

**ARTICLE XXII
CLARKESVILLE PRESERVATION DISTRICT
(OVERLAY ZONE)**

Section 2201. Definition, Purpose and Intent.

The purpose of the Clarkesville Preservation District overlay zone (CPD) is to preserve and protect the area's historic and scenic character and to effect changes such that, over time, the district's scenic quality and historic character are maintained or enhanced.

The CPD includes all that area identified by the Official CPD Map, a map available for public view, a copy of which is kept in the office of the Zoning Administrator of the City of Clarkesville. The CPD regulations are in addition to other regulations of the Clarkesville Zoning Ordinance. Where these regulations are in conflict with less restrictive regulations contained elsewhere in this ordinance, the CPD regulations apply.

Section 2202. Application.

The regulations contained in this section pertain to all properties located within the Clarkesville Preservation District (CPD).

Section 2203. District Boundary Map.

The Clarkesville Preservation District (CPD) regulations pertain to the following areas: area identified on the Official CPD Map and any parcel or portion of a parcel that is not located within the CPD but that in the future might be platted to join with a parcel that is located within the CPD.

Section 2204. Demolitions Review Required.

Any proposed demolition of structures located within the Preservation District shall be reviewed and approved by the Planning Commission according to the procedures outlined in the Preservation District Demolition Procedures and Regulations found in Article XXV.

Section 2205. Project Plan Review Required.

Any proposed construction affecting the exterior of structures and sites located within the Preservation District shall be reviewed by the Planning Commission for conformance with the Preservation District requirements, and for its appropriateness to that particular character area. Plans required for project reviews may include site plans and/or construction documents.

Site Plans shall include applicable elements from the following list:

- Property dimensions
- Location of structures with setback requirements
- Location of parking areas with setback requirements
- Location of signage with setback requirements
- Description (Drawing) of Proposed Signage
- Construction detail of signage
- Location of light fixtures and average light levels for the site
- Location of sidewalks
- Location and details of fencing
- Location and screening of waste containers
- Landscape plan in conformance with the Landscape Buffer Guidelines and Parking Requirements
- Construction/expansion of parking areas
- Construction/expansion of signage

Land clearing and grading activities
Specimen trees (removal limited see Tree Ordinance Article XXIX)

Construction Documents shall include the following applicable documents:
Exterior elevation submittal should include architectural features which clearly indicate all of the proposed building materials and colors for each facade. Include all exterior changes to structures such as the painting or otherwise changing of exterior colors, changes to exterior building materials including roof structures and or coverings, windows or doors, or any other exterior changes.

Section 2206. Plan Review Procedure.

Meet with the Zoning Administrator to review the proposed project and scope of work as it relates to the Preservation Guidelines. Submit plans of the proposed project to Zoning Administrator. Plans should be of adequate detail in order that a thorough project review can be completed. Planning Commission will review plans for compliance with the Clarkesville Preservation district ordinance. Appeal of decisions of the Planning Commission may be made to Governing Body.

Section 2207. Character Areas.

Definition – A character area is an area within the Clarkesville Preservation District of similar prevailing and desired visual and architectural character and where compatible property uses exist. The character areas are as follows:

Old Town (OT) – This area of town is characterized by narrow shaded streets. Old homes, churches, several of which are listed on the National Registry of Historic Places, and the old Clarkesville cemetery.

Washington Street (WS) – This area is primarily residential in character and includes the primary traffic corridor through the City along Historic 441 highway. Many of the structures along this corridor depict some of the history of Clarkesville and include homes, churches and commercial buildings.

Downtown (DT) - This area includes the area known as “downtown Clarkesville” and includes the many of the buildings constructed on and adjacent to the square. It is characterized by zero lot lines and a mix of residential and commercial use. (Restaurants, retail stores, and service businesses).

Park (P) – This area of town includes Pitts Park, Mary Street Park, and the Clarkesville Greenway and is bordered to the north by the Soque River. The area is mostly residential neighborhoods, recreational areas with a limited number of commercial buildings located along Historic 441.

The purpose of the character areas is to maintain and/or create the desired visual and architectural character of each area.

Section 2208. Clarkesville Preservation District Performance Standards.

All properties and land uses that lie within the Clarkesville Preservation District shall be subject to the performance standards established in Article XXII as well as other provisions of the Zoning Ordinance.

PERFORMANCE STANDARDS

Building Front Setback

For new buildings or additions, the front setback shall be in compliance with Section 2301. If lots on both sides are developed, the setback shall be the average setback of the adjacent lots.

Street Tree Requirements

For properties adjoining Highway 441, street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Street trees shall be located behind (building side of) the sidewalk except in cases where there is a designed planting strip in the right-of-way, or the sidewalk is greater than 8 feet wide and designed to accept trees in tree wells. Trees limbs shall provide at least 8 feet of clearance above sidewalks. Existing trees that are determined to be healthy may be used in lieu of the planting of new trees. The tree species shall be an appropriate street tree selected from Clarkesville Native Plant List (section 2214).

Tree Conservation

Existing specimen trees, including those of rare or historical significance, shall not be removed unless otherwise determined to present a hazard to life or property, by the designated representative of the City of Clarkesville (see Article XXIX for Definition of specimen tree).

Parking Lot Buffers

Parking areas shall incorporate a sight obscuring hedge screen. The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance zones. The screen may be achieved by a combination of earth mounding and plant materials.

Parking Lot Lighting

Glare or light from any operation and all lighting for parking areas or for the external illumination of buildings or grounds shall be directed or located in such a manner that direct or indirect illumination from the source of light shall not provide a hazard to the driving public, or present a nuisance to surrounding property owners.

Lighting Standards

All lighting installed should be non-glare, low intensity and should not provide a hazard to the driving public, nor present a nuisance to the surrounding property owners.

Signs

These requirements supplement and are in addition to the Clarkesville Sign Ordinance Article VIII. All signs must be approved and inspected by the Zoning Administrator. (See sections 2209, 2210, 2211 and 2212 Prohibited signs).

General

Signs in the Preservation District shall be designed and made by sign professionals. Signs shall be of quality workmanship and materials. Materials shall be of wood, metal, stone or other approved materials such as those found on turn-of-the-20th century commercial buildings.

Hanging/Projecting Signs

Projecting and hanging signs shall not exceed nine (9) square feet in area and shall have a clearance of at least eight (8) feet from bottom of the sign to walking surface.

Fencing

Fences shall be constructed of wood, brick, stone, or iron. Chain link fencing is allowed in rear yards only. Barbed wire is not allowed. Front yard fencing shall be no taller than 42 inches and rear yard fences shall be no taller than 48 inches. Fencing will only be permitted if recommended by the Zoning Administrator and approved by the Planning Commission.

Section 2209. Clarkesville Preservation District Overlay Zone Old Town Performance Standards.

OT

**Clarkesville Preservation District Overlay Zone: Old Town Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Minimum Building Setbacks (from ROW)		
Front (arterial – Corridor Street-Grant, Jefferson.)	40 ft. or the same setback of a pre-existing primary structure (if demolition of a pre-existing primary structure is involved), whichever is greater VARIANCE: Variance allowed when the prevailing setbacks of the two adjacent properties are the same and differ from above; in this case, proposed setback can conform to the prevailing.	40 ft. setback is less than that currently required for lots zoned INS, PRO, and HB (DB has no required minimum), but, since parking will be restricted to the rear, they will need more space to the rear thus a smaller setback is justified. Also, maximum building height for these properties will be lower thus accommodating a smaller setback.
Minimum Building Setbacks (from property line)		
Side	10 ft. or the basic zoning requirements, whichever is greater	Side setbacks range from none in DB to 30 ft. in HB where adjacent to certain residentially-zoned areas.
Rear	Basic zoning requirements	Basic zoning requirements for areas bordering residential districts already necessitate a minimum rear setback of 10 ft. or greater.
Street Tree Requirements	N/A	
Maximum Building Height (ft.)	35 ft. or the same height of a pre-existing primary structure (if demolition of a pre-existing primary structure is involved), whichever is greater	35 ft. is the basic zoning requirements for single-family residential districts. Restrict to 35 ft. to prevent buildings taller than that on lots currently zoned DB, except in cases where the existing

	<p>VARIANCE: Variance allowed when the prevailing heights of the two adjacent buildings are the same and differs from above; in this case, proposed height can conform to the prevailing.</p>	<p>building exceeds 35 ft.</p>
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Section 2209. Clarkesville Preservation District Overlay Zone Old Town Performance Standards.

OT

Clarkesville Preservation District Overlay Zone: Old Town Character Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

<p>Maximum Lot Coverage (%)</p>	<p>35%</p>	<p>Current regulations in this area range from 30% for R-1 to 100% of DB. The primary concern is to preserve the appearance of the front while avoiding large, warehouse type buildings. Controls on setbacks, building height and width, and minimum parking standards will help to control building size.</p>
<p>Off Street Parking Requirements</p>		
<p>Minimum Parking Space Size</p>	<p>Basic zoning requirements (160 square feet for all districts)</p>	
<p>Setback from Public ROW</p>	<p>Basic zoning requirements (10 ft. for all districts)</p>	<p>Note that parking is restricted to the rear and to the side, with the granting of a variance (see Off-Street Parking Location Requirements below).</p>
<p>Setback for Residential District</p>	<p>Basic zoning requirements (25 ft. for all districts)</p>	<p>This 25 ft. setback for properties adjacent (rear or side) to residential districts will limit business uses in the WS since some lots will not be able to accommodate this setback.</p>
<p>Minimum Parking Space Size</p>	<p>Basic zoning requirements (160 square feet for all districts)</p>	
<p>Setback from Public ROW</p>	<p>Basic zoning requirements (10 ft. for all districts)</p>	<p>Note that parking is restricted to the rear and to the side, with the granting of a variance (see Off-Street Parking Location Requirements below).</p>
<p>Setback for Residential District</p>	<p>Basic zoning requirements (25 ft. for all districts)</p>	<p>This 25 ft. setback for properties adjacent (rear or side) to residential districts will limit business uses in the OT since some lots will not be able to accommodate this setback.</p>

OT

**Clarkesville Preservation District Overlay Zone: Old Town Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

Parking Lot Buffers	Parking shall incorporate a sight obscuring hedge screen. The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance zones. The screen may be achieved by a combination of earth mounding and plant materials.	
Parking Lot Landscaping	Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of one tree for each seven parking spaces to create a canopy effect. (When possible, parking areas should incorporate existing trees whose DBH exceeds 8 inches.) The tree species shall be an appropriate large canopied shade tree and shall be selected from the Clarkesville Native Plant List (see Section 2214). The landscaped area shall be planted with shrubs and/or groundcover to assure 80% coverage of the ground within five years. Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.	

OT

**Clarkesville Preservation District Overlay Zone: Old Town Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

Off-Street Parking Lot Requirements	Parking in the OT shall be restricted to the rear of the buildings, i.e. not to project forward beyond the rear wall of the building. VARIANCE: Variances to allow parking in the side yards shall be considered when one or more of the following criteria are met: (1) slopes in rear yard exceed 25%, (2) rear parking requires clearing of specimen trees, or (3) rear parking requires the demolition of historic landscape or structural features. The front setback for side parking lots will be the same as the minimum front building set back.	
Lighting	Glare or light from any operation and all lighting for parking areas or for the external illumination of buildings or grounds shall be directed or located in such a manner such that direct or indirect illumination from the source of light shall not exceed one-half foot-candle measured at any lot line.	It is the intent of this section to prevent light from spilling over to adjacent properties in amounts that can create negative impacts. A fact sheet/diagram is provided to assist property owners (available at City Hall: Lighting Application Guide for Property Owners).
Curb Cuts		
Corridor Street – (Grant, Jefferson)	No new curb cuts onto corridor streets shall be allowed unless the following two criteria are met: (1) a lot does not currently have a curb cut and (2) the lot does not front a side street with direct access onto corridor streets. Curb cuts can be widened to a maximum width of 24 ft.	
Tree Preservation	See Tree Ordinance Article XXIX	

OT

**Clarkesville Preservation District Overlay Zone: Old Town Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

Prohibited Signs	Balloons, strings of pennants; banners over 24 sq ft in addition to those already prohibited elsewhere in the ordinance	
Maintain Public ROW	Any proposed use requiring the addition of an accel/decel lane, according to GDOT standards, is not allowed in the OT.	
New Construction & Exterior Renovations- Architectural Guidelines	See Architectural Guidelines, Section 2213 and the Better Home town Design Guidelines	
Fences	Fences shall be constructed of wood, brick, stone, or iron. Wood fences shall be picket fences that are painted or stained, and are no taller than 42 inches front and spaced from 1.5-3.5 inches apart. <u>Fencing in the rear yard of a structure with other materials, such as flat wood boards or chain link, may be allowed only at the recommendation of the Zoning Administrator and approval of the Planning Commission.</u> Rear fencing shall be no taller than 48 inches. If chain link fencing is used then it shall be painted or coated with dark green or black and covered by some type of planting or vines. If a rear yard is on the corner lot, no chain link or flat board fencing shall be allowed.	Fences

Section 2210. Clarkesville Preservation District Overlay Zone Washington Street Performance Standards

WS

**Clarkesville Preservation District Overlay Zone: Washington Street Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction
and Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Minimum Building Setbacks (from ROW)		
Front (arterial – Corridor Street – Washington)	30 ft. w/ street tree requirement – see below	Basic zoning requirements are 0 ft. in DB and 60 ft. in HB
Minimum Building Setbacks (from property line)		
Side	10 ft. or the basic zoning requirements, whichever is greater	Basic zoning requirements for properties zoned DB is 0 ft. or HB 15 ft./30 ft. if adjacent to residential district. Need to establish a minimum to maintain some greenspace.
Rear	10 ft. or the basic zoning requirements, whichever is greater	Basic zoning requirements for properties zoned DB is 0 ft. or 15 ft. if adjacent to residential district; 10 or 30 ft. for HB. Need to establish a minimum to maintain some greenspace.
Street Tree Requirements	Street trees shall be placed between the sidewalk and property line at the rate of one tree for every 30 feet of street frontage. Street trees shall be located behind (building side) the sidewalk except in cases where there is a designed planting strip in the right-of-way, or the sidewalk is greater than 8 feet wide and designated to accept trees in tree wells. Trees shall not be planted closer than 2 ½ feet from the face of the curb. Trees shall provide at least 8 feet of clearance above sidewalks and 12 feet above roadway surfaces. Existing trees may be used as street trees if there will be no damage from the development that will kill or weaken the tree. The tree species shall be an appropriate street tree and shall be selected from Clarkesville Native Plant List (see Section 2214).	

Section 2210. Clarkesville Preservation District Overlay Zone Washington Street Performance Standards

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Clarkesville Preservation District Overlay Zone: Washington Street Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Maximum Building Height (ft.)	35 ft. or the same height of a pre-existing primary structure (if demolition of a pre-existing primary structure is involved) whichever is greater. VARIANCE: Variance allowed when the prevailing heights of adjacent buildings differ from above; in this case, proposed height can conform to the prevailing height of neighboring buildings basic zoning requirements at that time.	The basic zoning requirements for properties zoned CB, DB, or HB is 50 ft.
Maximum Lot Coverage (%)	60%	Basic zoning requirements are 100% for DB and 60% for CB and HB. We are mainly concerned with the appearance of the front but also want to avoid large, warehouse type buildings. Controls on setbacks, building height and width, and minimum parking standards will help to control building size.
Off-Street Parking Requirements		
Minimum Spaces	Not less than minimum parking requirements specified in the basic zoning requirements.	
Minimum Loading Spaces	Not less than minimum loading space requirements specified in the basic zoning requirements.	

Section 2210. Clarkesville Preservation District Overlay Zone Washington Street Performance Standards

WS

Clarkesville Preservation District Overlay Zone: Washington Street Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Minimum Parking Space Size	Basic zoning requirements (160 sq. ft. for all districts)	
Setback for Public ROW	Same as building setbacks	
Setback from Residential District	Basic zoning requirements (25 ft. for all districts)	
Parking Lot Buffers	Parking shall incorporate a sight obscuring hedge screen. The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance zones. The screen may be achieved by a combination of earth mounding and plant materials.	
Parking Lot Landscaping	Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus the following ratios; one tree for each seven parking spaces for rear parking and one tree for each five parking spaces for side parking. The tree species shall be an appropriate large canopied shade tree and shall be selected from Clarkesville Native Plant List (see Section 2214). The landscaped area shall be planted with shrubs and/or groundcover to assure 80% coverage of the ground within five years. Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.	Parking Lot Landscaping

WS

Clarkesville Preservation District Overlay Zone: Washington Street Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Off Street Parking Location Requirements	All parking in this area shall be off-street and shall be located to the rear or side of the building according to the required setbacks.	A building could be set back 40 ft. from corridor streets (Washington, Grant & Bridge) and the parking could be setback only 30 ft. which is the minimum front setback for buildings and parking
Lighting	Glare or light from any operation and all lighting for parking areas or for the external illumination of buildings or grounds shall be directed or located in a manner such that direct or indirect illumination from the source of light shall not exceed one-half foot candle measured at any lot line.	It is the intent of this section to prevent light from spilling over to adjacent properties in amounts that can create negative impacts.
Parking Lots	.9 foot-candle average is recommended; do not exceed 1.2 foot-candle.	
Sidewalks	.5 foot-candle average is recommended; do not exceed .9 foot-candle.	
Curb-Cuts		
Side Streets	One 24 ft. wide two-way curb cut allowed per lot per side street	
Corridor Streets (Washington)	One 15 ft. wide curb cut (one-way entering traffic) allowed per lot. For lots without frontage onto a side street, two 15 ft., one-way curb cuts or one 24 ft. two-way curb cut shall be allowed.	

Section 2210. Clarkesville Preservation District Overlay Zone Washington Street Performance Standards

WS

Clarkesville Preservation District Overlay Zone: Washington Street Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Rear Streets	Curb cuts onto rear streets are not allowed unless they provide a lot's only public ROW access	We want to keep traffic off of these streets as, in most cases, they border residential neighborhoods.
Landscape Buffers for Driveways	N/A	
Tree Preservation	See Tree Ordinance Article XXIX	
Prohibited Signs	Balloons, strings of pennants; banners over 24 sq ft in addition to those already prohibited elsewhere in the ordinance.	
Signs – Attached or Hanging	Total size cannot exceed 25% of the window space or wall space	Only one sign per business whether attached, hanging or window.
Signs – Window	Total sign size cannot exceed 25% of window space	Only one sign per business whether attached, hanging or window.
Maintain Public ROW	Any proposed use requiring the addition of an accel/decel lane, according to GDOT standards, is allowed in the WS.	
New Construction and Exterior Renovation – Architectural Guidelines	See Architectural Guidelines, Section 2213 and Better Home Town Design Guidelines.	
Fences	Fences shall be constructed of wood, brick, stone or iron. Wood fences shall be picket fences that are painted or stained, and are no taller than 42 inches front and spaced from 1.5 to 3.5 inches apart. <u>Fencing in the rear yard of a structure with other materials, such as flat wood boards or chain link, may be allowed only at the recommendation of the Zoning Administrator and approval of the Planning Commission.</u> Rear fencing shall be not taller than 48 inches. If chain link fencing is used then it shall be painted or coated with dark green or black and covered by some type of planting or vines. If a rear yard is on a corner lot, no chain link or flat board fencing shall be allowed.	

DT

**Clarkesville Preservation District Overlay Zone: Downtown Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction,
and Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS AND EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Building Setbacks (from ROW)	All setbacks should conform to the prevailing setbacks of existing buildings	Common walls between buildings are encouraged to maintain the historic commercial row character.
Front (arterial – Corridor Streets)		
Building Setbacks (from property line)		
Side		
Rear		
Street Tree Requirements	N/A	
Maximum Building Height (ft.)	The height of a new building shall conform to the height or range of heights that prevail in the block in which the building is located.	Current maximum building height is 35 feet in INS districts and 50 ft. CB and DB district.
Maximum Lot Coverage (%)	N/A	
Off-Street Parking Requirements	Does not apply to the Downtown Character Area; see requirements for parking lots listed for Parking Lot Buffers and Parking Lot Landscaping	
Minimum Spaces	N/A	
Minimum Loading Spaces	N/A	
Minimum Parking Space Size	N/A	
Setback from Public ROW	N/A	

DT

**Clarkesville Preservation Corridor District Zone: Downtown Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction,
and Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS AND EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Setback from Residential District	N/A	
Parking Lot Buffers	Parking shall incorporate a sight obscuring hedge screen. This screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance zones. The screen may be achieved by a combination of earth mounding and plant materials.	
Parking Lot Landscaping	Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of one tree for each seven parking spaces to create a canopy effect. The tree species shall be an appropriate large canopied shade tree and shall be selected from Clarkesville Native Plant List (see Section 2214). The landscaped area shall be planted with shrubs and/or groundcover to assure 80% coverage of the ground within five years. Landscaped area shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.	
Off-Street Parking Location Requirements	Does not apply to the Downtown Character Area.	

DT

**Clarkesville Preservation District Overlay Zone: Downtown Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction,
and Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS AND EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Lighting	Outside lights for properties/uses must be made up of a light source and reflector so that acting together the light beam is controlled and not directed across an adjacent property.	It is the intent of this section to prevent light from spilling over to adjacent properties in amounts that can create negative impacts.
Parking Lots	.9 foot-candle average is recommended; do not exceed 1.2 foot-candle	
Sidewalks	.5 foot-candle average is recommended; do not exceed .9 foot-candle.	
Curb-cuts		N/A
Tree Preservation	See Tree Ordinance Article XXIX	
Prohibited Signs	Balloons, strings of pennants; banners over 16 sq ft in addition to those already prohibited elsewhere in the ordinance	
Signs – Attached or Hanging	New signs shall be attached to the building carefully to avoid damage to historic fabric for example; fittings should penetrate mortar joints rather than brick. New signs shall not obscure significant features of a building and shall respect the size, scale, and design of the building and not overwhelm it. Existing historic signs shall be retained.	
Signs – Window	Window signs shall be in the form of paint on window glass or internal hanging signs.	

DT

**Clarkesville Preservation District Overlay Zone: Downtown Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction,
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OVERLAY REGULATIONS AND EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Maintain Public ROW	Any proposed use requiring the addition of an accel/decel lane, according to GDOT standards, is not allowed in the DT.	
New Construction and Exterior Renovation – Architectural Guidelines	See Architectural Guidelines, Section 2213 and Better Home Town Design Guidelines	
Fences	Fences shall not be allowed in the Downtown Character Area.	Except to screen Garbage/Trash Containers of all sizes. Screening of which is required.

P

**Clarkesville Preservation District Overlay Zone: Park Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Minimum Building Setbacks (from ROW)		
Front (arterial – Corridor Streets – Washington, Grant, and Bridge)	60 ft.	Basic zoning requirements in this area range from 40 ft. for R and R-2 to 60 ft. for R-1 and M-1.
Minimum Building Setbacks (from property line)		
Side	10 ft. or the basic zoning requirements, whichever is greater	Basic zoning requirements in this area range from 10 ft. in R-2 to 5 ft. or 30 ft., if adjacent to a residential district, in M-1. Need to establish a minimum to maintain some greenspace.
Rear	10 ft. or the basic zoning requirements, whichever is greater	Basic zoning requirements in this area range from 10 ft. in R-2 to 10 ft. or 30 ft., if adjacent to a residential district, in M-1. Need to establish a minimum to maintain some greenspace.
Street Tree Requirements	Street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Street trees shall be located behind the sidewalk except in cases where there is a designed planting strip in the right-of-way. Trees shall not be planted closer than 2 1/2 feet from the face of the curb. Trees shall provide at least 8 feet of clearance above sidewalks and 12 feet above roadway surfaces. Existing trees may be used as street trees if there will be no damage from the development that will kill or weaken the tree. The tree species shall be an appropriate street tree and shall be selected from Clarkesville Native Plant List (see Section 2214).	
Maximum Building Heights (ft).	50 ft. or basic zoning requirements, whichever is less	Basic zoning requirements in this area range from 35 ft. for R and R-1B to 50 ft. for R-2 to 100 ft. for M-1.
Maximum Lot Coverage (%)	Basic zoning requirements	Basic zoning requirements range from 25% in R to 35% in R-1B and R-2 to 60% in M-1. Controls on setbacks, building height and width, and minimum parking standards will help to control building site.

P

**Clarkesville Preservation District Overlay Zone: Park Character Area Guidelines
Site and Architectural Standards for New Commercial, Multi-family Construction, and
Exterior Renovation of Existing Structures and Facilities**

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES	NOTES	
Off-Street Parking Requirements		
Minimum Spaces	Not less than minimum parking requirements specified in the basic zoning requirements. VARIANCE: Variance should be allowed for fewer spaces when property owner can justify.	
Minimum Loading Spaces	Not less than minimum loading space requirements specified in the basic zoning requirements. VARIANCE: Variance should be allowed for fewer spaces when property owner can justify.	
Minimum Parking Space Size	Basic zoning requirements (160 sq. ft. for all districts)	
Setback from Public ROW	Same as building setbacks	
Setback from Residential District	Basic zoning requirements (25 ft. for all districts)	
Parking Lot Buffers	Parking shall incorporate a sight observing hedge screen. The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance zones. The screen may be achieved by a combination of earth mounding and plant materials.	
Parking Lot Landscaping	Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus the following ratios: one tree for each seven parking spaces for rear parking and one tree for each five parking spaces for side parking areas. The tree species shall be an appropriate large canopied shade tree and shall be selected from Clarkesville Native Plant List (see Section 2214). The landscaped area shall be planted with shrubs and/or groundcover to assure 80% coverage of the ground within five years. Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.	
Lighting	Any light and all lighting for parking areas or for the external illumination of buildings or ground shall be directed in a manner such that illumination shall not exceed one-half foot-candle measured at any lot line.	It is the intent of this section to prevent light from spilling over to adjacent properties in amounts that can create negative impacts.
Parking Lots	.9 foot-candle average is recommended; do not exceed 1.2 foot-candle	
Sidewalks	.5 foot-candle average is recommended; do not exceed .9 foot-candle	
Washington Street	One 24 ft. wide two-way curb cut allowed per lot.	

P

Section 2212. Clarkesville Preservation District Overlay Zone Park Performance Standards.

Clarkesville Preservation District Overlay Zone: Park Character Area Guidelines Site and Architectural Standards for New Commercial, Multi-family Construction, and Exterior Renovation of Existing Structures and Facilities

OVERLAY REGULATIONS & EXTERIOR RENOVATION OF EXISTING STRUCTURES		NOTES
Rear Streets		
Landscape Buffers for Driveways		
Tree Preservation	See Tree Ordinance Article XXIX	
Prohibited Signs	Balloons, strings of pennant; banners over 24 sq. ft. in addition to those already prohibited elsewhere in the ordinance.	
Maintain Public ROW	Any proposed use requiring the addition of an accel/decel lane, according to GDOT standards, is not allowed in the OT.	
New Construction and Exterior Renovation – Architectural Guidelines	See Architectural Guidelines, Section 2213 and the Better Home Town Design Guidelines.	

Section 2213. Architectural Guidelines for New Construction and Renovations/Rehabilitations

Architectural Guidelines for New Construction and Exterior Renovation of Existing Structures

The following are offered as guidelines, only, for reviewing new construction proposed within the Overlay Zone. A design that does not conform to these guidelines can be approved if the Commission determines that the design is in keeping with the overall intent of the Overlay Zone. The purpose of guidelines is to insure that new construction is compatible with the historic character of the City of Clarkesville.

Section 2213.1 Intent and Purpose

- A. The purpose of this section is to provide information that will assist the community, property owners, design professionals and public officials in regards to proposed new buildings and the remodeling/renovation of existing buildings within the Clarkesville Preservation District (CPD).
- B. It is intended to supplement the base zoning regulations, by establishing guidelines that address quality improvements in the form of new buildings and remodeling/renovation of existing buildings. Focus is on historic preservation while at the same time taking into account the more modern and up-to-date building codes and building materials. The goal is to maintain a sense of community and historic significance without putting an unreasonable burden upon a property owner/developer.
- C. Reference is hereby made to the current edition of the Clarkesville Better Hometown Design Committee Design Guidelines as a further source of aid to building owners and design professionals.

Section 2213.2 Interpretation and Applications

- A. The Clarkesville Preservation District is as defined in Article XXII, section 2201.
- B. Review Procedure: In addition to the submittal guidelines as set forth in article XXII, Section 2206, elevation drawings of the proposed building are to be included. The elevation drawings are to clearly delineate all materials and colors that are being proposed. The developers and/or design professional shall schedule a meeting with the Zoning Administrator to review the guidelines and to determine a date to review the submittal with the Planning Commission. Plans will not be reviewed for a building permit until the Planning Commission has approved the proposal.

Section 2213.3 Architectural Standards within the Clarkesville Preservation District

(A) Materials

1. Generally.
 - a. Exterior building materials for buildings within the CPD shall be composed of one dominant veneer material on the first level and one or two additional materials as accents. The dominant veneer shall include the materials permitted by subsection (2), below. Accent materials include glazing, wood, or masonry. The dominant (i.e. primary) materials shall comprise a minimum of sixty percent (60%) of first floor elevation.
2. Exterior Building Materials.
 - a. Primary materials. The primary materials for exterior wall surfaces shall be brick, stone, hardy plank, wood siding or glass.
 - b. Secondary materials. Secondary materials may be used for up to 40% of the exterior wall surfaces and can be used to account for 100% of the exterior wall that is not considered to be a façade per the requirements of this ordinance. Acceptable secondary materials include all allowed primary materials identified above, as well as stucco, textured block, and wood or hardy plank shingles.
 - c. Prohibited materials. Exposed concrete block (untextured), corrugated metal, plywood, precast concrete "T's," synthetic stucco and vinyl or aluminum siding are prohibited.

(B) Architectural Features

1. Height & Square Footage.

- a. Building heights shall be a minimum of 18 feet and a maximum of 50 feet above the adjacent primary road grade. Floor to floor heights shall be a minimum of ten (10) feet and a maximum of eighteen (18) feet. Square footage (allowable floor area) shall be as permitted by the applicable building codes and section 2302.

2. Windows.

- a. Windows shall have a minimum proportion of horizontal length to vertical height of 1:2, and maximum proportions of 1:3.
- b. Storefront windows shall not be located closer than 16 inches from the ground (sill height). The maximum sill height for new construction is 36 inches.
- c. All glazed materials must be in compliance with the International Code Council (ICC) and National Fire Protection Association (NFPA) standards.
- d. The minimum percentage of front façade elevations that shall be in glazed materials is as established below:

	<u>Ground Floor</u>	<u>Upper Floors</u>
Commercial Uses	30%	30%
Residential Uses	Per existing Building codes	

- 3. Blank Walls Doors, windows, and other architectural features shall embellish a minimum of 30% of the front façade and be used to break large wall planes into smaller components, thereby creating a more pedestrian friendly scale and mass.

4. Architectural Lighting

- a. Architectural lighting is permitted. Lighting sources shall be incandescent fixtures.
- b. Mercury vapor lighting sources and general flood lighting of building exteriors is prohibited.
- c. Existing fixtures of historical significance, if present, shall be preserved and repaired whenever possible.

5. Doors

- a. Maintain and preserve historic doors and surrounding features.
- b. Repair historic doors if feasible. Historic doors that are damaged beyond repair should be replaced with doors that match the original design.
- c. Existing sidelights transoms or other door features need to be preserved or replaced with a design matching the original.
- d. Sidelights, transoms or other door features may be added to an existing building provided the design is complementary to the original.
- e. Doors at the façade of new buildings shall reflect the intent of the Historic District and the Clarkesville Better Home Town guidelines.
- f. 1st Floor/Storefront - Entries/Doorways, the primary entry to a building, leading to a lobby, stair or central corridor shall be emphasized at the street level to announce a point of arrival in one or more of the following ways:
 - (1) Flanked columns, decorative fixtures or other details;
 - (2) Recesses within a larger arched or cased decorative opening;
 - (3) Covered by means of a portico (formal porch) projecting from or set into the building face.
 - (4) Punctuated by means of a change in roofline, a tower, or a break in the surface subject wall.
 - (5) Distinctions achieved through changes in materials, color and addition of awnings.

6. Awnings

- a. Awnings shall have a durable, commercial grade fabric, canvas, standing metal seam or similar material having a matte finish. Glossy or shiny plastic or similar awning materials are prohibited.
- b. Awnings shall have a single color or two-color stripes. Bright and/or contrasting colors are not permitted. The awning colors shall complement the colors of the building they are intended to serve and the proposed street furnishings.
- c. When there are several businesses in one building, awnings of a compatible color may be used with signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building.
- d. Where the façade is divided into distinct structural bays, awnings shall be placed within the vertical elements rather than overlapping them.
- e. Closed sided awnings that cover the awning frames are permitted. If open sided awnings are used, the frames and supports shall be of painted or coated metal or other non-corroding material.
- f. Internally illuminated awnings that glow are prohibited.
- g. The awning shape at the front elevation shall relate to the window or door opening. Barrel-shaped awnings shall be used to complement arched windows while square awnings shall be used on rectangular windows.
- h. Awnings shall be well maintained, washed regularly and replaced when faded or torn.
- i. Acceptable awning shapes allowed are:
 1. Standard
 2. Convex
 3. Dome
 4. Concave

7. Grillwork/Metalwork and Other Details.

The following details are permitted on the first floor at ground level:

- a. Light fixtures that are wall-mounted or hung with decorative metal brackets.
- b. Metal grillwork at vent openings or as decorative features at windows, doorways or gates.
- c. Decorative scuppers, catches and down-spouts.
- d. Balconies, rails, finials, corbels, plaques or similar items.
- e. Flag or banner pole brackets.
- f. Fire Sprinkler stand pipe enclosures and hose bib covers.
- g. Security Devices.

8. The Upper Façade

The following standards apply to floors that lie above the first floor at ground level:

- a. Cornice and Fascia:

Cornices or fascias shall not exceed six (6) feet in their vertical dimensions or twenty percent (20%) of the vertical length of the façade, whichever is less. For purposes of this subsection, the vertical length of the façade is measured from the finished grade to the top of the cornice or eave.
- b. Windows:

For existing buildings, the proportions of restored windows and the rhythm of the window pattern shall replicate the original façade design as closely as possible.
- c. Balconies and Roof Terraces:

Balconies and roof terraces are permitted. If these elements are used, the elevations that incorporate the balconies shall be presented as part of an application for approval of a site plan, special exception, building permit or certificate of appropriateness.

d. Chimney Placement: (new construction)

Chimneys are not required for commercial or residential structures. If chimneys are used, they shall be placed only at either end of a side-gable or symmetrically located toward the center of the building. If the structure is symmetrical, the chimneys shall also be placed symmetrically. If the overall form is irregular, then the chimneys shall be placed where a balance with the overall massing of the structure will be achieved.

Unless the overall design is certified as part of a Leadership in Environmental and Energy Design (LEED) development, skylights shall be located only on secondary elevations that are not visible from street level, pedestrian pathways, or the public right-of-ways and shall be integrated into the overall roof form.

9. Roofs.

Roof design and construction within the CPD shall be in conformance with the following:

Roof Form and Materials

- a. Permitted styles and forms include gable, mansard, shed, hip, flat, or complex roofs. Parapets and cornices shall be allowed.
- b. Secondary roof forms created by dormers, porches, entries, bays and projections shall not comprise more than fifty percent (50%) of the roof area.
- c. Permitted roofing materials include:
 - Tile, slate or stone
 - Wood shake
 - Textured composite shingles with a shake, slate or tile appearance.
 - Standard composition shingles
- d. Rubber roofing and Modified Bitumen systems can be used on roofs that are not visible.

Roof pitches that create overly prominent or out-of-character buildings (e.g., A-frames, or geodesic domes) are prohibited.

Architectural Guidelines for New Construction and Exterior Renovation of Existing Structures

	OT	WS	DT	Park
Orientation	All new construction should face and have primary entrance on the thoroughfare on which it is located.			
Prohibited Primary Exterior Wall Materials	Dryvit, vinyl, metal siding			
Maximum Width/Height Building Ratio (front façade) (Regulations specify a maximum building height; concern is directed at the overall proportion of buildings.)	2/1	3/1	1/1 ** See note below	4/1
Roof Types and Pitches	The traditional roof types in these areas are gable and hip pyramidal.	N/A	The traditional roof type in this area is a flat roof.	N/A
Maximum % of Total Wall Surface That Can Be Solid				

Architectural Guidelines for New Construction and Exterior Renovation of Existing Structures

	OT	WS	DT	Park
Front Façade	70%	70%	(see below)	70%
Side Facades Facing Public ROW or Public Parking	70%	80%	100%	80%
Rear Facade Facing Public ROW or Public Parking	70%	80%	100%	80%
Side and Rear Facades Facing Private Property	N/A	N/A	N/A	N/A
First Story – Front. Façade	N/A	N/A	55%	N/A
Upper Stories – Front Façade	N/A	N/A	70%	N/A

** This ratio can be applied per storefront if there are multiple businesses in a building or multiple entrances to the same business; it can also be applied per floor. In other words, a building's front façade can be visually subdivided, either horizontally or vertically, for the purposes of complying with this guideline.

Clarksville Preservation District

