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Planning Commission Work Session Agenda

Monday, November 25, 2024 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Capital Improvement Projects Update
5. New Business – Items for Discussion
 - Design standards for non-residential developments
 - Design standards for multi-family residential development
 - Setback changes relative to design standards
 - Exterior light standards
6. Other Business
7. Adjournment

All meetings of the Planning Commission are open to the public.

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Add Section 6-7 as follows:

Sec. 6-7. - Design standards for multifamily residential development.

- (A) *Purpose and intent.* This section establishes design standards for multifamily residential development. Multifamily development proposals shall be evaluated in the context of these standards and the decision-making body shall, to the extent feasible, balance the building and site-specific development issues with these standards. The objective of this process is to promote multifamily development that functions in a manner consistent with the provisions of section 1-3, purpose and intent, and the following:
- (1) Provide a range of housing types designed for various life stages, lifestyles, and incomes;
 - (2) Ensure multifamily residential development takes place in a manner consistent with the nature, context, scale, and proportion of the natural and built environment within which it is located;
 - (3) Promote greater compatibility between multifamily residential development and other allowable uses in the city, particularly single-family residential development;
 - (4) Strengthen neighborhoods by incorporating best practice methods for multi-family development, such as Crime Prevention through Environmental Design (CPTED);
 - (5) Establish a minimum level of quality for multifamily residential development; and
 - (6) Preserve and improve property values and protect private and public investment.
- (B) *Applicability.*
- (1) Except where exempted by section 6-7(C), exemptions, these standards shall apply to all new construction, renovation, or reconstruction of existing structures accommodating three or more dwelling units, excluding townhouses (see section 4-3.1(A)).
 - (a) Renovation and reconstruction shall be defined as construction activity having a cost that exceeds 25 percent of the current fair market value of the structures. Current fair market value shall be calculated by a licensed appraiser at the applicant's expense utilizing industry standards or the appraised values established by the appropriate county tax assessor.
 - (b) In cases where an existing development cannot comply with these standards during renovation or reconstruction, the administrator may rely upon the certification of a licensed architect or structural engineer to verify that compliance is not practicable.
 - (2) In the event of conflict between these design standards or other standards in this chapter, the more stringent or restrictive standard shall apply.
- (C) *Exemptions.* The following multifamily developments are exempt from the requirements of this subsection:
- (1) Structures located within the DD, Downtown Development Overlay District, provided the overlay standards and adopted design guidelines are more restrictive than the requirements of this section;
 - (2) Structure located within the HP, Historic Preservation Overlay District, provided the overlay standards and adopted design guidelines are more restrictive than the requirements of this section;
 - (3) Structures located within PUD, Planned Unit Development Districts that incorporate multifamily development design standards that are more restrictive than the requirements of this section;
 - (4) Structures located within Form-based Code Districts (Appendix A), provided the form-based code standards are more restrictive than the requirements of this section; and
 - (5) Routine maintenance and repair of multifamily residential development.
- (D) *Timing of review.* Compliance with the standards in this subsection shall be determined as part of the review for a site plan permit and building permit, as appropriate.
- (E) *Crime Prevention through Environmental Design.* Multifamily residential development shall adhere to the generally accepted principles of Crime Prevention through Environmental Design (CPTED), to the maximum extent practicable. These principles involve the design of walkways, fences, lighting, signage and landscape and placement of windows to enhance natural site surveillance, control access, and clearly define public and private spaces.
- (F) *Multifamily design standards.*
- (1) *Orientation.*

- (a) Multifamily residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orienting buildings and entrances towards adjacent streets, sidewalks, and open spaces (see Figure 6-7-1).
- (b) Multi-building developments shall be configured so that buildings at the perimeter are similar in scale to adjacent development and there is a gradual transition to larger or more intense buildings.
- (c) Principal buildings shall be sited to maximize natural ventilation, solar access, and access to views, to the maximum extent practicable

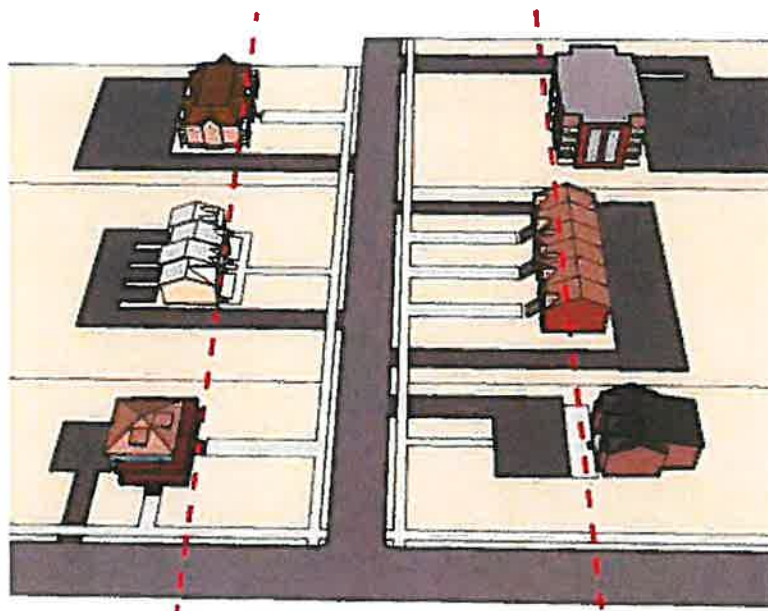
Figure 6-7-1: Buildings oriented towards streets and sidewalks



(1) *Setbacks.*

- (a) Front setbacks shall be within 75 and 125 percent of the average setback of existing structures along the same block face, provided that no building shall encroach upon the minimum setback requirement (see Figure 6-7-2). In cases where the average front setback is not discernible (e.g., the block face is vacant or lacks more than one building), the minimum front setback shall be established by the base zoning district standards.

Figure 6-2-2: Allowable front setbacks



- (2) Multifamily residential buildings with three or more levels of stacked units shall be stepped back an additional ten feet from the minimum required setback for every floor above the second floor from property lines abutting single-family detached dwellings. Dormers and other minor roof features may project into the setback area.
- (3) *Entrances.*
- (a) All entrances shall be adequately illuminated and oriented to promote natural surveillance.
 - (b) Street-level, street-facing multifamily units should have a street-oriented entrance or, in-lieu thereof, a shared street-oriented entrance for every two street-level, street facing units.
 - (c) Street-facing entrances for individual dwellings should include at least 36 square feet of usable porch or stoop area that is elevated above street level to create a separation of public and private space and to help activate the street.
 - (d) Shared building entrances shall be pedestrian-scale and covered with canopies or overhangs.
 - (e) Exterior open stairways and corridors serving more than one dwelling and facing a public street or single-family detached dwelling are prohibited.
- (4) *Building facades.*
- (a) Multifamily building elevations facing a public street or single-family dwelling shall reflect consistent design, textures, colors, and features.
 - (b) Front building facades of 30 feet or more in width shall be configured as a series of individual building modules, wings, recesses, or projections from the primary facade wall with a minimum width of 15 feet and a maximum width of 30 feet each. Modules, wings, recesses, or bump outs shall deviate from the primary building facade plane by a distance of at least four feet.
 - (c) Facade treatment. Multifamily residential building facades shall incorporate at least three of the following design features (see Figure 6-7-4):
 - Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot, a width of at least ten feet, located a minimum of every 25 feet;
 - Distinctive architectural features, such as a repeating pattern of pilasters, columns, recesses, or niches varying from the facade plane by a minimum of four inches;
 - Roofline changes, coupled with correspondingly aligned wall offset or facade material changes, including changes in the roof planes or changes in the height of a parapet wall;
 - Awnings or other weather protection for pedestrians;
 - Distinct changes in texture and color of wall surfaces;
 - A covered front porch or other designated gathering area occupying at least 25 percent of the front facade width;
 - Vertical accents or focal points such as towers, spires, cupolas, window walls, or widow walks;
 - Distinctive window trim:
 - Art work or bas relief;
 - Repetitive ornamentation, including decorative features such as wall-mounted light fixtures, with a maximum spacing of 50 feet; or
 - Other comparable elements, as approved by the decision-making body.
 - (d) Vents, exhaust vents, and downspouts shall be incorporated into the overall design.
 - (e) All building facades should incorporate a base, middle, and cap; visually lighter elements shall progress from base to cap. Distinctive architectural features such as porches, columns, pilasters, bay windows, dormers, projecting eaves, and awnings are encouraged.
 - (f) Upper-story decks or patios should be configured to avoid direct views into the private spaces of adjacent single-family dwellings.

Figure 6-7-4: Facade treatment with covered porches, changes in wall plane, and distinct changes in color and texture



(5) *Service areas.*

- (a) Private storage space shall be provided within, or immediately adjacent to, each dwelling.
- (b) Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc:
 - Shall be screened from view of public and common areas and adjacent properties (see Figure 6-7-5), and
 - Shall be located away from adjacent residential dwellings or integrated into the building's architecture.

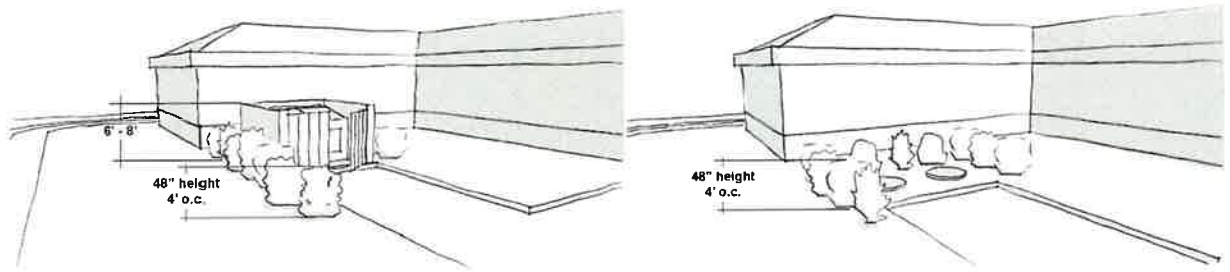
Figure 6-7-5 Service area screening



- (c) Above-ground refuse containers shall comply with the below standards (see Figure 6-7-6):
 1. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than 15 feet from the property line of any abutting property improved with a single-family detached use.

2. Above-ground refuse containers shall be fully screened from the view of adjoining property and public streets. Above-ground refuse containers shall be screened in compliance with section 6-3.7. In-ground refuse containers shall be screened with evergreen plantings.

Figure 6-7-6: Example of multiple building materials



3. Times of service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

(6) *Roof form.*

- (a) Pitched roofs shall include variation in planes, slope, and features (see Figure 6-7-7).
- (b) Overhanging eaves and roof rakes on gable ends shall extend at least six inches past the supporting walls.
- (c) Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
- (d) The parapet wall shall be similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.
- (e) Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms.
- (f) When adjacent to single-family detached dwellings, the roof form of multifamily residential buildings shall complement the character of surrounding structures.
- (g) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, may be incorporated as an alternative to the roof forms described in this subsection.
- (h) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.

Figure 6-7-7 Gabled roof form



(7) *Transparency.*

- (a) Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of ten percent (see Figure 6-2-8).
- (b) Windows shall be provided on side facades and shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling.
- (c) Windows and doors of proposed dwelling units shall allow for casual surveillance of the parking and common open space areas.
- (d) Windows shall complement the rhythm, size, proportion, and trim of adjacent residential buildings.

Figure 6-2-8: Multifamily window transparency



(8) *Materials.*

- (a) Building facades shall incorporate a coordinated color scheme consisting of matte finishes. Gloss finishes may be used for trim and accent. Florescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs.
- (b) Colors and finishes shall be consistent throughout the development and all sides of the buildings.
- (c) Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
- (d) Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials. (See Figure 6-7-9)

Figure 6-7-9: Multifamily development in context with similar building materials



- (e) Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable. (See Figure 6-7-10)

Figure 6-7-10: Heavier materials below lighter elements



- (f) Primary facade materials shall not terminate or change at outside corners and shall continue a minimum distance of two feet from the front corners along the side facades.
- (g) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.
- (h) Brick shall be the primary material (at least 50 percent) on all facades visible from a public street. The following materials shall not be used:
- Corrugated metal siding, however, high quality architectural metal siding may be used;
 - Exposed smooth-finished concrete block;
 - Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb (reinforced Styrofoam-backed stucco is acceptable); or
 - Vinyl siding.
- (9) *Open space.*
- (a) A minimum of 200 square feet of open space per dwelling shall be provided, one-half of which may be private. The decision-making body may waive the provision of "common open space" or apply an

alternative condition to the standard, provided the property is within a quarter mile of public open space or contains 20 or fewer dwellings.

- (b) Connections to adjacent greenways, parks, trails, etc., shall be provided.
- (c) Common open spaces shall be located adjacent to common facilities such as laundry rooms, mail rooms/sites and community centers; visual access to shared open spaces shall be enhanced via windows opening from kitchens, living rooms, and dining rooms.
- (d) Physical access to common open space shall be as direct as feasible from the dwellings and designed to discourage nonresident access. Outdoor seating shall be encouraged to accommodate adult supervision.
- (e) Active recreation facilities shall be located in a manner to reduce adverse impacts upon residents, both on- and off-site; it shall have well-defined edges such as walkways, buildings, or landscaping.
- (f) Passive and active recreation space and facilities shall be provided in a form and an amount appropriate to the anticipated types of residents in the development (e.g., families with young children, the elderly, etc.). (See Figure 6-7-11)
- (g) Some form of private open space (i.e., patio, porch, deck, balcony, yard, etc.) is encouraged for each dwelling with boundaries between private and common open space established by elements such as low walls and landscaping.

Figure 6-7-11: Active recreation facilities



(10) *Parking lot location.*

- (a) Parking areas shall be located and designed to reduce or eliminate visual and operational impacts on surrounding lands and shall comply with the provisions of section 6-1, off street parking and loading and section 6-3, landscaping, buffering and screening.
- (b) Multi-level Parking structures, when included, shall provide:
 - Building facade treatment and materials similar to facades with residential units;
 - Clear sight lines of abutting streets, driveways, and pedestrian pathways;
 - Light-colored interior walls and ceilings; and
 - Adequate and uniform interior lighting without glare to surrounding properties.
- (c) Parking areas for multifamily developments with at least 20 units shall provide spaces dedicated for auto maintenance with access to water, electricity, and drainage.
- (d) At least 75 percent of the provided off-street parking shall be located in the side or rear yards of multi-family residential buildings or within multi-level parking structures. Garage doors or vehicular entrance points to parking structures shall be located at least ten feet behind the street-facing building facade.

(11) *Access and circulation.*

- (a) Multifamily residential development located adjacent to routes serviced by mass transit shall provide pedestrian circulation and queuing locations, if applicable, to access mass transit vehicles.
- (b) Site entrance locations (vehicle and pedestrian) shall complement adjacent and opposite land use entrances in scale, design, and location. Entrances shall be located in a manner designed to retain the character of the adjacent land uses and not create adverse impacts.
- (c) Ingress and egress from off-street surface parking areas serving multifamily residential development adjacent to single-family detached dwellings shall be limited to the street fronting the development. In the case of corner lots, off-street parking areas may be accessed by either street fronting the development.

(12) *Landscaping and screening.*

- (a) Site development shall minimize the alteration of site topography; preserve and enhance natural resources; utilize the natural carrying capacity of the land; and comply with the provisions of section 6-3, landscaping, buffering, and screening, and section 6-4, tree protection.
- (b) Installed landscaping shall be of a climate appropriate or native drought-tolerant species or shall be automatically irrigated.
- (c) Landscaping shall not obscure lighting.
- (d) Stormwater management facilities (such as retention ponds) should be incorporated with the landscape design of the site and be configured to serve as an active or passive recreation amenity for residents.
- (e) Building foundations shall be landscaped along the full length of each front and rear facade. Landscaping shall wrap around the corners and shall continue around building sides to a logical conclusion point or a minimum distance of ten feet, whichever is less.
- (f) Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet from buildings. Foundation landscaping depth along a sidewalk may be reduced by up to 50 percent, where needed to provide for adequate pedestrian circulation or pedestrian amenities.

(13) *Exterior lighting.*

- (a) The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of section 6-5, exterior lighting.
- (2) Exterior lighting fixtures shall be:
 - (a) Vandal-resistant;
 - (b) Compatible with building architecture; and
 - (c) Scaled (dimension and intensity) to complement its context.
- (3) Adjacent to single-family dwellings:
 - (a) Exterior lighting heights, whether pole-mounted or wall-mounted, shall not exceed a maximum height of 15 feet above grade.
 - (b) Lighting levels at lot lines shall not exceed three footcandles, as measured 30 inches above grade.
 - (c) Uplighting of building or site features shall be directed away from adjacent properties.
 - (d) Internally illuminated signage or awnings are prohibited.

(14) *Pedestrian walkways.*

- (a) Pedestrian walkways at least four feet wide shall be provided between buildings, streets, driveways, community spaces, and off-street parking.
- (b) Changes of grade or sharp turns resulting in "blind spots" are discouraged.
- (c) Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians.
- (d) Entry points and intersections of pedestrian walkways should be framed by landscaping consisting of plant, lighting, and hardscape materials scaled to the pedestrian context.

(15) *Fences and walls.*

- (a) In addition to the provisions for fences in section 4-4.3(H), an eight-foot-tall masonry wall shall be constructed adjacent to single-family residential districts and single-story multifamily residential developments.

(b) When located adjacent to an existing wall or fence on a different lot, fences and walls shall be configured to avoid creation of tight corners or areas difficult to maintain.

(G) *Alternative design.* The administrator may approve an alternative to one or more of these standards, other than materials used, when an applicant demonstrates in writing that a design meets the purpose and intent of this section and is more suitable for the architectural style of the proposed building(s).

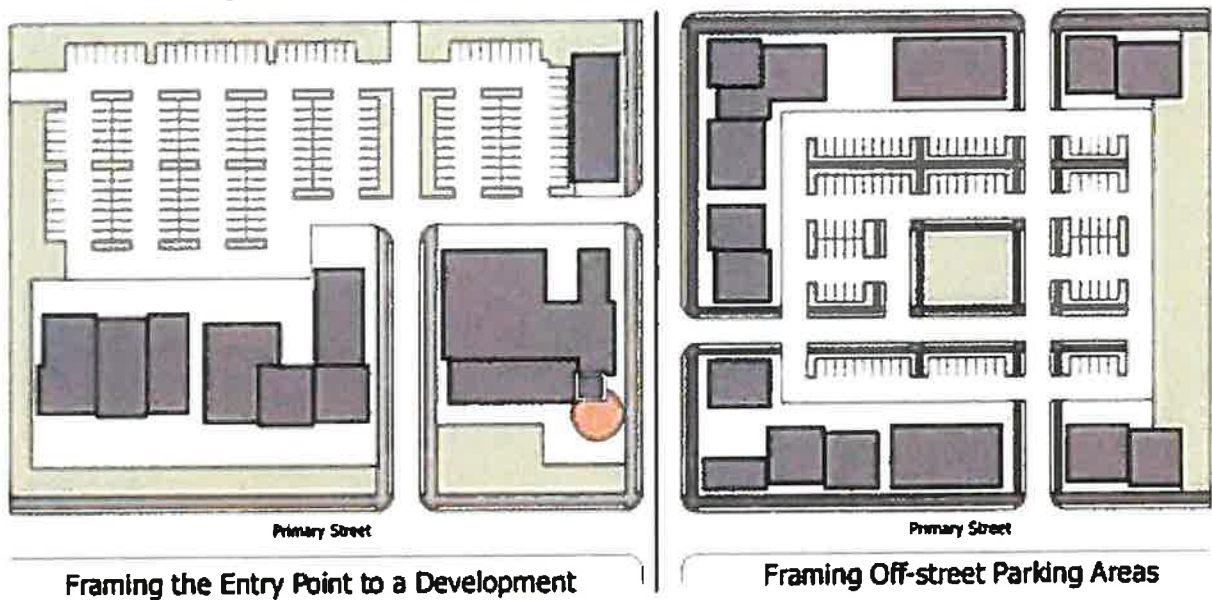
Delete Section 6-6 in its entirety and replace as follows:

Sec. 6-6.1. Design standards for nonresidential development.

- (A) *Purpose and intent.* These standards are designed to promote and enhance the quality and character of the built environment in the city. More specifically, the purposes of this subsection are to:
- (1) Encourage high quality development as a strategy for investing in the city's future;
 - (2) Ensure development remains compatible with its context;
 - (3) Maintain and enhance the quality of life for the city's citizens;
 - (4) Shape the city's appearance, aesthetic quality, and spatial form;
 - (5) Promote compatibility between nonresidential development and adjacent residential uses;
 - (6) Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land;
 - (7) Encourage a pedestrian- and bicyclist-friendly environment;
 - (8) Ensure greater public safety, convenience, and accessibility through the physical design and location of land-use activities.
- (B) *Applicability.*
- (1) These standards shall apply to new construction, renovation, or reconstruction of existing structures that exceeds 25 percent of the current fair market value of the structure. The fair market value shall be based on a market appraisal performed by a certified appraiser at the applicant's expense or assessed value determined by the appropriate county tax assessor. This shall not be construed to require demolition of an existing structure in order to comply with these standards. In such cases, the administrator may grant a waiver of the requirements if presented with a certification by a registered architect or engineer that compliance is not practicable on an existing building. These standards shall not apply to routine maintenance and repair of a structure or other features on the surrounding site.
 - (2) In the event of conflict between these design standards or other standards in this chapter, the more stringent or restrictive standard shall apply.
- (C) *Exceptions.* The standards of this section shall not apply to developments in the following areas or to the following uses:
- (1) M-2, General Industrial district;
 - (2) M-1, Wholesale and Light Industrial District;
 - (3) GU, Government Use District, although the standards should be considered;
 - (4) DD, Downtown Development Overlay District (see Sec. 6-6.3 for standards applying to DD), when the adopted design standards and design guidelines are more stringent than the requirements of this section;
 - (5) HP, Historic Preservation Overlay District, when the adopted design standards and design guidelines are more stringent than the requirements of this section;
 - (6) PUD, planned unit development district, when the adopted regulating plan and design standards are more stringent than the requirements of this section;
 - (7) Form-Based Code Districts (see Appendix A), when the adopted design standards are more stringent than the requirements of this section;
 - (8) Utilities.
- (D) *Timing of review.* Compliance with the standards in this subsection shall be determined as part of the review for a site plan permit or building permit, as appropriate.
- (E) *Nonresidential design standards.*
- (1) *Orientation.*
 - (a) Buildings shall be configured in a manner that enhances pedestrian activity, regardless of the location of the main entrance or building setbacks through any of the following features:
 - Orientation of the building towards adjacent streets, sidewalks, or open spaces;

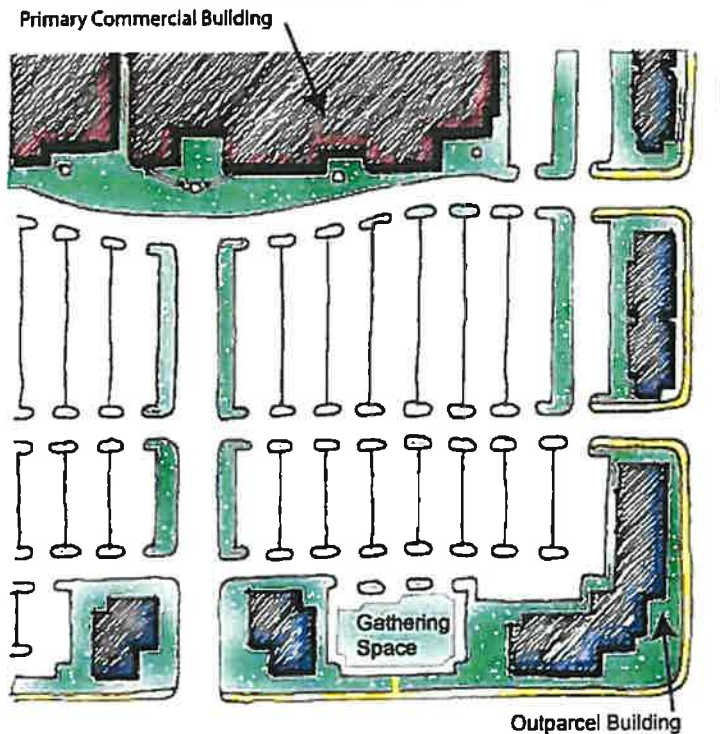
- The inclusion of storefront windows and awnings;
 - Avoidance of monolithic, un-broken facade wall planes;
 - Pedestrian-oriented entrances; or
 - Similar features that foster an active public realm.
- (b) Nonresidential and mixed-use development shall be configured in a manner that creates and enhances access to existing and planned transit features or bicycle/pedestrian trail.
- (c) Multiple building developments shall be oriented in at least one of the following formats (see Figure 6-6-1):
- Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;
 - Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or
 - Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.

Figure 6-6-1: Examples of the orientation of multiple building developments



- (d) Outparcels.
- To the maximum extent practicable, outparcels and their buildings shall be situated in order to define street edges, entry points, and spaces for gathering or seating between buildings (see Figure 6-6-2).
 - Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces.

Figure 6-6-2: Orientation of outparcel buildings



- (e) Nonresidential buildings shall not exceed twice the height of an adjacent single-family detached dwelling or shall be stepped back from the lot line such that the lowest portion of the building is the portion closest to the single-family detached dwelling.

(2) Entrances.

- (a) Public/customer entrances shall incorporate the following features:

- Overhangs, awnings, canopies, or other projections of at least five feet from the building wall;
- Exterior lighting to illuminate the entryway during hours of operation after sundown; and
- Windows within or beside entry doors that allow entrants to see into the building.

- (b) Front entrances shall be provided that face the street from which the building derives its street address with exception allowed for multiple building development. Nothing in these standards shall prevent a secondary entrance from facing a parking lot or open space. Buildings on corner lots may incorporate an entrance on the corner.

- (c) **Adjacent to single-family detached dwellings, front entrances shall not:**

- Face an adjacent single-family detached dwelling, excluding across the street.
- Include gathering or patron waiting areas outside the building that face residential dwellings.
- Include speakers or other devices that produce music or other noise that is audible beyond a lot line abutting a detached single-family dwelling.

- (d) For buildings over 10,000 square feet in gross floor area, public/customer entrances shall be clearly defined and incorporate at least two of the following features and entrances for retail sales and service uses over 30,000 gross square feet shall incorporate three of the following features:

- Covered roof projections of at least 60 inches in depth that emphasize the primary entrance location;
- Distinctive roof forms, towers, gables, roof ridges, peaks, or other features that differ in height by three feet or more from the balance of the roof;
- Window walls of uninterrupted glass with a minimum height of 10 feet and a minimum width of 30 feet adjacent to the entryway doors;
- Covered or shaded pedestrian courts, patios, or plazas of at least 100 square feet adjacent to the entrance;

- Fountains, pools, or other water features;
- Canopy trees planted no greater than 40 feet on-center along the front facade wall; or
- Public art.

(3) *Building facades.*

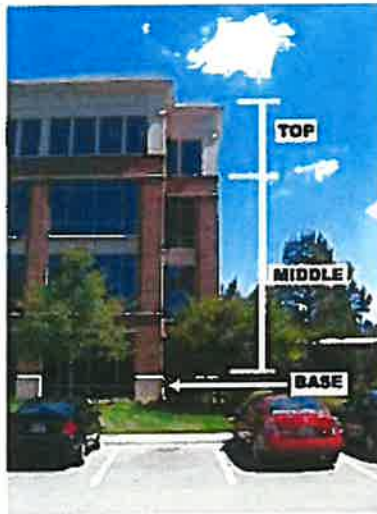
- (a) Blank monolithic walls with little or no architectural detail or items that add visual interest shall be prohibited from facing public streets or residential dwellings.
- (b) Buildings shall include awnings, canopies, arcades, or overhangs with a minimum projection of four feet from the building wall adjacent to a public sidewalk for weather protection (see Figure 6-6-3).

Figure 6-6-3: Awnings along a public sidewalk



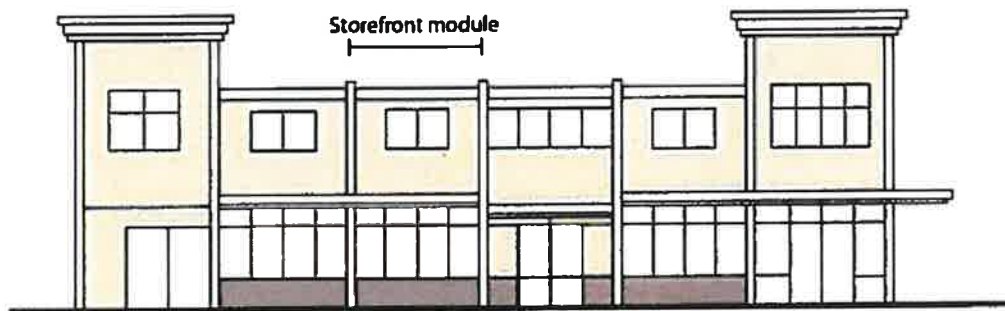
- (c) Buildings of 10,000 square feet in gross floor area or less shall incorporate two or more of the following features on all facades visible from public streets, parking areas, and residential dwellings. Buildings of more than 10,000 gross square feet shall incorporate three or more of the following features on similar facades:
 - Recessed or display windows;
 - Offset surfaces, niches, insets, projections, or bas relief with a minimum depth of four inches;
 - Window indentations that incorporate a differing building material, texture, or color, along with an awning or overhang;
 - Differentiated piers, columns, or pilasters;
 - Textured materials;
 - Roofline changes, coupled with correspondingly aligned wall offset or facade material changes, changes in the roof planes, or changes in the height of a parapet wall: or
 - Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot and a width of at least ten feet, located a minimum of every 60 feet.
- (d) Buildings of two or more stories should be configured to include a discernible base, middle, and top (see Figure 6-6-4).

Figure 6-6-4: Base, middle, and top



- (e) Single story commercial retail and service buildings over 20 feet in height shall be designed with pedestrian-scaled articulation to mitigate the perception of height.
- (f) Side and rear building facades, if visible from public streets, shall have a similar architectural treatment as used on the primary or front facade. Facades facing a rear service alley are exempt from this requirement.
- (g) Prototypical or franchise designs shall be adapted to reflect the design standards of this subsection, the applicable base and overlay district standards, and the character of the city.
- (h) Commercial retail and service buildings shall include pedestrian walkways of at least five feet in width along the entire front building facade. All or a portion of this requirement may be located in a public right-of-way, subject to approval of the right-of-way owner.
- (i) Commercial retail and service front building facades of 50 feet or more in width shall be configured as a series of individual ground-floor storefronts, discrete building modules, wings, recesses, or projections from the primary facade wall (see Figure 6-6-5).

Figure 6-6-5: Example configuration of a retail building facade



- (j) Outbuildings located in front of other buildings within the same development shall include a consistent level of architectural detail on all four sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.
- (4) *Roof form.*
- (a) Overhanging eaves and roof rakes on gable ends shall extend at least 12 inches past the supporting walls.
 - (b) Flat roofs shall incorporate parapet walls with cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
 - (c) A parapet wall shall be the same or similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.
 - (d) Except for cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run (1:3) and less than or equal to one foot of vertical rise for every one foot of horizontal run (1:1).

- (e) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.
 - (f) Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms.
 - (g) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are permitted as an alternative to the roof forms described in this subsection.
 - (h) Buildings of more than 10,000 gross square feet:
 - Shall include a variety of different roof forms or roof line changes. Roof line changes shall include changes in roof planes or changes in the top of a parapet wall.
 - When roof line changes are included on a facade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.
 - Parapet walls shall include three-dimensional cornice treatments with a perpendicular projection a minimum of six inches from the parapet facade plane.
- (5) *Transparency.*
- (a) Windows and doors shall be architecturally related to the style, materials, and details of the building they serve.
 - (b) Nonresidential buildings open to the public shall provide visual transparency into interior spaces at entrances and along the street-facing facades in the form of clear glass windows, doors, or storefront systems (see Figure 6-6-6).
 - In buildings with ground floor commercial retail and service uses, street-facing facades and facades adjacent to a public sidewalk or pedestrian pathway shall have at least 60 percent transparency between two feet and eight feet above grade.
 - Windows on side ground floor facades may consist of clear, frosted, or spandrel glass, and may be organized into a display window configuration.
 - Windows or doors shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling.
 - Clerestory windows are encouraged on all facades.
 - Reflective or heavily tinted glass that obstructs views into the building shall not count towards transparency requirements.

Figure 6-6-6: Facade transparency (windows) along a street facade



(6) *Materials.*

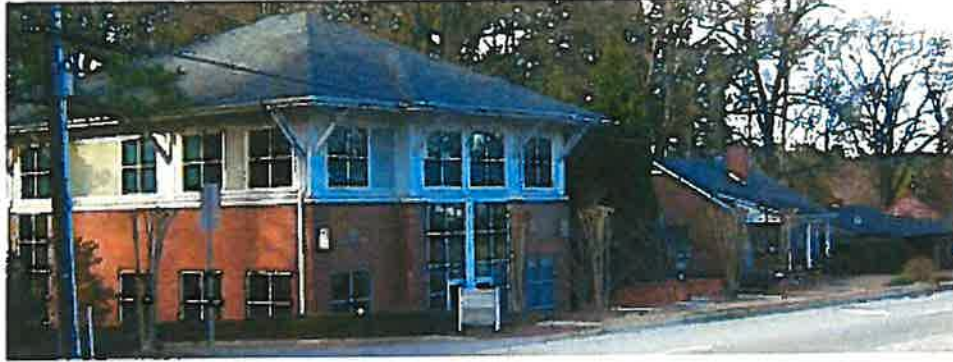
- (a) All facades of a building visible from a public street or residential district shall present consistent materials and architectural style.
- (b) Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
- (c) Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable (see Figure 6-6-7).

Figure 6-6-7: Example of multiple building materials



- (d) Primary facade materials shall not change at outside corners and shall continue around the corner to a logical point of conclusion such as a window or change in facade plane.
- (e) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.
- (f) Brick shall be the primary material on all facades visible from a public street. The following materials shall not be used:
 - Corrugated metal siding, however, high quality architectural metal siding may be used;
 - Exposed smooth-finished concrete block;
 - Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb (reinforced Styrofoam-backed stucco is acceptable);
 - Vinyl siding;
 - Lap siding on the ground floor; or
 - Where buildings are more than 10,000 gross square feet, painted or split-faced concrete masonry units shall be prohibited on front facades or facades facing public streets.
- (g) Field colors used on the main body of a building shall be subdued and of low reflectivity; fluorescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs.
- (h) Building materials shall either be similar to the materials already being used in the immediate area, or if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.
- (i) Where nonresidential buildings are adjacent to single-family detached dwellings, primary exterior building materials shall be similar in composition and arrangement to that used on surrounding single-family detached dwellings (see Figure 6-5-8).

Figure 6-5-8: Similar building materials to adjacent single-family dwellings



(7) *Drive-through.*

- (a) If covered, the roof over a drive-through shall have the same architectural design and materials as the primary portion of the structure.
- (b) A drive-through shall not be located in front of a building or on the same building facade as the primary entrance.
- (c) A drive-through shall be located so as to not compromise the quality of the pedestrian experience at any public street edge.
- (d) Pedestrian pathways that cross queuing or stacking lanes shall be raised and made prominent to ensure pedestrian visibility and safety.
- (e) - In no instance shall a drive-through face residential dwellings.
- (f) Speakers shall be directed away from adjacent residential dwellings and shall not be audible beyond shared lot lines.

(8) *Service areas.*

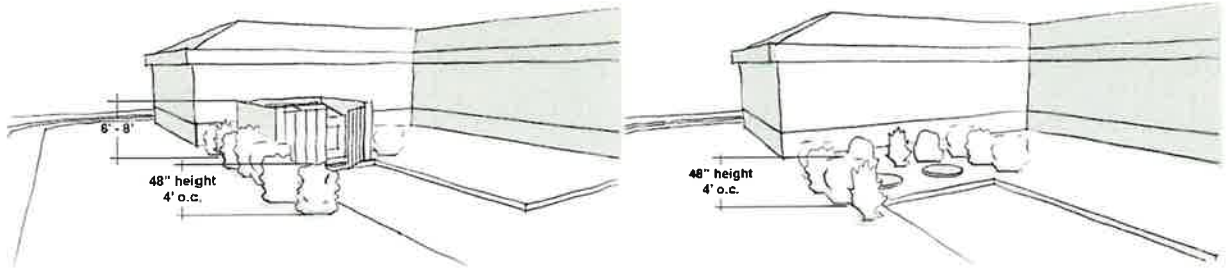
- (a) Refuse collection and service areas shall be fully screened from view from public streets or off-site public open space areas. These areas shall be integrated into the principal building architecture to the maximum extent practicable (see Figure 6-6-9).

Figure 6-5-9: Screening elements integrated with the building



- (b) Above-ground refuse containers shall comply with the below standards (see Figure 6-6-10):
 - 1. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than 15 feet from the property line of any abutting property improved with a single-family detached use.
 - 2. Above-ground refuse containers shall be fully screened from the view of adjoining property and public streets. Above-ground refuse containers shall be screened in compliance with section 6-3.7. In-ground refuse containers shall be screened with evergreen plantings.

Figure 6-6-10: Example of multiple building materials



3. Times of service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 6:00 a.m.
 - (c) Utility boxes and meters should not be located in front of street-facing facades.
 - (d) Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building.
 - (e) Automated teller machines (ATM's) shall use materials that reflect the architecture of the surrounding buildings and neighborhood. Walk-up ATM's shall be oriented to pedestrian walkways.
 - (f) Vending machines, ATM's, service areas, mechanical equipment, loading areas, and similar functional elements shall be located away from residential districts, or shall be configured in a manner that prevents any negative impacts (visual, auditory, or otherwise).
- (9) *Outdoor storage.*
 - (a) Areas for outdoor storage are permitted to the side or rear of the principal building, no closer than 20 feet of any public right-of-way, sidewalk, or internal pedestrian way unless screened by a wall or fence with gate(s).
 - (b) Areas for outdoor storage shall be fully screened from off-site view.
 - (c) Outdoor display of goods for sale may be permitted in areas immediately adjacent to the entrance(s). Outdoor display areas shall be located within 20 feet of the building facade wall and within 40 feet of a building entrance. In no instance shall an outdoor display obstruct pedestrian circulation or interfere with ingress to or egress from the building entrance (see Figure 6-6-11).

Figure 6-6-11: Outdoor display of goods at store entrance

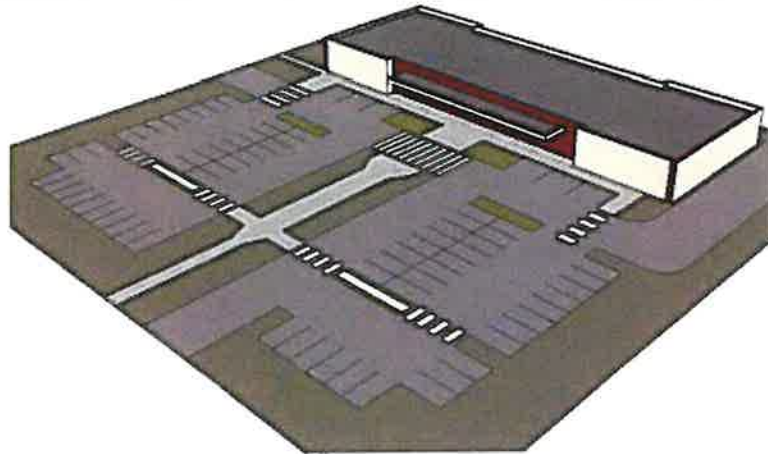


- (10) *Outdoor dining.* Outdoor dining or other outdoor activities that generate noise, as defined by noise standards, chapter 17, article III, section 55, or excessive lighting, as defined by lighting standards, section 6.5, shall not be located on any building side that abuts a single-family detached use. Any such outdoor dining or activity areas shall be positioned in such a manner that the building shall shield the dining or other outdoor activity from such residential use.
- (11) *Stormwater facilities.* Unless designed as a wet pond amenity, stormwater facilities shall be located behind building(s) or located underground.

(12) *Parking lot location.*

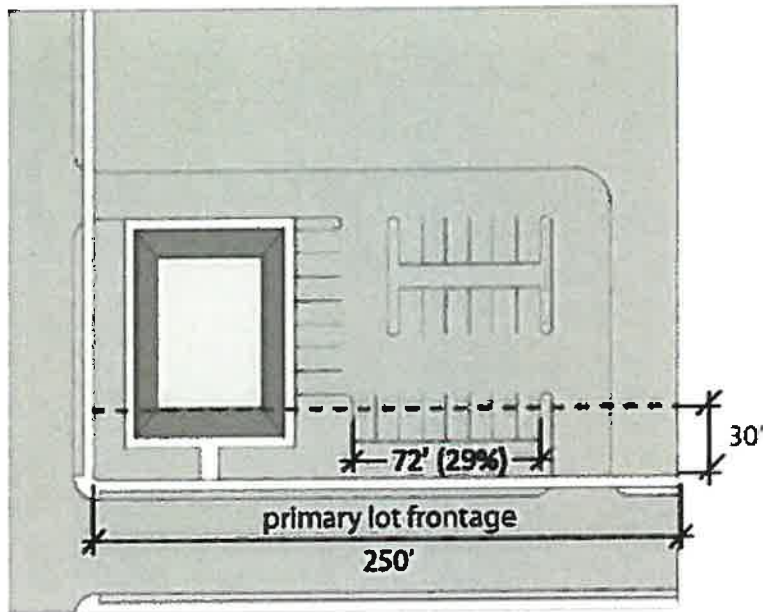
- (a) Parking areas shall be located and designed to reduce or eliminate visual or operational impacts to surrounding properties and shall comply with all relevant off-street parking and landscaping requirements.
- (b) Surface parking lots containing 40 or more spaces shall be divided into discrete areas (pods) not exceeding 30 parking spaces. An internal path or sidewalk located within landscaped areas between, and connecting, the parking pods is required where there are more than three pods, or the configuration of the pods makes it difficult for pedestrians to access the building (see Figure 6-6-12).

Figure 6-6-12: Large surface parking lot configuration with internal pathways



- (c) The drive aisle in front of the primary entrance of a building shall include a pedestrian crossing area that is at least 20 feet wide and includes a raised surface above the surrounding asphalt and a differing surface material or painting to indicate it as a pedestrian crossing area.
- (d) Parking structures, when provided, shall include the following:
 - Clear sight lines of abutting streets, driveways, and pedestrian pathways;
 - Light-colored interior walls and ceilings;
 - Adequate and uniform interior lighting without glare to surrounding properties.
- (e) No more than 20 percent of the total parking spaces (up to a maximum of 100 spaces) may be located in the front yard adjacent to the primary street. If more than one street abuts the property, the designation of the primary street shall be determined by the administrator.
- (f) No more than 50 percent (length) of the first 30 feet (depth) of the primary lot frontage may be occupied by off-street surface parking spaces. The primary lot frontage is the portion of a lot that abuts the street from which the lot derives its street address (see Figure 6-6-13).

Figure 6-6-13: Parking spaces may occupy up to 50 percent of the primary lot frontage



- (g) Off-street parking shall be located away from lot lines shared with single-family detached dwellings, to the maximum extent practicable.

(12) *Circulation.*

- (a) Clearly defined, safe, pedestrian access shall be provided from parking areas and adjacent public sidewalks to building entrances.
- (b) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways (see Figure 6-6-14).
- (c) Adjacent nonresidential developments shall provide for vehicular and pedestrian circulation between sites, through alley or parking lot connections, hard surface walkways, and similar measures to the maximum extent practicable.

Figure 6-6-14: Pedestrian walkway from parking area to building entrance



- (F) *Other design elements.* For Exterior lighting, see section 6-5; for Landscaping, buffering, and screening, see section 6-3; for Tree protection, see section 6-4; for Fences, see section 4.4-3(H).

- (G) *Alternative design.* The administrator may approve an alternative to one or more of these standards when an applicant demonstrates in writing that a design meets the purpose and intent of this section and is more suitable for the architectural style of the proposed building(s).

6-6.2. *Design Standards for the Downtown Development District.*

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
- (1) *Orientation and setback.* The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) *Spacing of buildings.* The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) *Parking.* Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) *Courtyards and outdoor spaces.* Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
 - (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
 - (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
 - (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
 - (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
 - (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
 - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval by the administrator, subject to section 4-5.

Replace Section 5-2.1 as follows: (establish minimum and maximum setbacks in commercial districts – existing setbacks become the maximum)

5-2.1. **Minimum building setbacks.** Minimum building setbacks are established in Table 5-1-3.

Table 5-2-1: Minimum building setbacks¹				
See Appendix A for requirements in Form Based Code districts.				
Zoning District	Front Setback and Corner Lot Side Setback		Interior Lot Side Setback	Rear Setback
	Arterial/ Collector Street	Minor Street		
Residential Districts				
R-Ag Residential-Agricultural	50'	50'	15'	35'
R-1 Single-Family Residential	40'	30'	10'	35'
R-2 Single-Family Residential	40'	25'	8'	35' ⁴
R-3 Single-Family Residential	40'	25'	8'	35' ⁴
R-TH Residential Town House Development (See Section 4-3.1(A) for individual lot standards)	40'	25' ²	25'	25'
RM-1 Multi-Family Residential	40'	25'	C	35'
Nonresidential uses in RM-1	40'	25'	25'	35'
RM-2 Multi-Family Residential	40'	25'	25'	35'
R-MH Residential Manufactured Home Development (See Section 4-3.1(B) for individual lot standards)	40'	25'	25'	25'
Commercial Districts				
	Minimum/Maximum	Minimum/Maximum		
OI Office Institutional District ³	20' / 40'	15' / 25'	A	A
C-1 Highway Commercial District				
Multifamily < 7 units	20' / 40'	15' / 25'	C	25'
Multifamily > 6 units	20' / 40'	15' / 25'	25'	25'
Commercial or mixed-use	20' / 40'	15' / 25'	A	A
C-2 General Commercial District³				
Multifamily < 7 units	20' / 40'	15' / 25'	C	25'
Multifamily > 6 units	20' / 40'	15' / 25'	25'	25'
Commercial or mixed-use	20' / 40'	15' / 25'	A	A
C-3 Central Business District (CBD)				
Multifamily	0' / 10'	0' / 10'	A	A
Commercial or mixed-use	none	none	A	A
LC Local Commercial District ³	20' / 40'	15' / 25'	A	25'
Industrial Districts				
M-1 Wholesale & Light Industrial	50'	50'	B	B
M-2 Industrial	50'	50'	B	B
<p>A. None, except 25 feet when abutting a residential district.</p> <p>B. None, except 50 feet when abutting a residential district.</p> <p>C. 8' plus 2 additional feet for each story above 2 stories.</p> <p>1. Setbacks for accessory structure are 5 feet from rear and interior side property lines, unless the otherwise required setback listed above is less. (Also see Sec. 4-4.2(E))</p> <p>2. The minimum front setback for townhouses abutting a pocket greenspace is 10'.</p> <p>3. Single-family dwellings in non-residential districts shall comply with the setbacks established in the R-3 zoning district.</p> <p>4. 25' for properties created by a preliminary plat approved prior to October 18, 2022.</p>				

Replace Section 6-4 in its entirety and replace as follows:

Sec. 6.4. Exterior lighting.

- 6.4.1. *Purpose.* Exterior lighting shall meet functional and security needs in a way that does not adversely affect the adjacent properties or street rights-of-way. The degree to which exterior lighting affects a property or street right-of-way should consider the light source, level of illumination, hours of illumination, and the need for illumination.
- 6.4.2. *Applicability.* The requirements of this section shall apply to all lands within the city with the exception of properties owned by the City of Perry, Houston or Peach County, Houston County Board of Education, or State of Georgia. Lighting required by the Federal Aviation Administration and the GDOT are also exempt from these requirements.
- 6.4.3. *General design standards.* All exterior lighting shall meet the following design standards:
- (A) No blinking, flashing or fluttering lights or other illuminated device that has a changing light intensity, brightness, or color is permitted in any district except for temporary holiday displays.
 - (B) Neither the direct nor reflected light from any outdoor light source shall create a traffic hazard to operators of motor vehicles or to operators of aircraft and no colored lights may be used in such a way as to be confused or construed as street-traffic control or air-traffic control devices.
 - (C) Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare.
 - (D) Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for direct glare and unnecessary diffusion on adjacent property and rights-of-way.
 - (E) The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
 - (F) All outdoor lighting not necessary for security purposes shall be reduced, activated by motion sensors devices, or turned off during non-operating hours.
 - (G) Light fixtures used to illuminate flags, statutes, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam or light that shall not extend beyond the illuminated object.
 - (H) For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
 - (I) Light fixtures shall be located on the periphery of the areas with light sources directed into parking areas. No light sources shall be located on building facades directed outward toward property boundaries or adjacent rights-of-way.
- 6.4.4. *Specific standards for lighting.*
- (A) Light fixtures within single- and multi-family residential districts shall be wall-mounted or mounted on wood, concrete, fiberglass, or painted metal poles no higher than 15 feet above finished grade. Bollard-type lighting fixtures shall have a height not less than three feet nor more than four feet.
 - (B) Light fixtures within nonresidential districts shall be wall-mounted or mounted on wood, concrete, fiberglass, or painted metal poles; with the exception of outdoor entertainment uses, athletic fields, and GDOT interstate interchange high-mast lighting, mounting heights shall not exceed 30 feet above finished grade. Bollard-type lighting fixtures shall have a height not less than three feet nor more than four feet.
 - (C) *Shielding.*
 - (1) Luminaires of 175 watts or less may be used without cutoff except that no direct glare shall be perceptible to persons on a public right-of-way.
 - (2) Luminaires of between 175 watts and 400 watts shall feature, at a minimum, semi-cutoff.
 - (3) Luminaires in excess of 400 watts shall feature full cut-off and shall not emit any direct light above the horizontal plane of the fixture.
 - (4) Shielding shall not be required for lamps which accent entranceways, art, water features/fountains, landscaping, sculptures, statuary, and other similar objects provided the light is concealed and narrowly focused on the object of interest.
 - (5) Wall pack fixtures shall be full cut-off.

- (6) Luminaries lighting vertical surfaces from the bottom up (building facades, steeples, trees, billboards, signs, flags, etc.) shall not exceed 175 watts with the exception of GDOT highway signage luminaires.

(D) Lighting levels.

- (1) Lighting for on-site parking areas, pedestrian walkways and sidewalks, and on-site streets and driveways shall maintain an average illumination of at least one footcandle.
- (2) Light level shall be no greater than 0.3 footcandle when measured at the property line abutting property improved with a residential use and one footcandle when measured at the property line abutting property improved with a non-residential use or the public right-of-way.
- (3) The maximum light level at any point on a property shall not exceed 20 maintained footcandles.
- (4) For property improved with non-residential commercial and multi-family uses that abut a property line of a single-family detached residential use, exterior illumination levels shall be reduced to 25 percent or less of the normal permitted levels one hour after business closing to one hour before business opening. Security lighting may be used within these restricted time periods. Security lighting shall be reduced to 25 percent or less of the normal permitted levels. Motion sensor activation may be allowed to cause the light to resume normal permitted illumination levels only when activated and shall be programmed to be reduced back to 25 percent or less of normal illumination levels within five minutes after activation has ceased. Motion sensors must be configured such that they are not triggered by activity off of the property.

(E) Outdoor entertainment uses shall comply with the following standards.

- (1) Luminaire mounting heights shall not exceed 80 feet above finished grade.
- (2) Luminaires shall be equipped with glare control packages (louvers, shields, visors, or similar) and the fixtures shall be aimed to direct their beams within the primary performance area.
- (3) Luminaires shall be extinguished within one hour of the end of an event, or as soon as all patrons exit the premises, whichever is earlier.

(F) Canopy lighting. Areas under vehicular canopies shall have a maximum point of horizontal illuminance of 20 maintained footcandles. The sides or top of the canopy shall not be illuminated, except as permitted by permanent sign standards, section 6.9. Lighting under canopies shall be designed so as to not create glare beyond the outside edge of the canopy; acceptable methods include the following:

- (1) The use of recessed fixtures incorporating lens covers that are recessed or flush with the bottom surface (ceiling) of the canopy; or
- (2) The use of light fixture shields on the canopy edge itself.

6.4.5 *Light measurement.* Light measurements shall be made with an approved metering device at ground level (finished grade) consistent with manufacturer's specifications. The meter shall have an accuracy tolerance of no greater than plus or minus five percent and shall have been calibrated within one year of use. Light levels are specified, calculated, and measured in footcandles (FC). All FC values referenced in this section are maintained footcandles.