

Facade Regulations for City of Good Hope

THE PEOPLE OF THE CITY OF GOOD HOPE ORDAIN:

Section 1. Purpose.

To create standards for building design which preserve and protect the form of the City of Good Hope, enhance the economic vitality of its various commercial areas, prevent blight, and protect property values.

Section 2. Building Standards

(A) *Intent.* The intent of these regulations is to provide specific design guidelines that achieve the following:

- (1) Encourage development and redevelopment that protects and enhances the traditional character of neighborhoods and other areas of the City, fits within its traditional form, and creates a character that reinforces a sense of community identity;
- (2) Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of the business district, maintain the desired character of the City, prevent the creation of blight, and protect property values;
- (3) Promote the preservation and renovation of existing buildings and sites; and ensure new buildings are compatible with, and enhance the character of, the City's cultural, social, economic, and architectural heritage;
- (4) Implement objectives of the Comprehensive Plan.

(B) *Applicability.* All uses except residential and agricultural shall comply with the design standards of Subsections (C), (D), (E) and (F) under the following circumstances;

- (1) *New buildings:* All uses, except residential and agricultural, that receive site plan approval for construction of a new building after the effective date of this Section must fully comply with its design standards.
- (2) *Expansions to buildings:* For buildings existing prior to the effective date of this Section, major building improvements or expansions that require site plan approval may be permitted by the Planning Commission without a complete upgrade to meet the standards of this Section, provided there are reasonable improvements to the building in relation to the scale and construction cost of the building improvements or expansion. Major exterior renovations must be consistent with the building design standards herein to the extent deemed practical.
- (3) *Minor improvements to buildings:* For buildings existing prior to the effective date of this Section, minor changes, improvements, and modifications that are approved administratively will be permitted, provided the improvements do not increase noncompliance with the requirements of this Section.

(C) *Exterior wall design standards.*

- (1) *Wall materials.* The use of exterior wall materials on walls that are visible from a public road, alley or a parking lot must be in compliance with the maximum percentages permitted in the "Table of Acceptable Exterior Wall Materials."

Table of Acceptable Exterior Wall Materials

Maximum Percent of Wall That May be Covered by Certain Building Materials by Zone
(see subsections (a) and (b) below)

Building Materials	B1 B2	B3	M-1	M-2 M-3
Brick or face brick	100%	100%	100%	100%
stone (cut)	100%	100%	100%	100%
Split face block	50%(f)	50%(f)	50%(f)	50%(f)
Cast stone (see subsection (e))	100%	100%	50%	50%
Precast concrete	NP (g)	NP (g)	100%	100%
Concrete formed in place	NP (g)	NP (g)	100%	100%
Metal	NP (h)	NP (h)	75%(c)	75%(c)
Reflective glass	25%	25%	50%	50%
Glass block	25%	25%	25%	25%
Wood Siding (see subsection (i))	25%	25%	NP	NP
Vinyl Siding	NP	NP	50%	25%
Finishes (see subsection (d))	25%	50%	50%	50%
key: NP=not permitted				

- a. Does not include facade areas consisting of doors and windows.
- b. All walls exposed to public view from a public street, or an adjacent residential area shall be constructed of not less than 25% brick, face brick, stone or cast stone.
- c. Includes flat sheets and seamed or ribbed panels, including aluminum, porcelain and stainless steel and similar material. Such materials cannot be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage.
- d. Includes fiberglass, reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco and similar materials. Such materials cannot be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage.
- e. The cast stone, including lightweight artificial stone building panels, must complement other materials found in the surrounding area and be approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.

- f. A maximum coverage of 50% split faced concrete block is permitted in B1, B2 or B3 District only upon special approval from the Zoning Administrator (or designee) where the applicant demonstrates special conditions that limit use of other materials and demonstration that other site and building design enhancements are provided.
 - g. Parking structures may use precast concrete or concrete formed in place if approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
 - h. Decorative metal and other embellishments may be used if approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
 - i. Must be clapboards, shiplap, cedar shingles, or similar materials approved by the Zoning Administrator (or designee) upon the review of building facade elevations submitted by the applicant.
- (2) *Allowance for other materials.* The Planning Commission may waive strict compliance with the Subsection (c)(1) when the qualities below listed as a through e can be demonstrated. Review and consultation by the appropriate design professional is encouraged before a final determination is made. The proposed building design and materials schedule may be accompanied by a written design statement which describes how the selected wall materials and material combinations will be consistent with and enhance the building design.
- a. The design and materials are found to be in keeping with the character and history of the neighborhood or other areas of the City;
 - b. The materials are found to be permanent and durable;
 - c. The design and materials are compatible with the type of use and development proposed
 - d. The design and materials can easily be adapted to another use in the future; and
 - e. The design and materials meet the intent of this Section.
- (3) *Mixture of materials.* The application of these standards promotes integration and mixture of materials where more than one (1) material is used on a building. If only one (1) material is used, architectural detailing and articulation, massing, texture and form must be introduced into the building design. Building roof materials must be in harmony with the style and material used on the building walls.
- (4) *Long walls.* When building walls are one hundred (100) feet or greater in length, design variations must be applied to assure that the building is not monotonous in appearance. Such variations include but are not limited to the following:
- a. Recess and projections along the building facade. Variations in depth should be a minimum of ten (10) feet wide
 - b. Architectural details or features;
 - c. Enhanced ornamentation around building entryways
 - d. Landscaping;
 - e. Streetscape elements
 - f. Variations in building height.

(5) *Colors*. Information on building colors must be submitted with the site plan and considered to be part of any site plan approval under Section 28-152. Colors must be compatible with the surrounding area.

(D) *Roof design standards.*

(1) *Compatible design character*. Roof design and materials are considered to be key elements to the City character, and thus must be consistent with the character of the neighborhood or other area of the City. As a part of building design, roofs must be designed in keeping with the overall architecture of the building.

(2) *Roof materials*. The following regulations apply to roof materials:

- a. Asphalt, fiberglass, tile, slate or cedar shingles may be used in all districts.
- b. Standing seam metal roof systems will be permitted only in the B1, B2, B3, M1, M2, M3-districts.
- c. In the M1, M2, M3 Districts, asphalt, fiberglass, tile, slate, cedar or standing seam metal roofing are permitted.
- d. Asphalt shingles must be heavily textured with colors that are compatible with the building architecture.
- e. When permitted, the color of standing metal seam roof systems must be subtle and compatible with exterior building materials.

(3) *Roof style in the B1, B2, B3 district*. New building construction must blend with the existing established building line of the Central Business District.

(4) *Roof style in the B1, B2, B3, M1, M2, M3-districts*. New building construction in these districts should attempt to emulate the design character and history of the City. At the same time, the buildings must accommodate the types of uses and sites proposed.

As such, the following roof styles are required:

- a. A pitched roof is allowable
- b. The slope of the roof shall be at least six on twelve (6:12);
- c. Additional roofline treatments are encouraged and may be required by the Planning Commission in order to minimize the mass of the roof and in order to promote character. These treatments include, but are not limited to dormer windows, cupolas, additional accent gables and covered entryways
- d. The Planning Commission may allow a flat roof if it is consistent with the design standards of Subsection (d)(4).

(5) *Screening rooftop equipment*. Rooftop equipment must be screened from view of adjacent properties and public rights-of-way. The method to screen rooftop equipment must be compatible with the building through color, scale, materials, and architectural style. The Planning Commission may require cross-section details to confirm compliance.

(E) *Fenestration of nonresidential buildings in the B1, B2, B3, M1, M2, M3*

- (1) Windows and doors must comprise at least forty

percent (40%) of the first floor front facade of a building.

(2) The window area of a facade above the first floor cannot exceed thirty-five percent (35%) of the total facade area of that floor.

(3) Windows above the first floor must be vertical in proportion. Large windows shall be broken-up to maintain a vertical proportion.

(4) Window areas must be non-reflective glass and clear or lightly tinted in color.

(5) Double or fixed hung windows must be used in all retail applications.

(6) Window areas cannot be permanently blocked in a manner that obstructs views into the buildings, such as shelving, unless it is used as a display case for products sold on-site.

(F) *General building design accent standards.*

(1) *Front facade.* Blank walls cannot face a public street. Walls facing a public street must include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A prominent and usable public building entrance must be provided at the front of the building. Wall massing must be broken up with vertical pilasters or other architectural elements to reduce scale.

(2) *Pedestrian orientation.* Buildings must be designed at a pedestrian scale with relationship to the street and sidewalk. Buildings must include windows that face the sidewalk and street. Convenient and safe pedestrian access must be provided between the public sidewalk and the building entrance.

(3) *Awnings.* Awnings with straight sheds may supplement facades. Awnings cannot be cubed or curved except over doorways. Awnings must be of an opaque material.

(4) *Canopies.* Canopies, such as over gasoline pumps or drive-through structures, shall be designed to be consistent with the approved building materials and colors. Support columns must be brick or comprised of materials compatible with the principal structure. The Planning Commission or Community Development Director (or designee) may require a peaked roof to complement the principal building. Any canopy must be adequately lit.

(5) *Quality and workmanship.* This Section is not intended to regulate the quality, workmanship and requirements for materials relative to strength and durability.

CITY OF GOOD HOPE
FAÇADE APPLICATION

Complete & Mail/Fax/Email To:

CITY OF GOOD HOPE
134 Town Hall Drive
Cullman, AL 35057
Phone (256)739-3757 Fax (256)739-5340
Email: clerk@goodhopeal.com

*Please complete all areas of the form. Type or Print Legibly

Legal Business Name: _____

Trade Name: (If Different) _____

Business Activities: (Brief Description - ex: Retail Clothing Store, Wholesale Food Sales, Rental, Consulting, Etc....)

Physical Address _____
Street City State Zip

Mailing Address: (If Different) _____
Street City State Zip

Telephone _____
Business Fax Cell

Name & Phone # for Contact Person _____

Email Address for Contact Person _____

Please submit a rough drawing of building with proposed façade along with a quote detailing the type of proposed material, cost and labor to install. *Must be included to be considered.