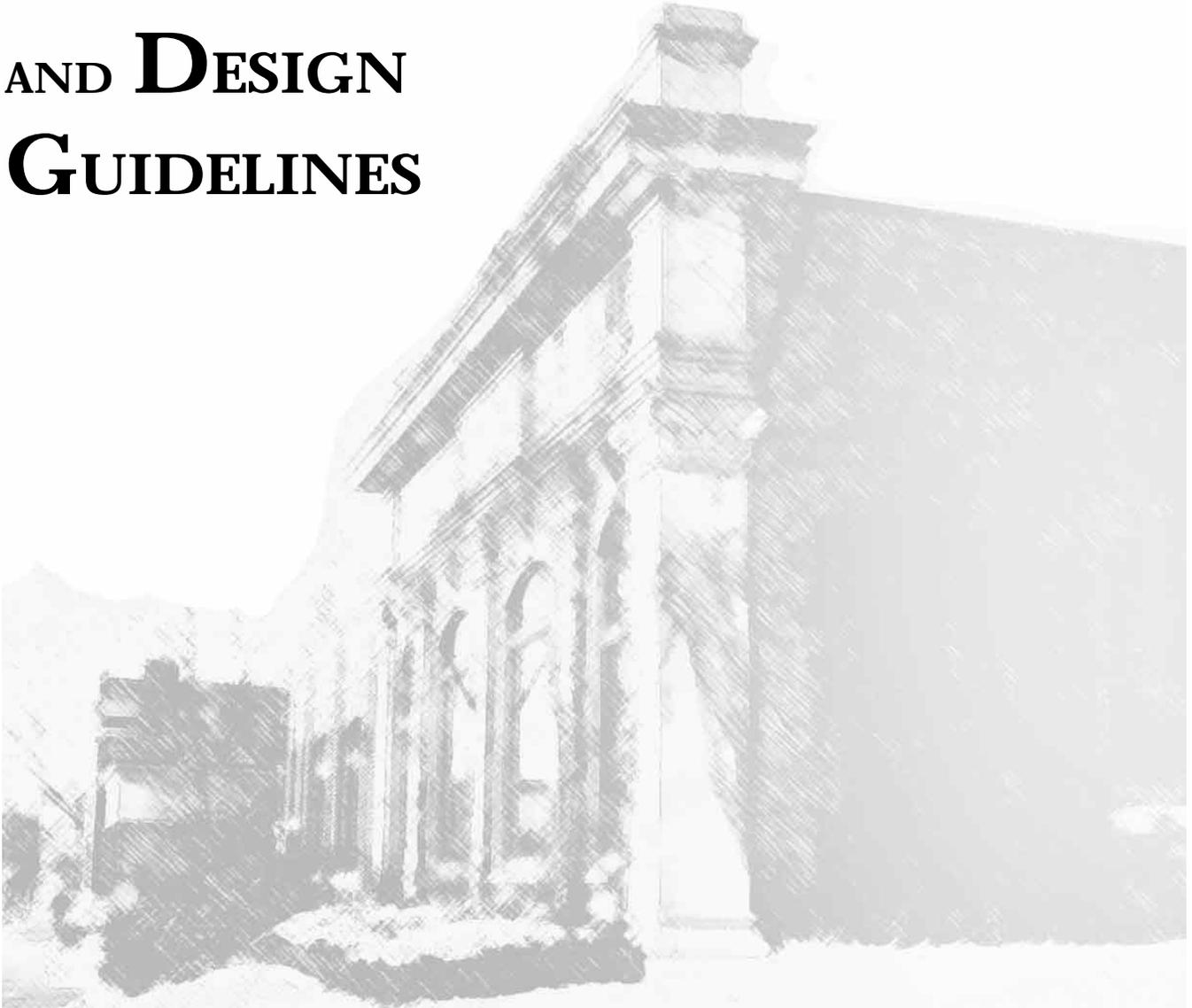


(APPENDIX B)

CITY OF CHILTON
CENTRAL BUSINESS DISTRICT
ARCHITECTURAL
AND DESIGN
GUIDELINES



DEVELOPED BY THE
CITY OF CHILTON
REDEVELOPMENT AUTHORITY

Central Business District Architectural and Design Guidelines City of Chilton

Introduction



In 2005, the City of Chilton developed this Central Business District Architectural and Design Guidelines in order to assist developers in the redevelopment of these historical community sections. Chilton has two Central Business Districts—the "Uptown" located west of the Main Street Bridge and the "Downtown," located near the industrial park. Both traditionally and physically, these central business districts have been the center of the city since the community was founded in the 1850s.

It is the goal of the City of Chilton Redevelopment Authority to promote the redevelopment of these areas for the betterment of the community. Additionally, it is a goal to create a uniform look and design that signifies a

traditional downtown/central business district setting, circa late 1800s, early 1900s. A majority of the buildings in the Chilton Central Business District already have this look. Thus it is the Redevelopment Authority's desire to have these buildings rehabilitated to maximize them to their fullest potential.

Why Revitalize

Chilton's Uptown and Downtown are the most visible indicator of community pride, along with its economic and social health. A vibrant Uptown and Downtown is an asset in the effort to recruit new residents, tourists, businesses and industries and others to Chilton and to keep the ones we already have. Finally, the central business districts are the visual representation for Chilton's heritage. The architecture is a physical expression of Chilton's history. Chilton encourages forward-thinking economic development in an historic preservation context so this community asset and legacy can be passed on to future generations.

Design Control

No building shall be erected, placed, or altered on any lot until a building construction plan has been approved in writing by the Chilton Redevelopment Authority, Plan Commission and City Council. The plan should be submitted within two months of preliminary approval.

Procedure

The applicant must submit a building plan prior to the issuance of a building permit or site construction. Application will be reviewed as follows:

- The City of Chilton Community Development Director will review all submittals to determine that the application is complete and accurate;
- Application will be reviewed by the RDA Architectural and Design Committee to assure compliance with design guidelines.
- If not compliant, the RDA Architectural and Design Committee will meet with applicant to discuss a solution in order to make the application compliant.
- If compliant, the application will be reviewed by the RDA in which a recommendation would be made to the Chilton City Council.
- The application will be reviewed by the City Council who will act on the application. Applicant will be notified within two days of the council's decision.

A decision will be made within 45 days of the application. Once an application is approved it must be adhered to. Applicant who deviates from the approved plan will relinquish their rights to the loan and will need to repay forthwith any loan monies that were spent.

Basis for Approval

Approval or disapproval of plans shall be based on conformity with the guidelines outlined in this document, including the conformity and harmony of external design with existing structures.

I. Land Use

Permitted uses include:

1. Retail business;
2. Service business;
3. Office operations;
4. Housing in the upper levels of buildings;
5. The Redevelopment Authority may consider other land uses for approval if a determination is made that the project fits the development objectives of the City.

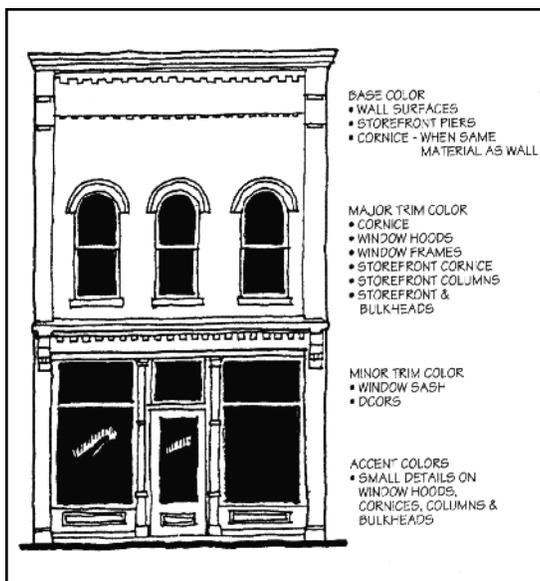
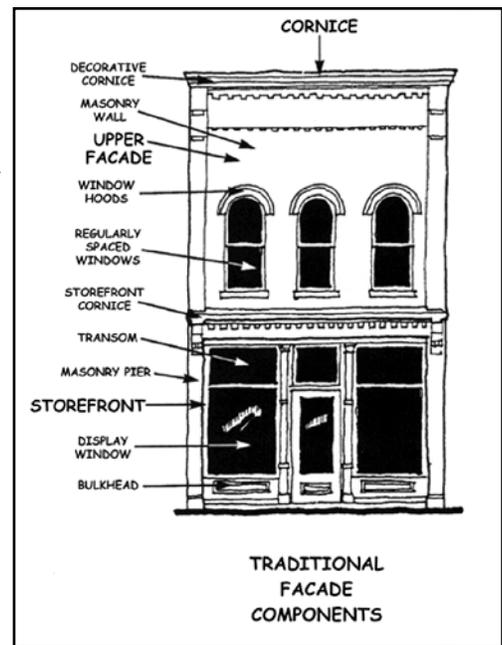
II. Traditional Central Business District Design

The traditional commercial storefront consists of three parts (see picture right): the storefront with an entrance and large window displays, the upper masonry facade with regularly spaced windows, and the decorative cornice that caps the building. These components may appear in various shapes, sizes, and styles but the result is essentially the same facade. In Chilton's central business districts, the typical building facade is a two-story masonry construction.

III. Design and Development Guidelines—Current Structures and New Development

The City of Chilton Central Business District Architectural and Design Guidelines include a framework for building standards, including the rehabilitation of current buildings, in the central business district. Buildings shall be designed by an architect, engineer or qualified builder. Facades of all buildings and structures shall be visually pleasing and architecturally and aesthetically comparable with the surrounding environment.

Design: New construction and infill developments in Chilton's Central Business Districts should incorporate the elements visible in a traditional central business district. Developers, builders and architects should complement the scale, proportion and rhythm created by historic/older buildings.



Materials and Color (see left): Building materials visible to the pedestrian should be of brick, mortar and glass. Material color should be compatible with that of adjacent buildings.

Scale: The building scale immediately adjacent to the new building will determine infill structures. Height should be the same as adjacent buildings. Width should fill the entire void between buildings. If a void is wide, the façade should be broken up into discernable bays which mimic the rhythm of facades on the streetscape.

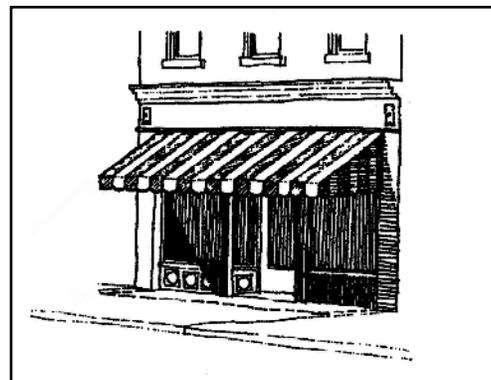
Signage: Storefronts are limited to two signs: primary and secondary. Primary sign designs should be mounted on the building (see right) and located above the storefront display window but below the sills of the second floor windows. Lettering should account for 50 percent of the signboard.



Secondary signs include hanging, window, awning or others located below the primary sign.

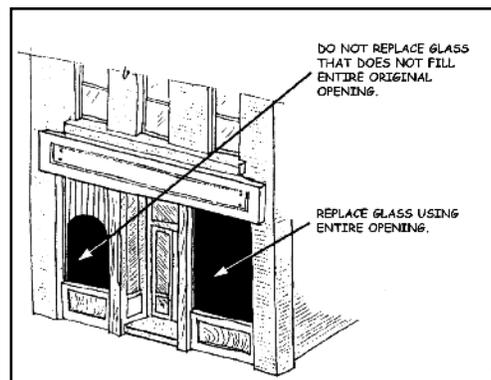
- Hanging signs should be no less than eight feet above the sidewalk. They should be made of wood. Internally lit, plastic sign panels mounted on a metal frame are not allowed.
- Window signs should not interfere with the display area.
- Primary Signs can be placed on awnings if the awning, when drawn out, covers the primary sign from view on the storefront.
- Secondary signs on awnings would be exclusive to the overhang.

Awnings (see right): Awnings, if desired, should be placed between the transom and display windows approximately seven feet above the sidewalk and project out between four and seven feet from the building. Awnings should be made of canvas. Awning color should be compatible with the building and with the color of adjacent buildings.



Lighting: Lighting should be used to illuminate signs, entranceway or products. Flashing lights, flashing signage or excessively bright lights are not appropriate.

Windows (see right): Display windows that are on the first floor of the building should consist of clear glass and cover a minimum of 60 percent of the store front. Second floor windows should be similar size and spaced proportionately and evenly.



Parking: Parking areas adjacent to the building (side or rear) shall be dust free and hard covered with all weather bituminous or concrete materials.

Restoration, Maintenance & Repair: When possible, the City of Chilton recommends property owners to restore, repair and maintain existing buildings in the Central Business District to preserve the district's history. The City requires that work is professionally done and that the work conforms to the Architectural and Building Design Guidelines set forth in this document.

IV. Funding Sources

Revolving Loan Fund

In order to encourage revitalization and rehabilitation of the city's Commercial Business Districts, the City of Chilton is offering property owners the opportunity to acquire loans for rehabilitation from the city's Central Business District Revolving Loan Fund (CBD-RLF). See the City of Chilton Community Development Director for more details.

Tax Credits

Owning historic property carries with it several benefits. One of these is the ability to participate in federal and state income tax incentive programs for rehabilitating historic properties. Currently there are programs available to owners of properties that are listed in national or state registers of historic places, or that may be eligible or listing in the national register. The rules for applying for these programs vary; furthermore, they are subject to change. If you own or plan to own property built before 1939, contact the City of Chilton Community Development Director for more details about these tax credits.