.
- (d) Minimum building maintenance requires the entire property to be maintained and secure including interiors that are visible to a passerby, and the maintenance and painting of the exterior of the property such that it is kept in good aesthetic condition including instances of visible rotting, rust, or everyday wear and tear.
- (e) The yards of the property; including all parking areas, must be maintained, landscaped, well-lighted, and kept clear of any trash or debris.
- (f) Storefronts, façades, and architectural features such as porches, galleries, dooryards, and signage must be maintained. Windows, doors, and related openings shall be intact, maintained, and operable.
- (g) When it is clear that property owners have no intention of adding uses to a building then the city shall utilize Code of Ordinances Section 1.7 General Penalty; Continuing Violations.

- Requires owners of Vacant Commercial Buildings to register with the City and have a plan to reuse or at minimum maintain the building to prevent blight.