



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
July 18, 2024 – 5:30 PM

Agenda

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) should you need assistance.

- I. CALL TO ORDER – Chairperson Betsy Wester**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. OLD BUSINESS - NONE**
- V. NEW BUSINESS - ACTION ITEMS**
 - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for Restaurant – 118 South Main Street; Parcel No. 13241D C008; Renovation of existing building for new business.
 - 2. Citywide Architectural Guidelines – Further comment on proposed document to replace Article VII – Architectural Style and Scale.
 - 3. Citywide Color Palette Guidelines - Further comment on proposed document.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
July 18, 2024

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Restaurant – 118 South Main Street; Parcel No. 13241D C008; Renovation of existing building for new business.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-102; Historic District (H-1)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Approval of exterior design, with additional conditions;** The new owner of 118 South Main Street has proposed a restaurant for the building. The plans are about to be permitted. The building has hosted office suites in the past and is zoned H-1 (Historic District). The renovated interior features a restaurant and bar in an open floor plan (see enclosed plans). The owner has also proposed several changes to the front exterior facing Main Street and the rear exterior facing Broad Street (see enclosed elevations).

Proposed changes to front exterior

- Existing stucco remains and basically the same color.
- Existing door / window location remains the same.
- Replacement of all front windows with UV windows.
- Existing architectural features above awning appear to be slated for removal.
- They have expressed a desire to remove the awing if possible. If not, new shingles will be added.

Proposed changes to rear exterior (a lot less “historic” than the front)

- Removal of damaged wood siding and vinyl siding.
- Seems to have stucco of same color as front for primary building material.
- Building is single-story but exposes basement at back, giving the illusion of two stories in rear. New stairs with railing will grant rear access to first floor above basement level.
- New open deck for outdoor seating at top of new stairs.
- Grease trap under deck.
- New doors with windows for rear access to first floor.

Sec. 86-102. – H-1 Historic District regulations.

(a) Purpose of district. The purpose of the H-1 historic district is to provide for **retail and residential uses** that benefit from close proximity to each other and that will **generate pedestrian activity in the city's traditional downtown core**. Development and redevelopment in this district are intended to **preserve and enhance the historic character of the area** while promoting the goals of the Livable Centers Initiative Study.

(h) Permitted uses. The following general use classifications are permitted; refer to section 86-204, Table of uses allowed by zoning district, for actual permitted uses:

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

July, 18, 2024

Signature

City Clerk's Office

(1) Retail uses;

(2) Commercial services;

(3) Arts, entertainment and recreation uses;

(4) Office uses;

(5) Residential uses.

Uses similar to the above listed permitted uses, as determined by the city manager, may be permitted unless listed elsewhere as a prohibited use.

(j) Development standards.

(1) Minimum lot area: None *No changes to the property lines.*

(2) Minimum lot width: 20 feet *No changes to the property lines.*

(3) Setbacks:

Front: Minimum and maximum setbacks shall be zero. *No addition to the front facade.*

Side: Minimum and maximum setbacks shall be zero, except on corner lots, whereby the setback shall be no less than 20 feet to accommodate pedestrian amenities. Such amenities are required on corner lots and include decorative planters, benches, landscaping, patios, knee walls, or other architectural features that are compatible with the historic and pedestrian character of the district. The proposed number, type, and arrangement of amenities shall be reviewed and approved by the director of downtown development. *No addition to the side of building.*

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. *There will be new decking at the back. However, the rear does not abut a residential district.*

(4) Maximum height: Three stories or 35 feet. *Existing building.*

(5) Minimum height: Two stories. *Existing building.*

(6) Minimum floor area: None for non-office uses; minimum floor area for office uses shall be 1,000 square feet. *n/a*

(7) Maximum floor area: 3,500 square feet. *Existing building.*

(k) Existing uses. Any use or structure existing at the time of adoption of this ordinance that would no longer be permitted or be in compliance with the current regulations shall be allowed to continue operation as is but shall be classified as a non-conforming use and subject to all applicable requirements of article X of this chapter. *n/a*

(l) Design standards. In order to preserve the physical character of existing historic structures in the H-1 historic district, every effort shall be made to *adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment.*

(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.

a. Storefront design.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered. *On the front, the window and door configuration will stay the same, but the windows and door will be replaced. Staff does not*

believe that this will adversely impact the building or Historic District aesthetic. The benefit will outweigh any potential negatives. On the rear of the building, the enhancements will result in a new door and window configuration, but, visually, can only be seen from Broad Street, which is itself going through an extensive reconfiguration. Doors at the back also allow for more interaction with restaurant customers and the Broad Street plaza. However, the new windows and doors at the front have apparently removed the muntins out there now.

2. The addition of architectural details where none existed before is discouraged. *No new architectural details on front.* Some existing architectural flourishes in the front above the awning.

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited. *The replacement windows are the same size as existing.*

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited. *Will not happen.*

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design. *No windows present on the sides. New rear windows where none were before.*

6. Storm windows must match the color of the window frame and obscure the window as little as possible. *n/a*

7. Infilling or painting windows is prohibited. *Will not happen.*

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent. UV windows.

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed. *Pitch and shape will remain the same.*

2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials. *Will comply. Roof needs repair.*

3. Ornamental roof features shall be retained. There are ornamental features present on the parapet, which are not on the proposed drawings.

c. Building materials.

1. Historic building materials shall be maintained.

2. Unpainted brick facades shall remain unpainted. *No brick. Stucco is main exterior material*

3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick. *The wood in the rear area is rotting.*

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details. *Front awning already exists. None planned for rear.*

2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited. *Pre-existing shingle awning.*

3. The use of a continuous awning across two buildings to join them as one business is prohibited. *n/a*

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on

appropriate color palettes will be available for review at the office of downtown development at city hall. *The main off-white, does not conflict with adjacent buildings in the Historic District.*

2. The use of neon colors is prohibited. *None used.*

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district. *None shown.*

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed. *n/a*

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls. *n/a*

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof. *Will comply.*

2. Utility meters and security lighting shall be placed unobtrusively. *Will comply.*

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above. *Will comply.*

i. Parking.

1. Off-street parking areas, not located in a parking deck, shall be placed to the rear of buildings and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot high landscape buffer of trees and shrubbery or a minimum four-foot high continuous hedge. *Existing parking spaces for this and adjacent buildings has always been in the front. There will not be room for parking in the rear with the Broad Street renovation.*

2. New surface parking, not located in a parking deck, is encouraged to use concrete or stone pavers; asphalt is also permitted in the district. *No new parking proposed.*

(2) Additions. Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area. *The only addition will be a new deck at rear of the building.*

a. Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district. *Will comply.*

b. The form, orientation, and symmetry of the original structure shall be maintained. *Will comply.*

c. Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used.

In summary, the renovation to the building, both interior and exterior, even though it will involve some reconfiguration of the rear exterior, will be an enhancement, and not a detriment, to the building and adjacent structures in the Downtown District. The restaurant / bar will interact nicely with the Broad Street development. However, there are some design details that need to be addressed:

- 1. The holes in the stucco at the front (from wall plaques) need to be filled in and painted over.**
- 2. The replacement windows and doors in the front need to match the style of the existing ones (muntins).**
- 3. The architectural flourishes above the front awning need to be retained.**
- 4. The front awning needs to be retained, and needs to be refurbished with new, black shingles.**
- 5. It would be good if the rear stairs and railings match the style of the nearby Fig Tree Café.**

6. Wood and vinyl siding at the rear needs to be completely removed, and the new rear exterior material and color needs to match the front.

7.3.24 Design Review meeting: Clarifications from applicant – rear replacement material would be Hardiplank; they would like to replace the front awning with another, metal awning, similar to Fig Tree; rails on back deck would match Fig Tree.

Design Review recommendation, 7.3.24: Approval as presented, with added conditions that existing awning could be replaced by metal awning matching Fig Tree Café, provide gooseneck lighting matching Fig Tree Café, show lattice at back deck concealing grease trap, and provide examples of signage.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Developer

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Existing Conditions
- Proposed Renovations
- Proposed Elevations
- Meeting Notice Letter

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval, with Conditions

Google Maps 124 S Main St

Jonesboro, Georgia

Google Street View

Apr 2023 [See more dates](#)



Image capture: Apr 2023 © 2024 Google

Mill St

First Baptist Jonesboro



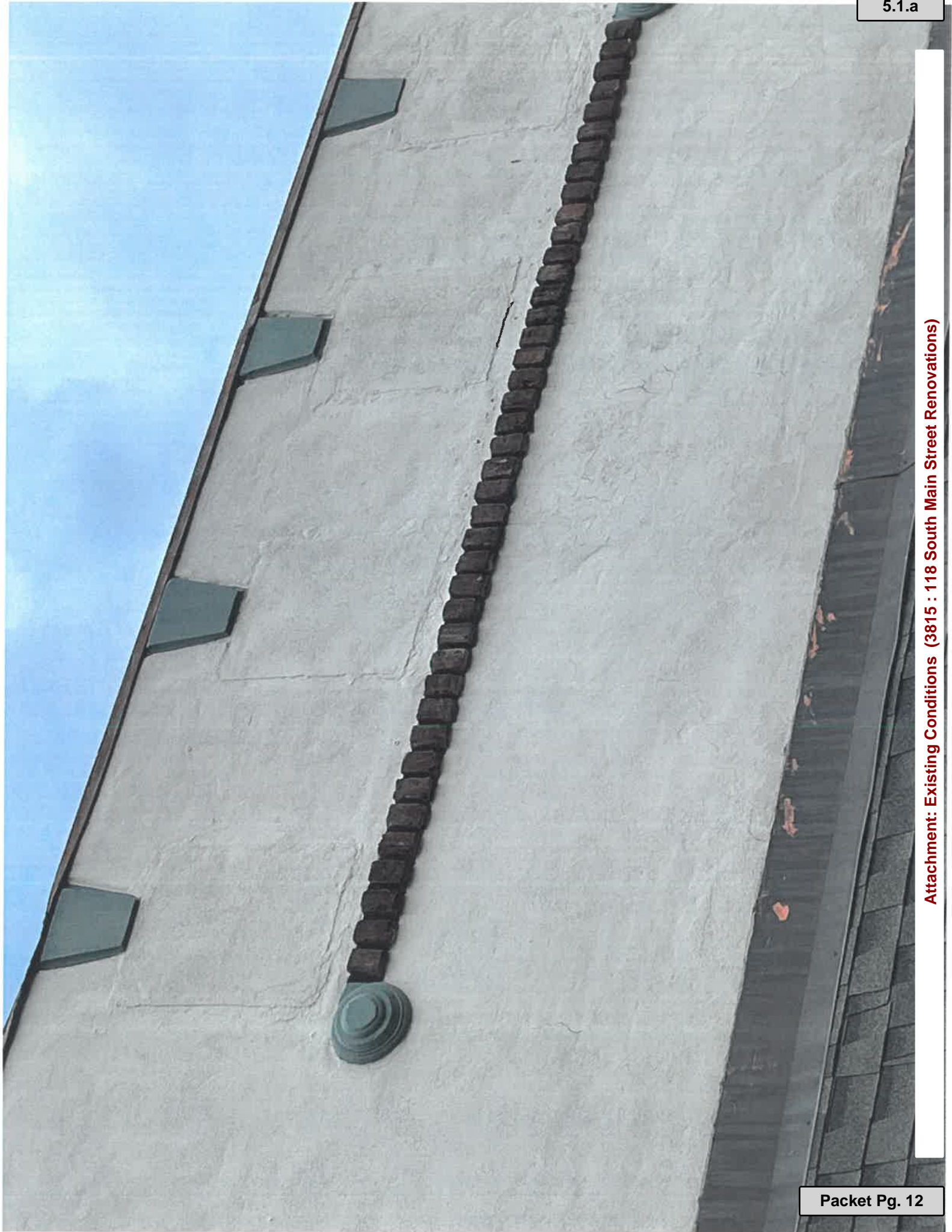


Attachment: Existing Conditions (3815 : 118 South Main Street Renovations)





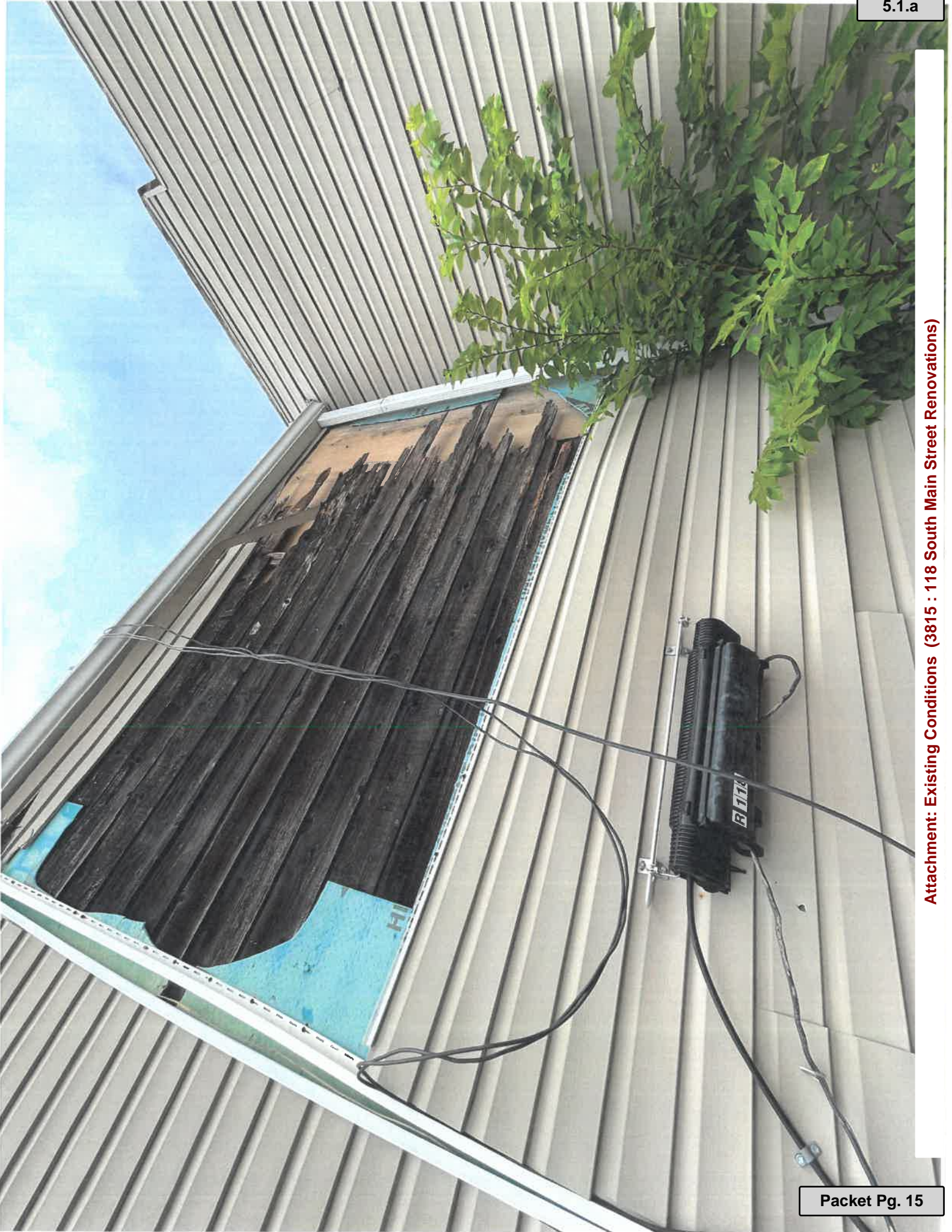
Attachment: Existing Conditions (3815 : 118 South Main Street Renovations)







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Attachment: Existing Conditions (3815 : 118 South Main Street Renovations)

Attachment: Proposed Renovations (3815 : 118 South Main Street Renovations)

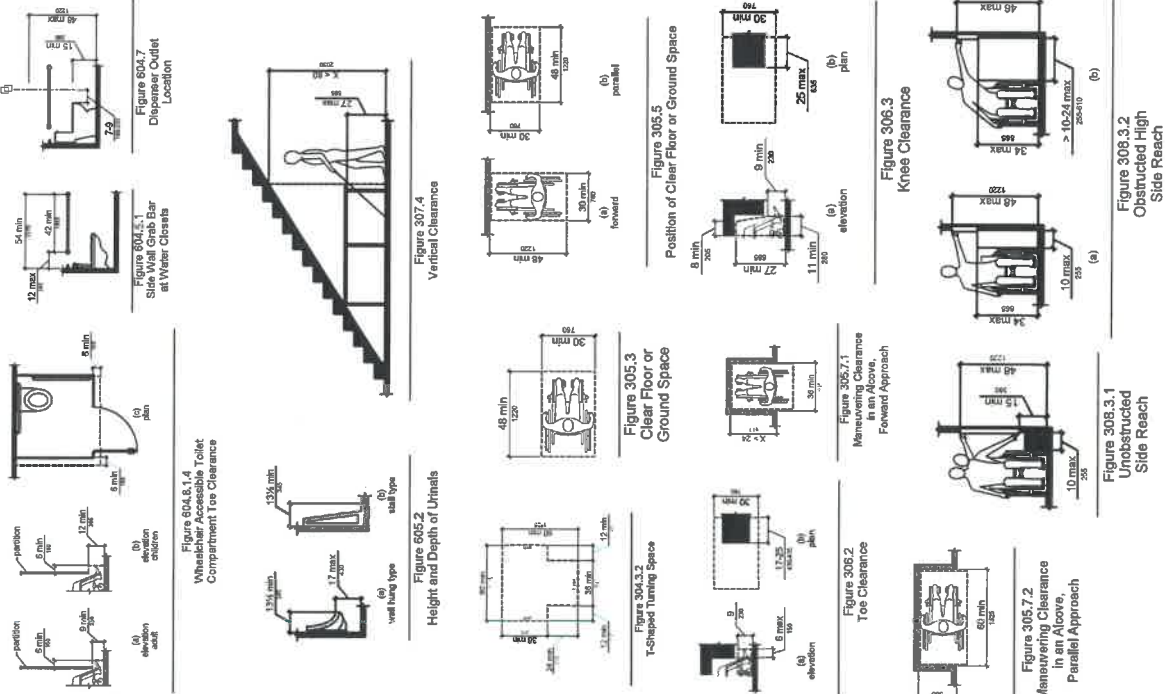
ABBREVIATIONS

[illegible]

GENERAL NOTES

[illegible]

TYPICAL ADA DETAILS



THE VAULT ON MAIN
118 S Main St, Jonesboro, GA 30236

**GENERAL NOTES, SYMBOL LEGEND & ADA
DETAILS**

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ARCHITECTURAL GROUP

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800 Battery Ave.
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SHEET NO.

A002

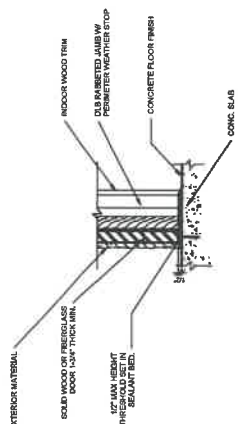
SYMBOL LEGEND

[illegible][illegible]

4d4d4d 4d 4d

2012 EDITION NFPA 101
2010 ADA STANDARDS

Figure 505.6
Horizontal
Projections Below
Handrail
Clearance
Gripping Surface

 $1/4" = 1'-0"$ 

1 1/2" = 1'-0"



LAVATORY CLEARANCE:

[illegible]

SHEET NO. A003

THE VAULT ON MAIN
118 S Main St, Jonesboro, GA 30236

3D DRAWINGS & DIAGRAMS

**BALDWIN**
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SHEET NO.
A004



2 BAR ENTRY AREA



4 KITCHEN PERSPECTIVE



1 MAIN DINING AREA



3 ICE CREAM AREA

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THE VAULT ON MAIN

118 S Main St, Jonesboro, GA 30236

3D OVERVIEW

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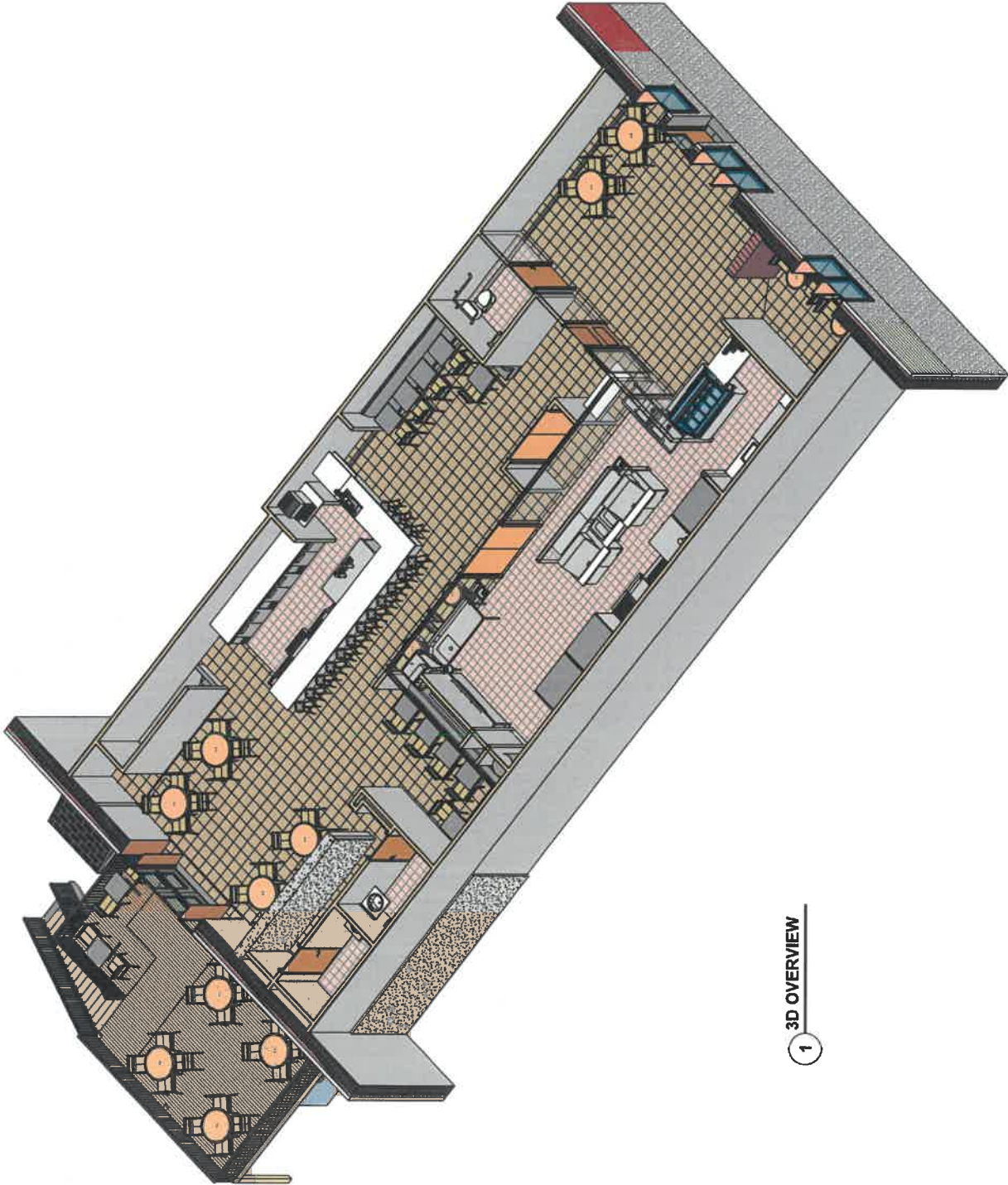


REVISIONS	
No.	Description

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DRAWN Author
CHECKED Checker

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SHEET NO.
A005



1 3D OVERVIEW

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THE VAULT ON MAIN
118 S Main St, Jonesboro, GA 30236
PROPOSED FLOOR PLAN & FINISH FLOOR PLAN

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(404) 406-9041

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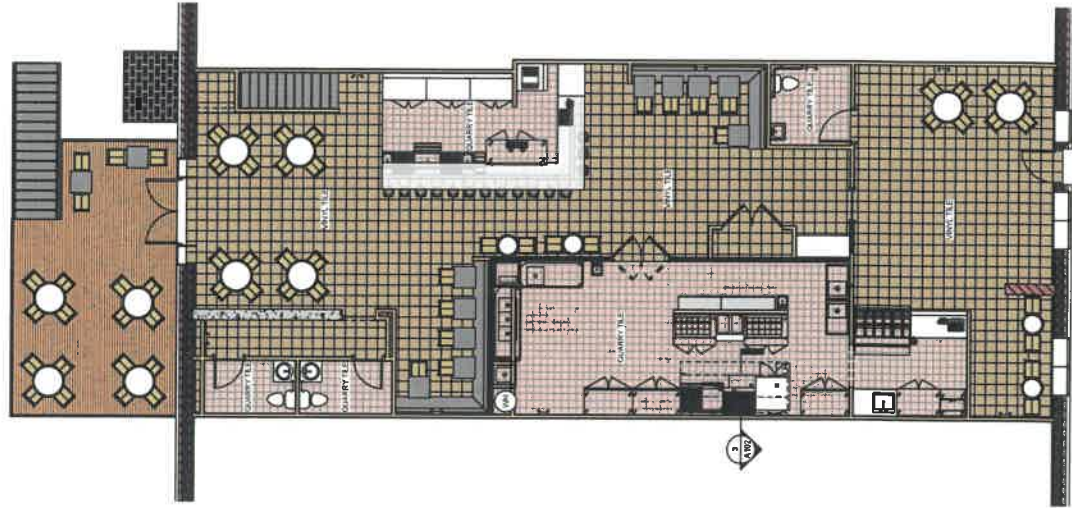
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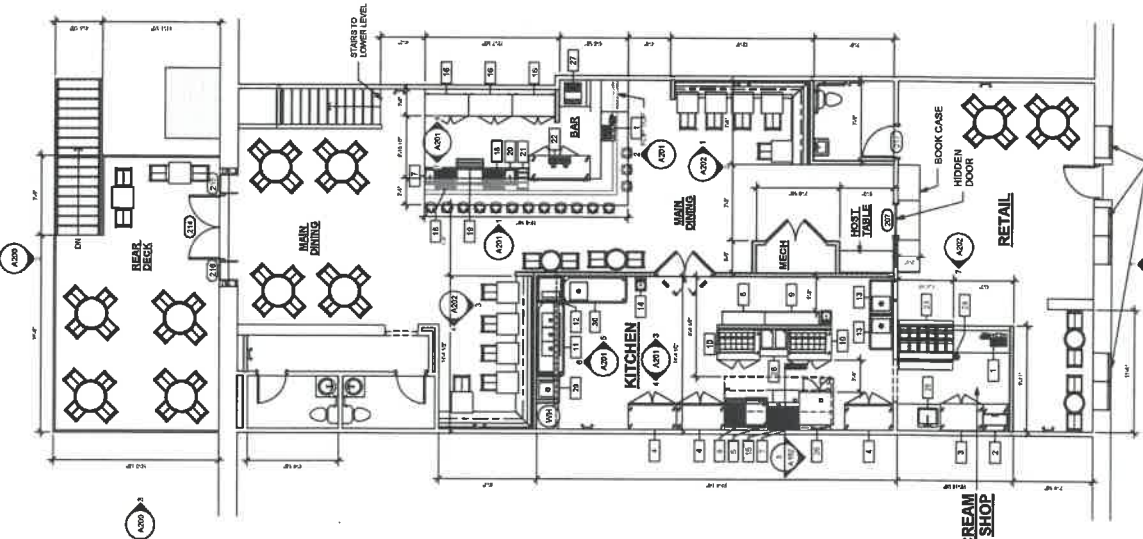
A101



2 FINISH FLOOR PLAN
3/16" = 1'-0"

EQUIPMENT SCHEDULE	
Type	Description
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
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21	21
22	22
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24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32

FINISH SCHEDULE	
ROOM	FINISH
ICE CREAM DINING	ICE CREAM SHOP
ICE CREAM SHOP	KITCHEN
KITCHEN	MAIN BAR
MAIN BAR	MAIN DINING



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

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Attachment: Proposed Renovations (3815 : 118 South Main Street Renovations)

THE VAULT ON MAIN

118 S Main St, Jonesboro, GA 30236

SECTIONS & LIFE SAFETY PLAN

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Seal of the State of Georgia

Professional Engineer

License No. 10000

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A102

OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY	HEATED AREA	LOAD FACTOR	OCCUPANT LOAD
BAR SEATING	ASSEMBLY	53 SF	SEAT COUNT	15
BAR SEATING	ASSEMBLY	53 SF	16 PER PERSON	0
ICE CREAM SEATING	ASSEMBLY	53 SF	16 PER PERSON	0
ICE CREAM SEATING	ASSEMBLY	53 SF	16 PER PERSON	0
KITCHEN	ASSEMBLY	100 SF	100 SF	1
KITCHEN	ASSEMBLY	462 SF	100 SF	5
MAIN BAR	ASSEMBLY	166 SF	100 SF	2
MAIN DINING	ASSEMBLY	469 SF	15 SF	7
MAIN DINING BENCH SEATING	ASSEMBLY	35 SF	15 SF	27
RESTROOM	ASSEMBLY	15 SF	15 SF	1
STAFF LOCKER	ASSEMBLY	1744 SF	300 SF	15
TOTAL				70

EGRESS WIDTH NOTES

Required Width ICE CREAM RESTURANT 75 Persons X .27/Person = 12' Zc: Provided 12' Total Required

Exit Travel Distance Allowed ±200

NFPA Life Safety Code

7.1.16.1 General

Means of egress shall be continuously maintained free of all obstructions of impediments to full instant use in the case of fire or other emergency.

7.2.1 Door Openings

Door openings in means of egress shall not be less than 32 in. (810mm) in clear width.

PLUMBING REQUIREMENTS

EXCLUDED PER IRC CODE 2018

MAIN OCC. TYPE: A-3

TOILETS: 1 PER 75 FOR MEN; 1 PER 75 FOR WOMEN

LAVATORIES: 1 PER 200

DRINKING FOUNTAINS: 1 PER 500

TOTAL OCCUPANTS: 70

TOILETS REQUIRED: 1 MEN/1 WOMEN

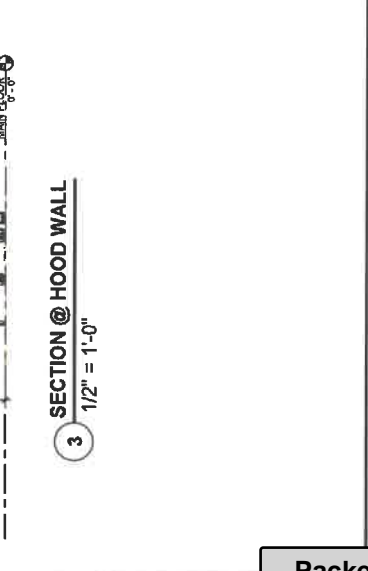
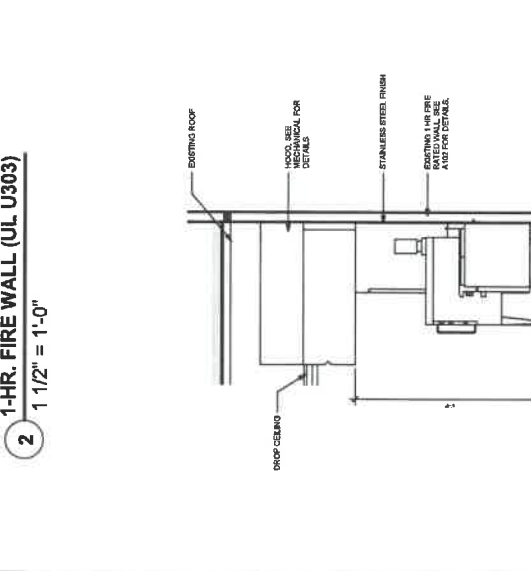
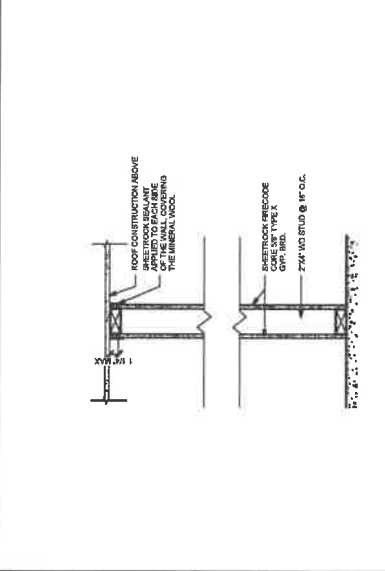
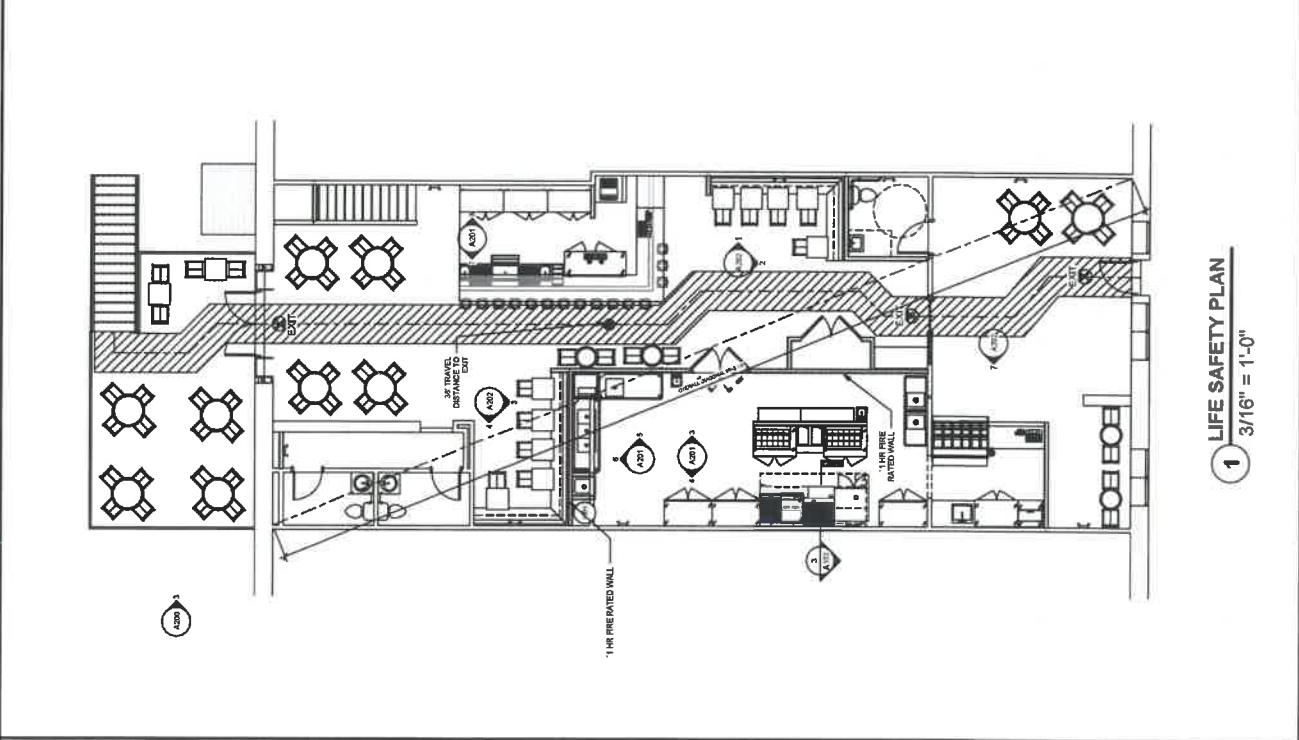
LAVATORIES REQUIRED: 1

DRINKING FOUNTAINS REQUIRED: 1

TOILETS PROVIDED: 1 MEN/1 WOMEN 1 UNISEX

LAVATORIES PROVIDED: 3

DRINKING FOUNTAINS PROVIDED: 1



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THE VAULT ON MAIN

118 S Main St, Jonesboro, GA 30236

REFLECTIVE CEILING PLAN

BALDWIN

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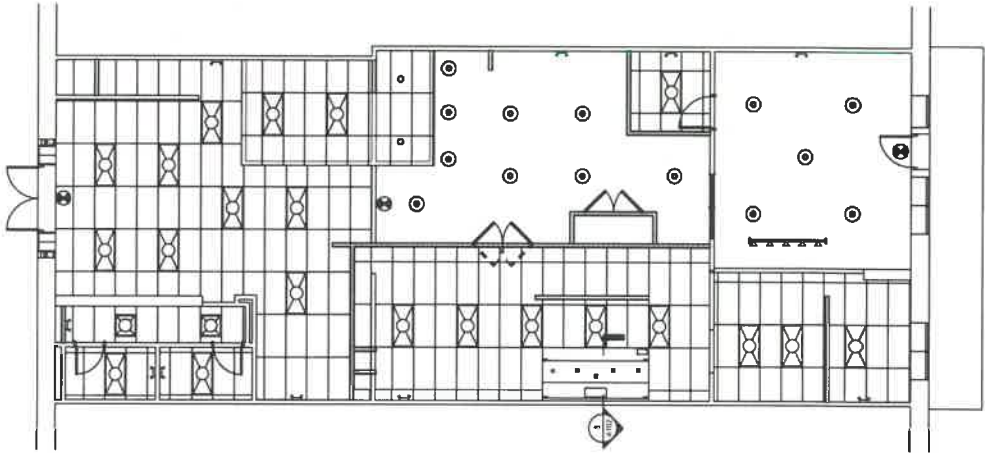
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SHEET NO.

A103

CEILING PLAN LEGEND	
	EXIT SIGN WITH LIGHTS
	2'x4' TROFFER LIGHT
	2'x2' TROFFER LIGHT
	PENDANT LIGHT
	EMERGENCY LIGHT
	TRACK LIGHTING



1 REFLECTIVE CEILING PLAN
3/16" = 1'-0"

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THE VAULT ON MAIN

118 S Main St, Jonesboro, GA 30236

INTERIOR ELEVATIONS

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SHEET NO.

A201

3 KITCHEN A
3/8" = 1'-0"

4 KITCHEN B
3/8" = 1'-0"

5 KITCHEN C
3/8" = 1'-0"

6 KITCHEN D
3/8" = 1'-0"

7 BACK BAR A
3/8" = 1'-0"

8 BACK BAR B
3/8" = 1'-0"

1 BAR ELEVATION A
3/8" = 1'-0"

2 BAR ELEVATION B
3/8" = 1'-0"

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THE VAULT ON MAIN
118 S Main St, Jonesboro, GA 30236
INTERIOR ELEVATIONS & 3D VIEWS

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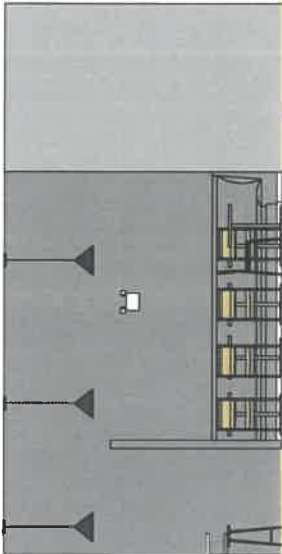


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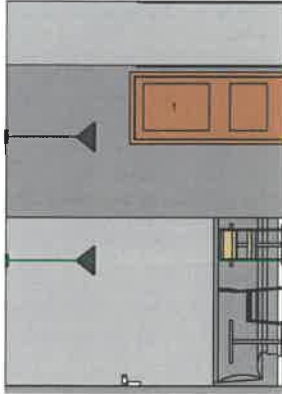
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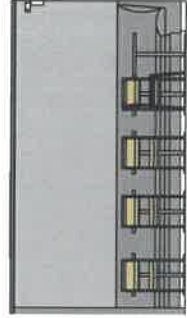
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A202



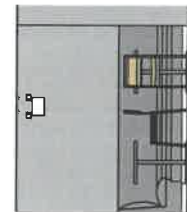
1 MAIN BOOTH SEATING A
3/8" = 1'-0"



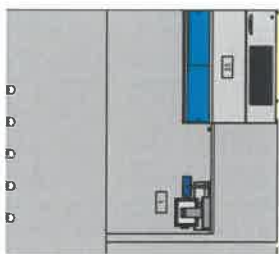
2 MAIN BOOTH SEATING B
3/8" = 1'-0"



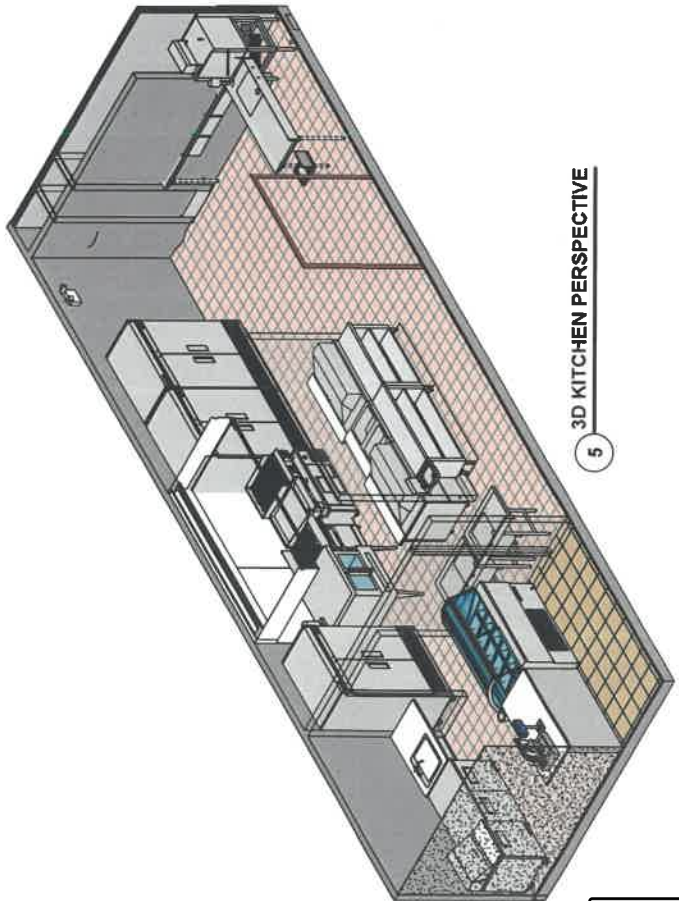
3 MAIN BOOTH SEATING C
3/8" = 1'-0"



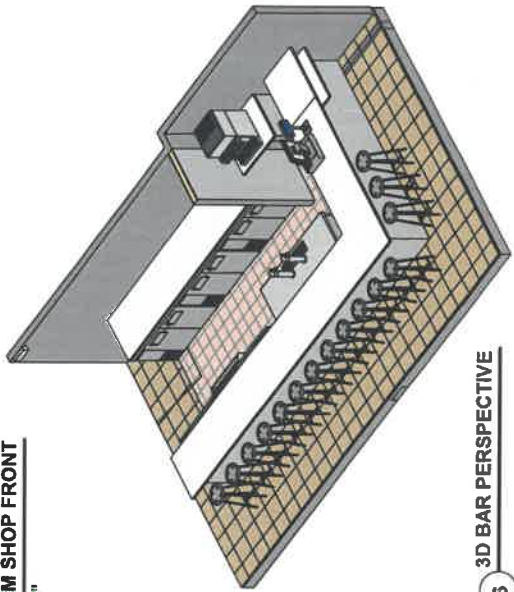
4 MAIN BOOTH SEATING D
3/8" = 1'-0"



7 ICE CREAM SHOP FRONT
3/8" = 1'-0"



5 3D KITCHEN PERSPECTIVE



6 3D BAR PERSPECTIVE

RELEASED FOR CONSTRUCTION

THE VAULT ON MAIN
118 S Main St, Jonesboro, GA 30236
EXTERIOR ELEVATIONS

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M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 405-9041

Professional Seal
The drawing is
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M.C. Baldwin, Arch.
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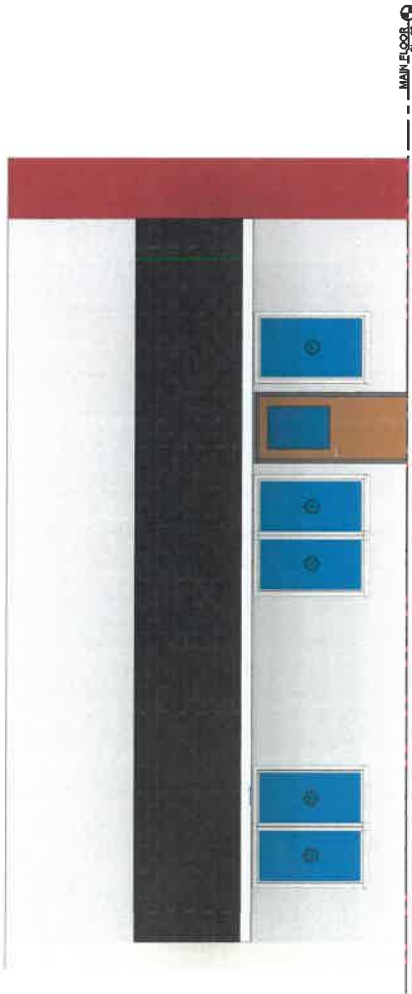
Revision Schedule	
No.	Date

DATE: 2/18/2024
DRAWN: Author
CHECKED: Checker

JOB NO.
20240216

SHEET NO.
A200

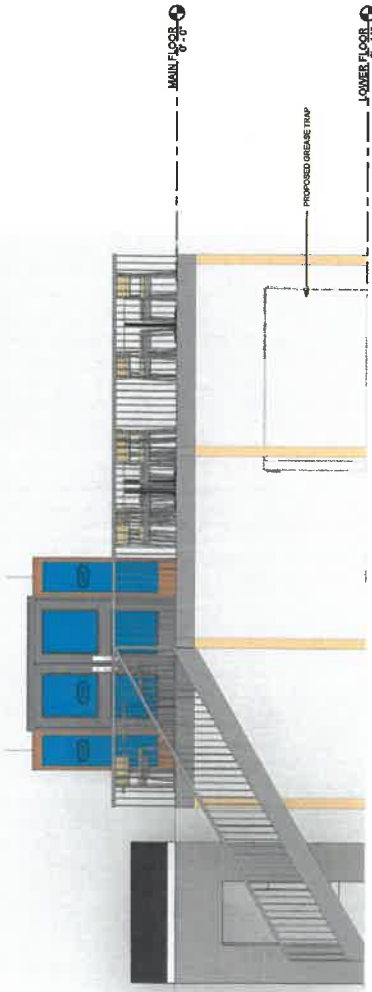
RELEASED FOR CONSTRUCTION



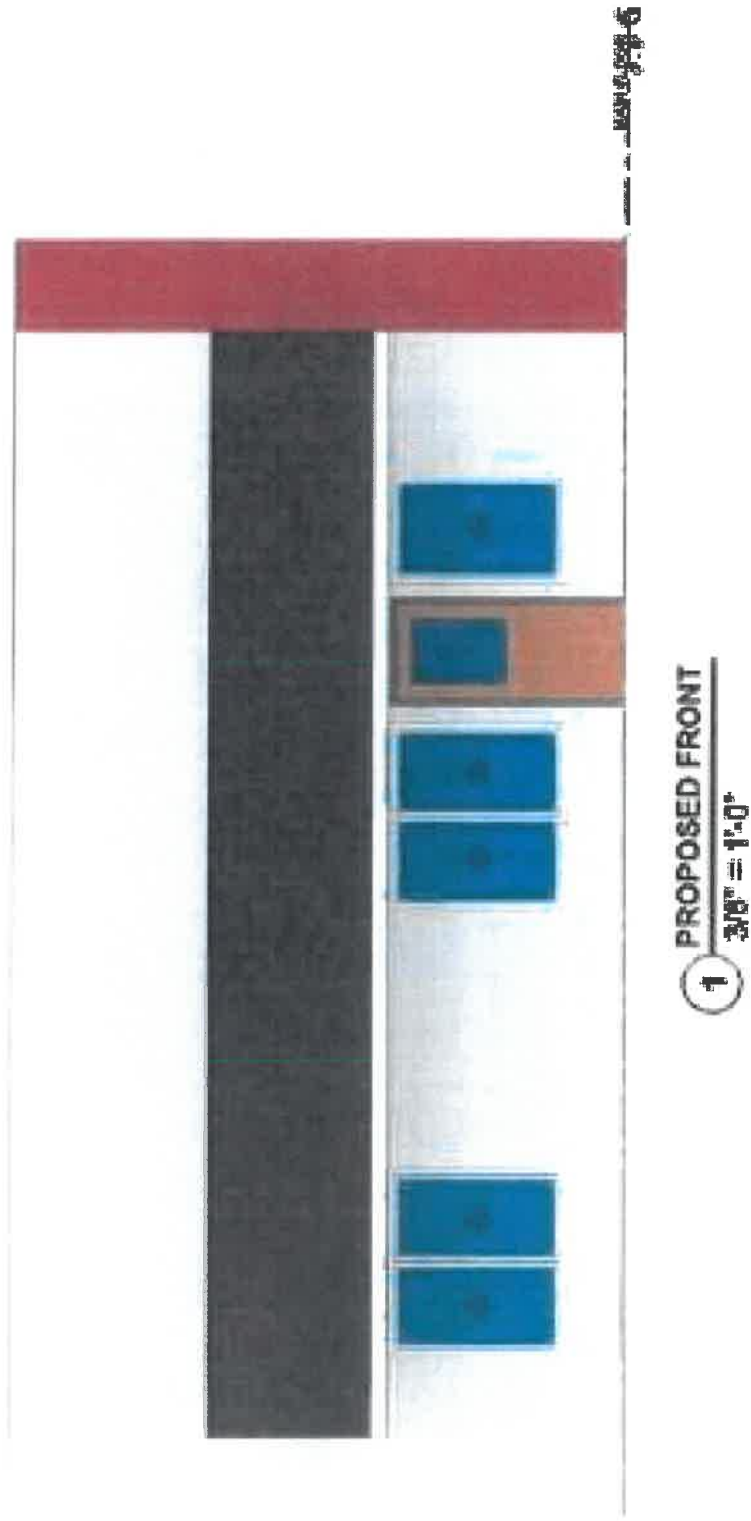
1 PROPOSED FRONT
3/8" = 1'-0"

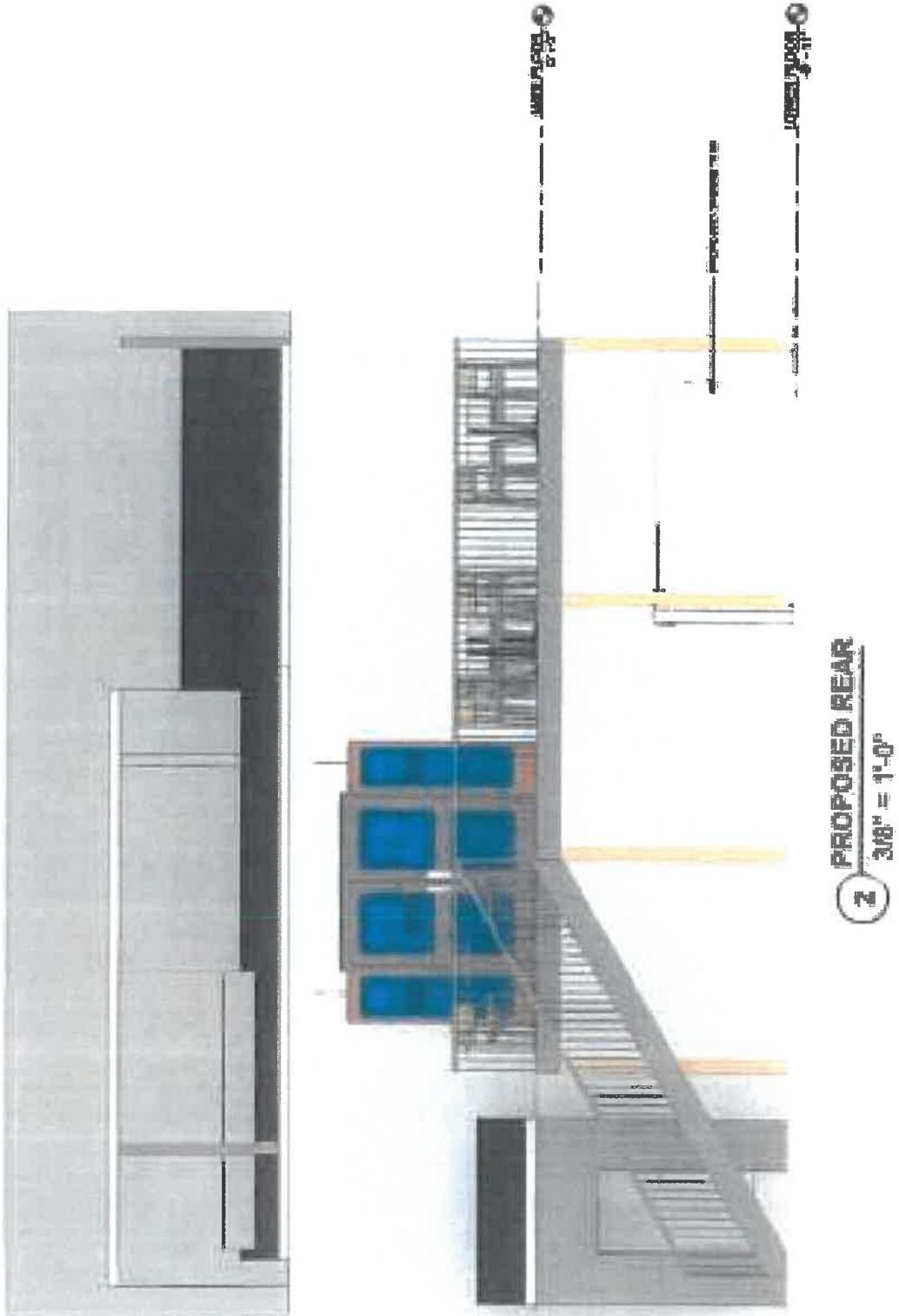


3 LEFT-SIDE REAR ELEVATION
3/8" = 1'-0"



2 PROPOSED REAR
3/8" = 1'-0"







MEMORANDUM

To: Cedrick Gervin Isler / Elliott Hennington
118 South Main Street
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: July 9, 2024

Re: Notification of Request for Historic Preservation Commission – Renovation; 118 South Main Street, Parcel No. 13241D C008

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for a review of a building renovation located at 118 South Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Thursday, July 18, 2024 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Meeting Notice Letter (3815 : 118 South Main Street Renovations)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
July 18, 2024

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Citywide Architectural Guidelines – Further comment on proposed document to replace Article VII – Architectural Style and Scale.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Article VII – Architectural Style and Scale

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business
Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval; The code section Article VII – Architectural Style and Scale has long been outdated and does not address the complexity of development within the City of Jonesboro. Enclosed are new citywide architectural guidelines.

Background and Purpose

In recent years, the City of Jonesboro has undergone significant residential and commercial growth, and its leaders have prioritized fostering a high quality of life for City residents. The purpose of these guidelines is to continue to promote this high quality of life, by implementing harmonious architectural standards for both future construction of new buildings and significant renovations of existing buildings throughout the City limits of Jonesboro. The standards also seek to protect and enhance residential property values, preserve historic district structures, promote desirable living and working environments and functional and attractive commercial and industrial districts, as per the stated purposes of the City of Jonesboro Zoning Ordinance., Chapter 86. These standards also establish a hierarchy for buildings within historically designated areas in the City and criteria for preservation and possible renovations and / or enhancement to these buildings.

Applicability

Unless otherwise stated, the minimum standards established herein apply to exteriors of all new construction and major renovations within the current geographical boundaries of the City of Jonesboro, Georgia. These standards work in conjunction with the architectural standards already established within the special Districts and Overlays throughout the City and do not conflict with those Districts' and Overlays' minimum standards. The minimum standards herein shall serve as quantifiable criteria for construction projects under review by the Jonesboro Design Review Commission and Historic Preservation Commission, as per their established scope. For exterior color standards, refer to the document "City of Jonesboro Approved Exterior Color Palettes." For sign design standards, refer to the Sign Ordinance, Chapter 86, Article XVI of the City of Jonesboro Zoning Ordinance. These are minimum standards; developers' agreements and / or zoning conditions may require additional standards.

The new guidelines also provide much needed new definitions, clarification on acceptable types of building materials, and quantifiable criteria for whether or not changes or removal of existing historic buildings are allowed, depending on the situation.

This would be a standalone document, referenced in the city code.

Design Review Commission recommendation, 10.4.23: Initial reactions are good. Needs further review and suggestions via email over the next month.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

July, 18, 2024

Signature

City Clerk's Office

Update for July 2024:

A page has been added to give clarity to the painting of brick in historic areas and the process of lime washing.

Design Review Commission initial comments, 7.3.24: Woulds tiny homes be allowed in certain sections of the city? Metal container buildings – some look really good, some look bad. Make a distinction between totally exposed metal buildings vs. buildings where the metal is only partially exposed.

More comments to follow in July-August.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

n/a

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

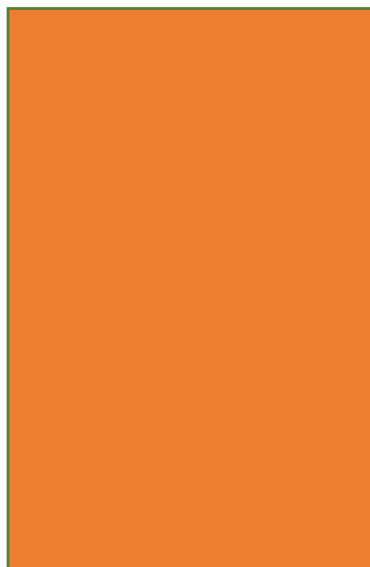
- Architectural Design Standards REV 2024

Staff Recommendation *(Type Name, Title, Agency and Phone)***Approval**



ARCHITECTURAL DESIGN STANDARDS

CITY OF JONESBORO, GEORGIA





ARCHITECTURAL DESIGN STANDARDS

Adopted xxxxxxxxxxxx

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ARCHITECTURAL DESIGN STANDARDS

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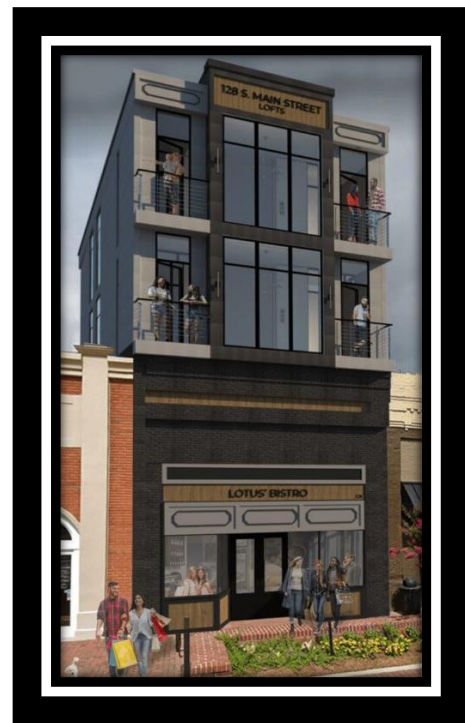
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ARCHITECTURAL DESIGN STANDARDS

Background and Purpose

In recent years, the City of Jonesboro has undergone significant residential and commercial growth, and its leaders have prioritized fostering a high quality of life for City residents. The purpose of these guidelines is to continue to promote this high quality of life, by implementing harmonious architectural standards for both future construction of new buildings and significant renovations of existing buildings throughout the City limits of Jonesboro. The standards also seek to protect and enhance residential property values, preserve historic district structures, promote desirable living and working environments and functional and attractive commercial and industrial districts, as per the stated purposes of the City of Jonesboro Zoning Ordinance., Chapter 86. These standards also establish a hierarchy for buildings within historically designated areas in the City and criteria for preservation and possible renovations and / or enhancement to these buildings.





City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Applicability

Unless otherwise stated, the minimum standards established herein apply to exteriors of all new construction and major renovations within the current geographical boundaries of the City of Jonesboro, Georgia. These standards work in conjunction with the architectural standards already established within the special Districts and Overlays throughout the City and do not conflict with those Districts' and Overlays' minimum standards. The minimum standards herein shall serve as quantifiable criteria for construction projects under review by the Jonesboro Design Review Commission and Historic Preservation Commission, as per their established scope. For exterior color standards, refer to the document "City of Jonesboro Approved Exterior Color Palettes." For sign design standards, refer to the Sign Ordinance, Chapter 86, Article XVI of the City of Jonesboro Zoning Ordinance. These are minimum standards; developers' agreements and / or zoning conditions may require additional standards.





City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Definitions

For the purposes of these standards, the following definitions shall apply:

Commercial Center. A building with two or more connected business suites sharing common walls and parking.

Cottage House. A principal dwelling, with a permanent foundation, larger than a tiny house but smaller than the minimum required heated floor area of a principal dwelling in each zoning district.

Historic Residential Overlay. A district encompassing properties adjacent to the Jonesboro Historic District whose purpose is to protect and enhance the character of the City's historic neighborhoods by establishing architectural standards for regulation of exterior rehabilitation and new construction within the overlay, thereby serving as a visual buffer between the Historic District and non-historic areas.

Industrial Park. A tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, including warehousing and distribution, with special attention to circulation, parking, utility needs, aesthetics and compatibility.

Jonesboro Historic district. A district comprising multiple buildings and properties, established in 1972, and geographically bound by the limits of H-1 and H-2 zoning, per the current City of Jonesboro Official Zoning Map.

Office Park. Two or more detached commercial buildings on the same lot or property with shared parking.

Tiny House. A principal dwelling, with a permanent foundation, with 400 heated square feet or less.

Type 'A' Historic Building. A specific building or structure within the Historic District or Historic Residential Overlay of the City of Jonesboro whose architectural components have not been altered significantly since 1972 and also meets at least one of the following criteria:

- a) Is listed on the National Register of Historic Places;
- b) Is denoted by a historic marker;
- c) Has been recognized by the City as historically and / or culturally significant;

Type 'B' Historic Building. A specific building or structure within the Historic District or Historic Residential Overlay of the City of Jonesboro whose architectural components may or may not have been altered significantly at least once since 1972 but is still recognized by the City as historically and / or culturally significant.

Type 'C' Historic Building. A specific building or structure within the Historic District or Historic Residential Overlay of the City of Jonesboro that is not recognized by the City as historically and / or culturally significant and whose architectural components may or may not have been altered significantly at least once since 1972.

Type 'D' Historic Building. A specific building or structure outside of the Historic District or Historic Residential Overlay of the City of Jonesboro that has been officially recognized by the City as historically and / or culturally significant and whose architectural components may or may not have been altered significantly at least once.



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Citywide Architectural Restrictions

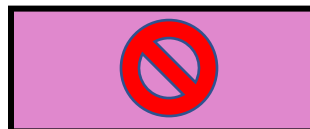
Color

Per the "City of Jonesboro Approved Exterior Color Palettes," neon colors, as defined therein, are prohibited for use as primary building feature colors for new construction throughout the City. (Except for nationally and regionally recognized businesses.)

Yellow



Pink



Purple



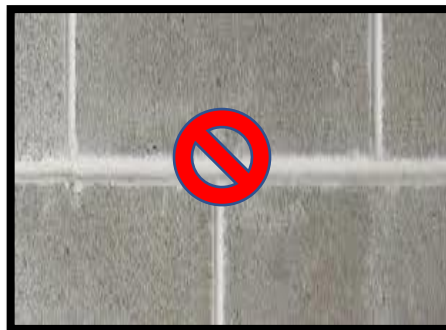
Materials and Other Considerations

The following building materials are prohibited for use as primary exterior materials for new construction throughout the City.

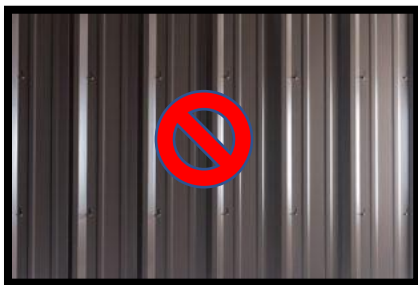
Vinyl Siding



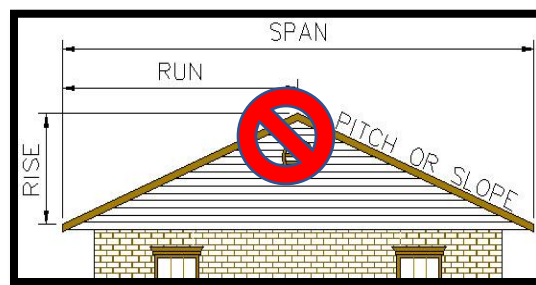
Smooth-faced Concrete Masonry Unit



Corrugated Metal Siding (for Walls)



Roof Pitches Flatter than 4:12



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Citywide Architectural Restrictions

Building Types

The following building types are prohibited for use as principal buildings throughout the City.

Mobile / Manufactured / Modular Buildings



Triplex / Quadruplex not part of Apartment Communities



Tiny /Cottage Home not part of Mixed-Use Develop.



Exposed Metal Container Buildings



ARCHITECTURAL DESIGN STANDARDS

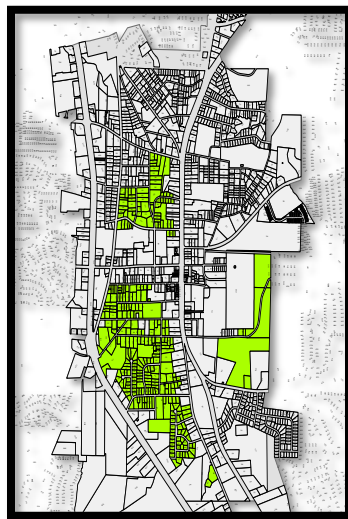
Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Detached Dwellings (R-2 and R-4 zonings)

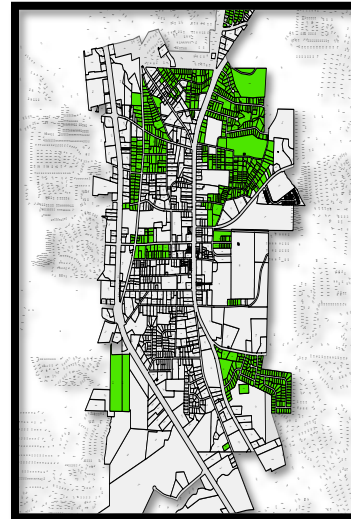
The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre, minimum lot width of 100 feet (at building line), and minimum dwelling heated floor area of 1600 square feet. R-2 zoning has the largest minimum lot size in the City and is mainly located in the central portion of the City, west of the Historic District. This zoning is found in subdivisions and standalone lots.

The R-4 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-quarter acre, minimum lot width of 75 feet (at building line), and minimum dwelling heated floor area of 1600 square feet. R-4 zoning is mainly located in the northern and eastern portions of the City. This zoning is found in subdivisions and standalone lots.

R-2 parcels



R-4 parcels



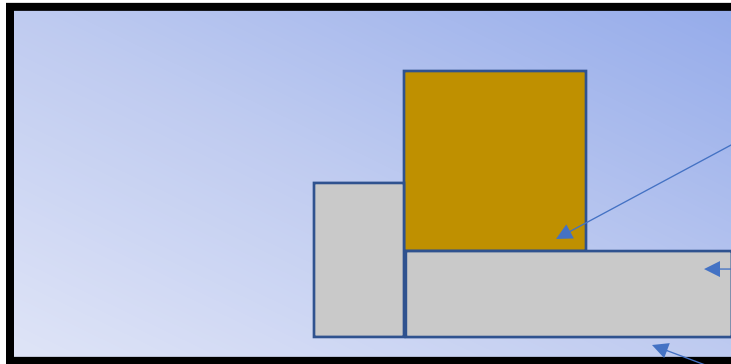
These architectural standards shall apply to new construction only. However, existing buildings (homes, etc.) undergoing certain alterations or enhancements will be required to conform to the following standards:

- a) Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- b) Existing garages and front porches shall not be removed or completely enclosed.
- c) Prefabricated, detached carport structures shall not be permitted in front of or beside existing attached garages.
- d) Additions to existing buildings shall match the style and color of the remainder of the building.

ARCHITECTURAL DESIGN STANDARDS

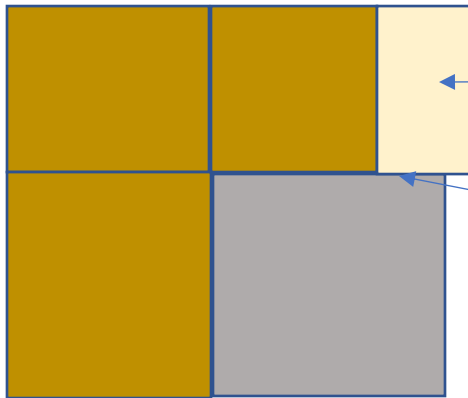
Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Detached Dwellings (R-2 and R-4 zonings) - New Construction



Site Layout

- Enclosed garages with garage doors are required. Minimum one-car width garage required.
- Rear and side facing garages are required where lot width allows.
- Driveways for two-car garages shall be minimum 18-feet wide.
- Driveways for one-car garages shall be minimum 12-feet wide.
- Driveway edges shall be minimum 5 feet from closest property line.



Floor Plan

- Required front porches shall be 8 feet deep and extend from the edge of house to front door.
- Porches shall be covered and have railings.
- Attached garages shall be offset from the remainder of house 5 feet either way.



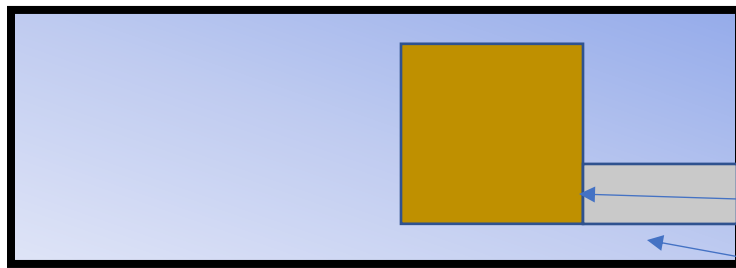
Exterior

- Vinyl trim and soffits only
- Stucco maximum 50% coverage
- If masonry or stone on front, then other sides shall have min. masonry / stone water table.
- Non-shuttered windows shall have band around perimeter.
- Maximum two-story / 35 feet
- Colors per "City of Jonesboro App. Exterior Color Palettes"

ARCHITECTURAL DESIGN STANDARDS

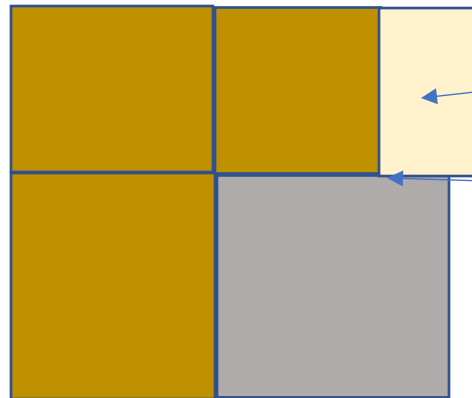
Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Detached Cluster Dwellings (R-C zoning) – New Construction



Site Layout

- Two-car width attached garages required, front facing only, unless rear alleys provided.
- Driveways shall be minimum 18-foot wide.
- Driveway edges shall be minimum 2 feet from closest property line.



Floor Plan

- Required front porches shall be 8 feet deep, extend from the edge of house to front door, be covered with railings.
- Garages shall be offset from the rest of house 5 feet either way.
- Houses shall be staggered so as not to have side windows facing side windows on adjacent home.



Exterior

- Vinyl trim and soffits only
- Stucco prohibited.
- Masonry or stone on front, other sides minimum masonry / stone water table.
- Non-shuttered windows shall have band around perimeter.
- Two-story only / 35 feet max.
- Earth tone / neutral colors only.
- Min. 3 styles; Styles not same on adjacent lots.



City of Jonesboro, Georgia

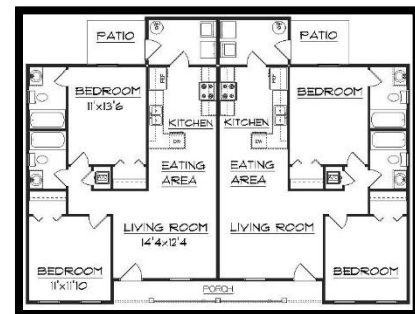
ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Attached Dwellings (Duplexes) – New Construction

A duplex is defined as a building, on one parcel, that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule and used by not more than two families. The dividing wall between the two dwelling units is required to be a fire-rated wall. Duplexes are found throughout the City and are typically one-story. Currently, new duplexes are regulated to supplemental housing in future multi-family and mixed-use developments.

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	R M	H- 1	H- 2	O& I	M X	C- 1	C- 2	M- 1	Code Section
	RESIDENTIAL USES													
n/a	Two-Family Dwelling (Duplex)	N	N	N	N	C	N	N	N	C	N	N	N	Sec. 86-117; Sec. 86-118



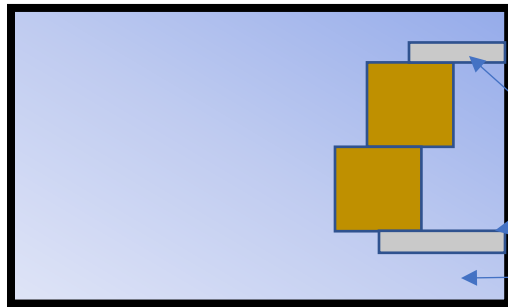
These architectural standards shall apply to new construction only. However, existing buildings (homes, etc.) undergoing certain alterations or enhancements will be required to conform to the following standards:

- Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- Existing garages and front porches shall not be removed or completely enclosed.
- Prefabricated, detached carport structures shall not be permitted in front of or beside existing attached garages.
- Additions to existing buildings shall match the style and color of the remainder of the building.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Attached Dwellings (Duplexes) – New Construction



Site Layout

- If garages provided, side or rear facing only.
- Separate driveways for each dwelling unit, minimum 12-feet wide.
- Driveway edges shall be minimum 5 feet from closest property line.



Floor Plan

- Required front porches shall be 8 feet deep; each unit shall have a separate porch.
- Front of units shall be staggered for visual interest.



Exterior

- Vinyl trim and soffits only
- Stucco prohibited.
- If masonry or stone on front, then other sides masonry / stone water table.
- Non-shuttered windows shall have band around perimeter.
- One or two-story, 35 feet max
- Shall have unified "cottage style."
- Columns and railing for porches required.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Attached Dwellings (Townhomes, Condominiums) – New Construction

The R-A single family attached residential district is established to provide for townhomes on fee-simple, individual lots having a minimum area of 1800 square feet, minimum lot width of 24 feet, and minimum dwelling heated floor area of 1500 square feet, on two to three stories. The R-A district also encourages the thoughtful renovation of existing buildings and infill developments for multiple, attached dwelling units. Currently, there are no R-A zoned properties in the City. The greatest concentration of townhomes within the City is the Old Ivy Place development (zoned RM - multi-family) in eastern Jonesboro. Although there are currently no condominium units in the City, the further purposes of these standards is to provide for aesthetically pleasing and livable condominium buildings in the future as an alternative housing option.



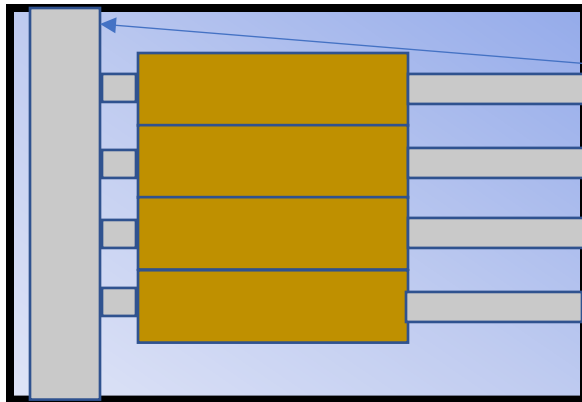
These architectural standards shall apply to new construction only. However, existing buildings (homes, etc.) undergoing certain alterations or enhancements will be required to conform to the following standards:

- a) Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- b) Existing garages shall not be removed or completely enclosed.
- c) Additions to existing buildings shall match the style and color of the remainder of the building.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Single-Family Attached Dwellings (Townhomes, Condominiums) – New Construction



Site Layout

- Rear entry garages via rear alley required; variance required for front garages.
- Min. one-car width garage required, driveways min. 12-foot wide. 2-car width garage required min. 18-foot wide driveway
- Maximum number of units per building is 8.
- For long buildings, min. 8-foot stagger after every 3rd unit.
- For front garages, min. 5-foot offset between garage and front door.
- Min. width of townhome = 24 feet



Exterior - Townhomes

- Vinyl trim and soffits only
- Stucco/block prohibited except as accents.
- Non-shuttered windows shall have band around perimeter.
- Three-story maximum
- Min. 50% of front brick/stone
- Min. 3 different exterior designs shall be used for projects over 2 acres.



Exterior - Condominiums

- Same material requirements as townhomes, except min. 50% of all exterior sides brick/stone
- Exterior stairways concealed.
- Flat roofs prohibited.
- Outdoor porches with railings required.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Multi-Family Attached Dwellings (Apartments) – New Construction

The R-M single family attached residential district is established to provide for attached multi-family units (three or more dwellings) having a and minimum dwelling heated floor area of 900 square feet for one-bedroom apartments, 1200 square feet for two-bedroom apartments, and 1400 square feet for three-bedroom apartments. All apartment buildings shall be three stories maximum, except special districts where 4 stories are allowed. Currently, the three greatest concentrations of apartments within Jonesboro are the Tara Hill Apartments in the northern limits of the City, The Crossings at Jonesboro on the eastern edge of the Historic District, and the new Hearthside Jonesboro development off of North Avenue. Future apartments are regulated to future multi-family and mixed-use developments, and not as standalone structures on single lots.



These architectural standards shall apply to new construction only. However, existing buildings (homes, etc.) undergoing certain alterations or enhancements will be required to conform to the following standards:

- a) Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- b) Additions to existing buildings shall match the style and color of the remainder of the building.



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Multi-Family Attached Dwellings (Apartments) – New Construction



Building Layout

- Maximum number of units per building is 12.
- For long buildings, min. 10-foot stagger after every 3rd unit.
- Doors to all dwelling units shall face an interior common lobby / foyer / hallway.
- All lobbies / foyers / hallways shall be fully enclosed and may be heated. Breezeways and entrances to dwelling units from the outside are prohibited.
- Main exterior entrances shall be covered with an overhang, matching materials of the exterior of the building.

Exterior

- Vinyl trim and soffits only
- Smooth concrete block prohibited.
- Exterior wall shall be min. 30% full-depth brick, plus a combination of at least two other options: cast stone, high-quality synthetic stucco, cementitious siding (Hardiboard), or glass.
- Accent include brick, textured concrete masonry units, wood panels, metal panels, and metal canopies.
- Non-shuttered windows shall have band around perimeter.
- Exterior stairways concealed.
- Flat roofs prohibited.
- Outdoor porches with railings required. Min. 5-foot depth.





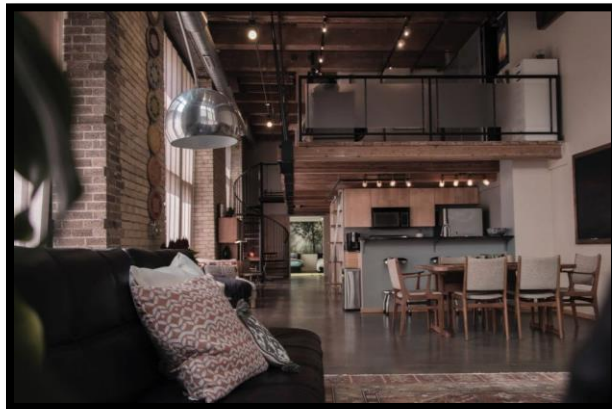
City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Mixed Use Dwellings (Loft Apartments) – New Construction

A loft apartment is a dwelling unit typically with an open floor plan, few interior walls, and a high ceiling. Loft apartments are a relatively new concept for Jonesboro, intended for mixed use developments but also encouraged as thoughtful renovations of existing buildings and as infill developments in the downtown area. Per the City Zoning Code, loft apartments are prohibited from occupying a street level space – a business, office, or restaurant would be located on the first floor.



These architectural standards shall apply to new construction only. However, existing buildings undergoing certain alterations or enhancements will be required to conform to the following standards:

- a) Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- b) Additions to existing buildings shall relate to the style and color of the remainder of the building.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Tiny Houses and Cottage Houses – New Construction

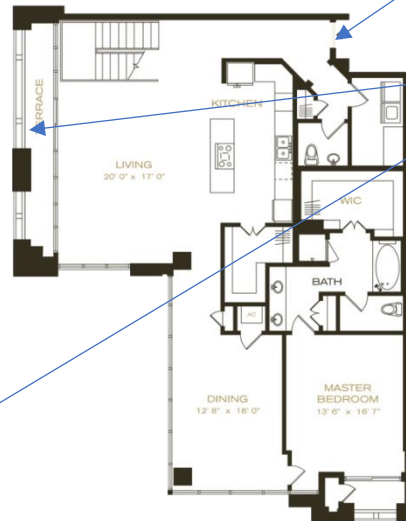
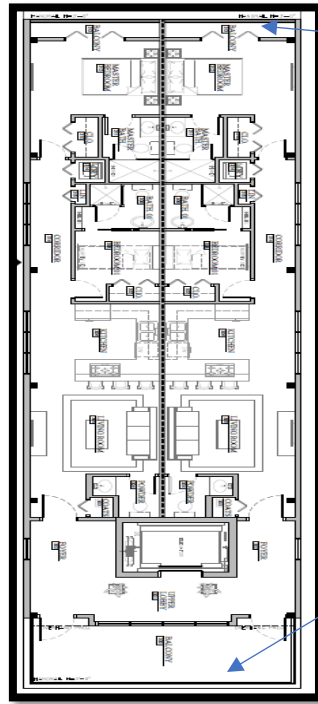
Tiny houses and cottage houses as defined herein are not allowed as standalone structures in typical single-family, detached neighborhoods, but they can be developed with approval from the Mayor and City Council as part of a separate, mixed-use community or “pocket neighborhood.” The new community will be required to have a developer’s agreement concerning house design and spacing, as well as buffering, greenspace, and amenities.



ARCHITECTURAL DESIGN STANDARDS

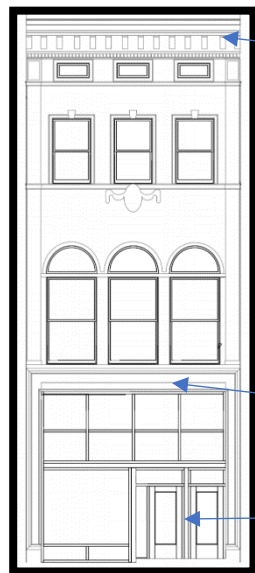
Architectural Design Standards for Residential Construction in Non-Historic Areas

Mixed Use Dwellings (Loft Apartments) – New Construction



Building Layout

- Fire exit in rear only.
- Interior stairway or elevator separate from commercial use below.
- One or two living levels.
- Front porch with railing required. Minimum 5-foot depth.



Exterior

- Mechanical equipment concealed from street by parapet.
- Exterior materials for loft to visually tie-in with exterior materials of first floor and adjacent buildings. (Refer to Historic District for downtown materials.)
- Street level commercial space (first floor).
- Main entrance for all levels.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Accessory Buildings (Guest Quarters / Mother-in-law Suites) – New Construction

Guest quarters (or mother-in-law suites) are detached dwelling units on the same lots as principal dwellings, but smaller and simpler in design than the principal dwelling. They are typically intended to provide constant and nearby care to aging and infirm family members. They are not intended for rent to persons unrelated to the owners / residents of the principal dwelling. Guest quarters are only allowed with special permission behind principal dwellings in the R-2 and R-4 single-family detached zoning districts, the H-1 and H-2 Historic Districts, and mixed-use developments.



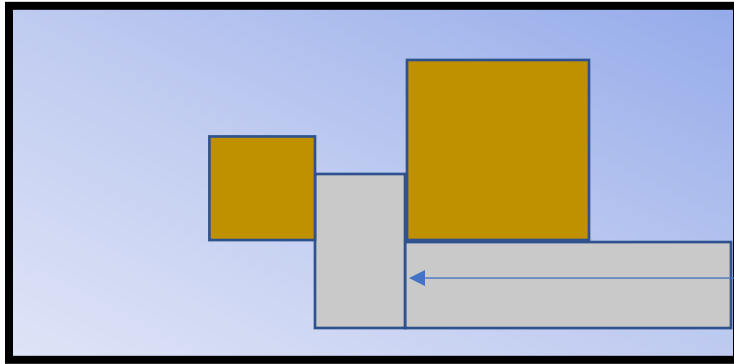
These architectural standards shall apply to new construction only. However, existing buildings (homes, etc.) undergoing certain alterations or enhancements will be required to conform to the following standards:

- a) Existing buildings with complete or near complete removal of substandard exterior materials (such as vinyl, concrete block and / or stucco) shall be required to re-install superior replacement materials to the proportions specified in these standards.
- b) Shall match the style and color of the principal dwelling.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Accessory Buildings (Guest Quarters / Mother-in-law Suites) – New Construction



Site Layout

- Only in rear yard of principal dwelling.
- Full rear and side setbacks of principal dwelling shall apply.
- Separate or shared driveway.
- Cannot be on lot without principal dwelling.



Floor Plan

- 750 square feet of heated space max.
- Usually no attached garage.



Exterior

- Shall match exterior style, color, and material of principal dwelling, with the exception of predominantly existing vinyl or stucco principal dwellings.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Residential Construction in Non-Historic Areas

Other Accessory Buildings – New Construction

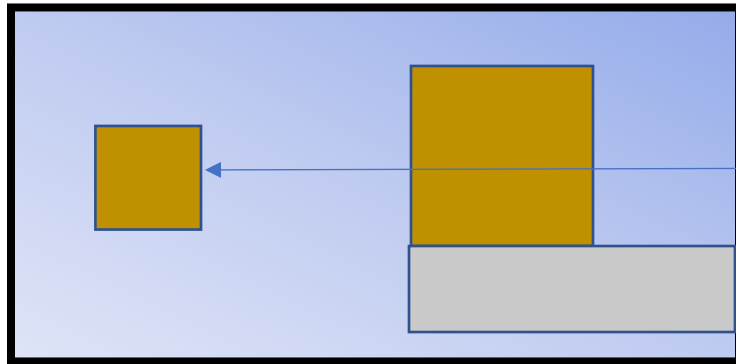
Residential accessory buildings are used for enclosed storage of tools, equipment, and household items throughout the City. They can also be used as vehicle garages, workshops, pet housing, and even greenhouses. With the exception of guest quarters / mother-in-law suites, they are not intended for human habitation, nor are they intended to be a commercial space. Accessory buildings come in all shapes and sizes and can be prefabricated or stick built.



ARCHITECTURAL DESIGN STANDARDS

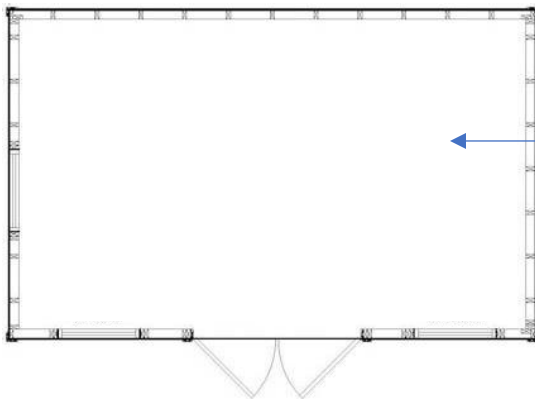
Architectural Design Standards for Residential Construction in Non-Historic Areas

Other Accessory Buildings – New Construction



Site Layout

- Rear or side yard of principal dwelling only.
- Min. setback of 5 feet from property line if min. 20 feet from principal dwelling.
- Separate driveway not required.
- Cannot be on lot without principal dwelling.
- One per lot if lot less than one acre.



Floor Plan

- Max. 800 square feet or 25% of principal dwelling.
- Any garage portion to be separated by fire wall from remainder.
- Sleeping or living quarters not allowed; Sink, but no toilet or shower, allowed.
- No basement allowed.



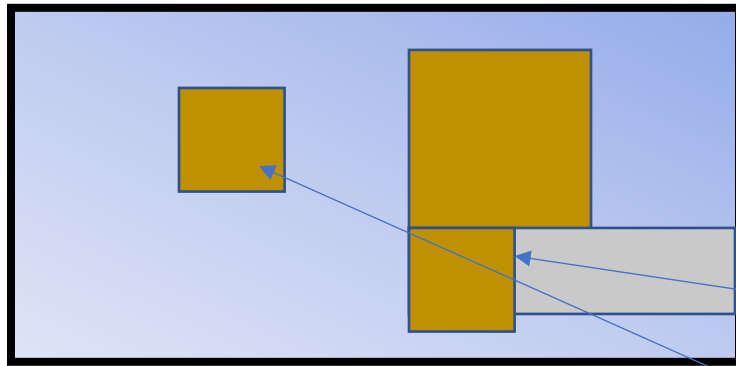
Exterior

- For prefab structures, shall match main color of principal dwelling.
- For stick built structures, shall match main color and main material of principal dwelling, except for vinyl and stucco.

ARCHITECTURAL DESIGN STANDARDS

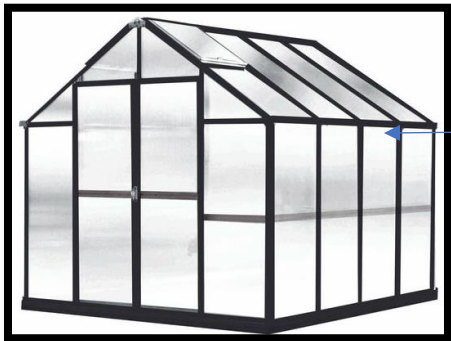
Architectural Design Standards for Residential Construction in Non-Historic Areas

Other Accessory Buildings (Metal Carports and Greenhouses) – New Construction



Site Layout

- Metal carports – side or rear yard only
- Min. setback of 5 feet from side property line.
- Can be adjacent to principal dwelling.
- Paved driveway required underneath.
- Max. one per lot, regardless of lot size.
- Greenhouses – rear yard only.
- Min. setback of 5 feet from property line if min. 20 feet from principal dwelling.
- No driveway required.
- Max. one per lot, regardless of lot size.



Exterior

- Metal carports not allowed in Historic District and Historic Residential Overlay.
- For greenhouses, broken glass or plastic panels must be promptly and completely replaced.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Free-standing, Regionally and Nationally Recognized Businesses – New Construction

Regionally recognized businesses are defined as commercial enterprises with locations in more than one state, or more than one municipality within a state. Nationally recognized businesses are, of course, commercial enterprises with locations in all or a majority of states. In recognition of the fact that regionally and nationally recognized businesses rely upon consistent logos and color schemes for advertising and brand awareness, and that many of these same businesses utilize uniform building templates for efficiency, the City of Jonesboro will not restrict established logos, color schemes, and building templates for these types of businesses within the City limits, with the exception of the Historic Districts. However, the City of Jonesboro encourages pre-construction meetings with regionally and nationally recognized businesses in an effort to potentially improve exterior building materials on certain portions of the proposed building, without infringing upon brand awareness. However, any loading docks, garage doors, and car wash tunnels shall face away from adjacent residences and main thoroughfares. Dumpsters shall be fully screened with opaque wood, vinyl material, or masonry.





City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Free-standing, Local Businesses – New Construction

Local businesses are usually confined to one municipality and can benefit from City specified architectural materials and colors from the onset, without damaging brand awareness. Often, local businesses will renovate existing, free-standing buildings rather than erect new buildings. Regardless of the scenario, the architectural standards herein are intended to increase activity for local businesses by generating curb appeal. While certain Overlay Districts in the City have their own minimum architectural standards which shall be honored in these standards, certain Citywide standards for local businesses can be established.



- ❖ Vinyl siding, corrugated metal siding, smooth-faced concrete masonry units, and stucco are prohibited for use as primary exterior materials.
- ❖ Neon colors, as defined in the City Code, including yellow, pink, and purple, are prohibited for use as primary building feature colors. Paint applications on the exterior of the building shall achieve 100% opaqueness, with no materials under paint application remaining exposed.
- ❖ Parapets or other roof features shall be used to conceal rooftop equipment associated with the business from the street.
- ❖ Existing standalone buildings with substandard exterior materials (vinyl, metal, concrete block, stucco) to be renovated shall be required to install superior replacement materials to the proportions specified in these standards.
- ❖ Adequate exterior lighting shall be installed on the building.
- ❖ A sign cabinet for necessary wall signage shall be installed on the building.
- ❖ Sign information shall be clearly legible from the nearest street.
- ❖ At least one exterior window shall be provided for all major rooms in a building.
- ❖ Any loading docks, garage doors, and car wash tunnels shall face away from adjacent residences and main thoroughfares.
- ❖ Dumpsters shall be fully screened with opaque wood, vinyl material, or masonry.





City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Office Parks – New Construction

An “office park” is defined herein as two or more detached commercial buildings on the same lot or property with shared parking. The buildings within an office park also usually share a common architectural design and exterior materials. While certain Overlay Districts in the City have their own minimum architectural standards which shall be honored in these standards, certain Citywide standards for office parks can be established.



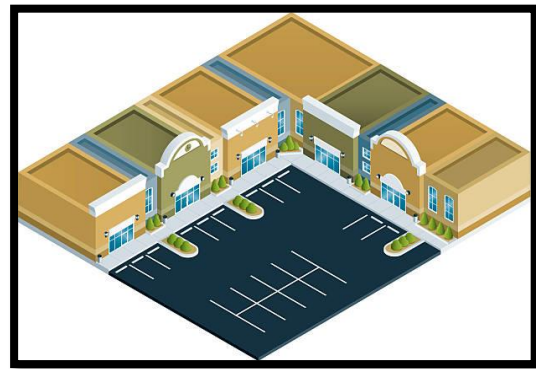
- ❖ Maximum number of stories per building: Two
- ❖ Every other unit, minimum 10-foot stagger, for visual interest.
- ❖ Main exterior entrances shall be covered with an overhang, matching materials of the exterior of the building.
- ❖ Parapets or other roof features shall be used to conceal rooftop equipment associated with the business from the street.
- ❖ Primary building materials for the exterior walls shall be constructed, at a minimum, of 66% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. Vinyl products shall only be used for soffits, eaves, and fascia.
- ❖ All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.
- ❖ Signage on all walls shall be kept to a minimum. Main signage for each office / business in office park shall be displayed in a monument sign at the entrance to the office park.
- ❖ Minimum 6-foot-wide landscape beds and 5-foot-wide concrete sidewalks shall be provided across the front of the entire building.
- ❖ Lighting shall be night-sky friendly.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Commercial Centers – New Construction

A “commercial center” is defined herein as a building with two or more connected business suites sharing common walls and parking. While certain Overlay Districts in the City have their own minimum architectural standards which shall be honored in these standards, certain Citywide standards for commercial centers can be established.



- ❖ Maximum number of stories per building: Two
- ❖ 3 foot to 5 foot staggers between units for visual interest.
- ❖ Exterior entrances for units shall be covered with matching overhangs.
- ❖ Parapets or other roof features shall be used to conceal rooftop equipment associated with the business from the street.
- ❖ Any loading docks and garage doors shall face away from adjacent residences and main thoroughfares.
- ❖ Primary building materials for the exterior walls shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. Vinyl products shall only be used for soffits, eaves, and fascia.
- ❖ All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.
- ❖ Signage for all units shall be contained within uniform cabinets above the main entrances of each unit. Signage may be internally illuminated or provided with decorative external lighting, but lighting shall be uniform for the entire building.
- ❖ Minimum 6-foot-wide landscape beds and 5-foot-wide concrete sidewalks shall be provided across the front of the entire building, except at actual entrances to units.
- ❖ Lighting shall be night-sky friendly.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Industrial Parks – New Construction

An “industrial park” is defined herein as a tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, including warehousing and distribution, with special attention to circulation, parking, utility needs, aesthetics and compatibility. They may or may not have their own internal roads. While certain Overlay Districts in the City have their own minimum architectural standards which shall be honored in these standards, certain Citywide standards for commercial centers can be established. Prioritization is given to minimizing visual and noise impacts on any nearby residential areas.



- ❖ Maximum number of stories per building: Two (Maximum height of 40 feet.)
- ❖ Exterior entrances for units shall be covered with matching overhangs.
- ❖ Parapets or other roof features shall be used to conceal rooftop equipment associated with the business from the street.
- ❖ Any loading docks and garage doors shall face away from adjacent residences and main thoroughfares.
- ❖ Primary building materials for the exterior walls shall be either brick, painted concrete panels, textured concrete masonry units, cast stone, and glass. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, painted concrete panels, wood panels (including wood shake), metal panels, and metal canopies. Vinyl products shall only be used for soffits, eaves, and fascia.
- ❖ All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.
- ❖ Signage on all walls shall be kept to a minimum. Main signage for each office / business in industrial park shall be displayed in a monument sign at the entrance to the office park.
- ❖ Lighting shall be night-sky friendly.



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Mixed-Use Planned Developments – New Construction

Mixed use developments provide complementary groupings of residential, commercial and/or office uses. Accordingly, the district mandates appropriately scaled and balanced residential, commercial and office uses located in a manner that minimizes vehicular traffic congestion by providing housing proximate to principal destinations. Convenient pedestrian networks, supported by such amenities as greenspace, trails and paths, furnishings, pedestrian scale lighting and water features are hallmarks of such developments. Site design shall also serve to minimize the role of automobiles by creating deck parking that features street front retail or service uses, courtyard parking located in the interior of parcels and other appropriate site designs. While single-family detached residences and mixed-use lofts are outright allowed in these developments, duplexes, townhomes, condominiums, and apartments may be allowed with special permission from the Mayor and City Council. While certain Overlay Districts in the City have their own minimum architectural standards which shall be honored in these standards, certain Citywide standards for mixed use developments can be established.

- ❖ **Maximum number of stories per building: Three**
- ❖ **Use of exterior materials and color schemes shall be unified throughout the development, per a developer's agreement approved by the City of Jonesboro.**
- ❖ **Minimum number of distinct dwelling designs: Three**
- ❖ **All parking and garages shall be oriented towards the interior of the development, not seen from street.**

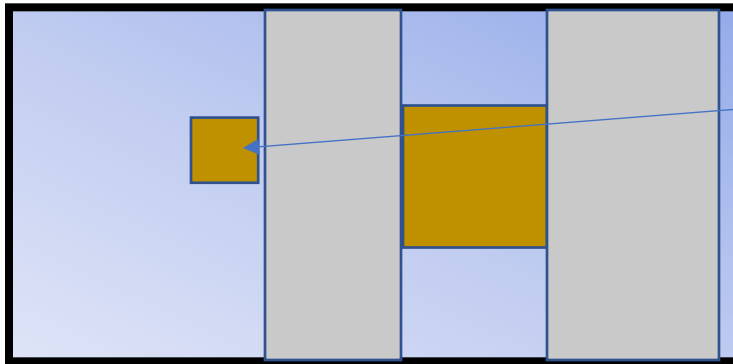


ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Non-Residential Accessory Buildings – New Construction

Non-residential accessory buildings are occasionally used for enclosed storage of items throughout the City. A dumpster area, with structure, pad, and fence can also be considered an accessory building. ATMs, kiosks, and gas station canopies can also be considered accessory structures. Accessory buildings come in all shapes and sizes and can be prefabricated or stick built.



Site Layout

- Storage buildings and dumpsters rear yard only.
- Min. setback of 5 feet from side property line.
- Max. one per lot, regardless of lot size.
- Max. 25% of principal building size.



Building Design

- Storage buildings shall match main color of principal building.



Dumpsters

- Dumpster and pad shall be completely enclosed by opaque fencing or walls, either wood, high density vinyl, or masonry.



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

New Construction in Historic District (H-1 and H-2 zonings)

The Historic District within the City is defined as the district consisting of various zones that have substantial historic, architectural or cultural significance. Per the City Zoning Map, the Historic District is portrayed as all H-1 (dark gray) and H-2 (light gray) zoned parcels, predominantly fronting South and North Main Street and South and North McDonough Street. Most parcels within the District are already developed.

First established in 1972, the Historic District benefits the City by retaining higher property values, encouraging thoughtful reuse of existing buildings and resources, serving as an education tool for history and culture, providing a “core identity” for the City, and helping the local economy by being a draw for tourism. A successful tourism industry relies on “brand awareness,” which is directly tied into the harmonious use of exterior building materials and colors to help preserve the recognized historical character of the City.





City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

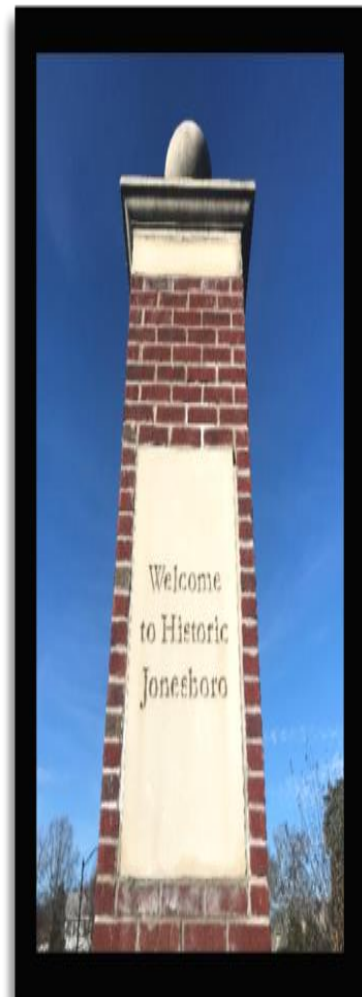
Architectural Design Standards for Construction in Designated Historic Areas

New Construction in Historic District (H-1 zoning)

H1

The H-1 District contains what is recognized as the “downtown core” of the City and has strict standards for the construction of new buildings. There are very few undeveloped parcels within this District, and all new buildings must be harmonious with adjacent buildings. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.

- ❖ New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district.
- ❖ Orientation shall be toward the same street as nearby historic buildings.
- ❖ Buildings shall be approximately the same width and depth as historic buildings of similar form within the district.
- ❖ Buildings shall be either two stories or three stories and building height shall not exceed 35 feet
- ❖ Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings.
- ❖ Foundations shall be compatible with the height and pattern found on similar historic buildings.
- ❖ New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings.
- ❖ Placement or distribution of openings shall be symmetrical and in a manner similar to that of nearby historic buildings or similar buildings within the district.
- ❖ New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.
- ❖ Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings.
- ❖ Exterior colors shall be as per City of Jonesboro Approved Exterior Color Palettes Manual.
- ❖ No building or structure therein shall be demolished until the owner shall give the Historic Preservation Commission 120 days written notice. City shall erect a sign on the property to indicate that the building is proposed for demolition. During the 120 days the Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. Should the Commission find that the building has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such 120-day period and authorize earlier demolition or removal.



H1

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

New Construction in Historic District (H-2 zoning)



 H2

The H-2 District is located north and south of the “downtown core” of the City and also has strict standards for the construction of new buildings. There are very few undeveloped parcels within this District, and all new buildings must be harmonious with adjacent buildings. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.

- ❖ Setbacks established by adjacent historic structures shall establish the minimum front setback. Side setback is 5 to 10 feet. Rear setback is 20 feet.
- ❖ Buildings shall be either two or three stories and height shall not exceed 35 feet.
- ❖ Foundations shall be compatible with the height and pattern found on similar historic buildings.
- ❖ New buildings shall be compatible with the existing scale and form of nearby historic buildings in terms of foundation and heights, roof shape and pitch.
- ❖ The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
- ❖ The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
- ❖ Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. Blank wall facades are discouraged.
- ❖ New buildings in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the Historic Preservation Commission. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure.
- ❖ Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings. Chimneys shall be brick.
- ❖ Exterior colors shall be as per City of Jonesboro Approved Exterior Color Palettes Manual.
- ❖ No building or structure therein shall be demolished until the owner shall give the Historic Preservation Commission 120 days written notice. City shall erect a sign on the property to indicate that the building is proposed for demolition. During the 120 days the Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. Should the Commission find that the building has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such 120-day period and authorize earlier demolition or removal.




 H2



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

New Construction in Historic Residential Overlay

Historic Residential Overlay

The Historic Residential Overlay is essentially a “visual buffer” between the Historic District and other districts within the City. There are some undeveloped parcels within this District, and all new homes must be harmonious with adjacent homes. Contemporary design for new construction is not discouraged when such design is not significantly conflicting with surrounding architectural styles. Some architectural home styles present in the City include Folk Victorian, Colonial Revival, English Vernacular, Greek Revival, Queen Anne, Bungalow, and Gabled El.

- ❖ Setbacks for the Overlay shall be the same as the zoning district in which the Overlay is overdrawn – R-2, R-4, etc.
- ❖ Homes shall be either one or three stories and height shall not exceed 35 feet.
- ❖ New homes shall be compatible with the existing scale and form of nearby historic buildings in terms of foundation and heights, roof shape and pitch.
- ❖ The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
- ❖ The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
- ❖ Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. Blank wall facades are discouraged.
- ❖ New homes in the Overlay shall use the predominant exterior siding material of nearby homes on the same street, with the exception of vinyl. Superior modern materials may be used that create a similar appearance to nearby homes on the same street. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the style of adjacent homes.
- ❖ Any chimneys shall be brick or stone.
- ❖ Exterior colors shall be as per the Approved Exterior Color Palettes Manual.
- ❖ Additions to homes in the Overlay shall be placed away from public view on the rear elevation or on a side elevation well behind the façade. Additions shall not obscure the form, orientation or symmetry of the original structure, nor shall such additions exceed the degree of ornamentation of the original structure.
- ❖ Additions shall match the exterior siding and roofing materials used on the rest of the home, with the exception of vinyl siding, which shall be substituted for similar width Hardiplank. Matching or compatible windows or doors shall be used.
- ❖ The removal of significant portions of original exterior materials to construct an addition prohibited. If the original exterior material removed on the whole home, for repair or other reasons, is vinyl, it shall be replaced with Hardiplank.



Historic Residential Overlay



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

Additions and Renovations for Type 'A' Historic Structures

Type 'A' Historic Buildings, as defined herein, are not permitted to be significantly altered from their original or current appearance nor are they permitted to have additions installed. Necessary repair work shall restore the building to its original or current appearance. Demolition of Type 'A' Historic Buildings is prohibited, except in cases when catastrophic damage totaling more than 50 percent of the replacement cost of the structure has occurred and, subsequently, future use or occupancy by the public has been deemed as unsafe by the City Building Official. The Historic Preservation Commission and Mayor and City Council must approve the demolition. If demolished or damaged Type 'A' Historic Buildings are to be rebuilt, they must be restored to the original appearance of the building prior to damage or demolition and with identical exterior materials to the original or replacement materials of a similar appearance but with superior durability to the original or current materials.

Type 'A' Historic Buildings Protected within the City of Jonesboro

Stately Oaks – Carriage Lane



Johnson-Blalock House – North Main St.



Warren House – West Mimosa Drive



Clayton Co. Courthouse – S. McDonough St.



ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

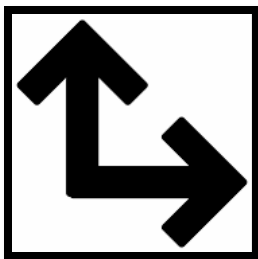
Additions and Renovations for Type 'B' Historic Structures

Type 'B' Historic Buildings, as defined herein, are permitted to be altered from their original or current appearance and to have additions installed within certain parameters. The parameters are designed to guide the Mayor and Council and Historic Preservation Commission in preserving the character of the Historic District but also allowing some periodic reinvigoration of certain buildings and blocks in the District, with recognition of the fact that these Type 'B' buildings have likely already been altered in the past.



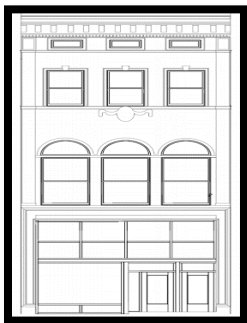
Allowed Demolitions (Per Historic Preservation Commission and Council Approval)

- When catastrophic damage totaling more than 50 percent of the replacement cost of the structure has occurred and, subsequently, future use or occupancy by the public has been deemed as unsafe by the City Building Official.
- When a development or public works project demonstrated to significantly benefit the greater public good within the City is approved for a Type 'B' building property.



Horizontal and Vertical Additions – Restrictions on Location and Size

- Horizontal additions shall only occur in the rear of the existing building and shall not be visible from Main Street or McDonough Street. Horizontal additions may be lower than the original building.
- Vertical additions to existing buildings shall exceed 35 feet in height only with variance approval. Height variances shall only be approved for 5 feet taller than the tallest adjacent building on the same block or, in the case of detached buildings, 5 feet taller than the tallest building within 600 feet.



Exterior Feature Restrictions

- Horizontal additions shall completely match the materials, color, and style of the existing building.
- Vertical additions are only required to match the materials and color of the bottom story with 50% of their exterior composition and may introduce more modern elements and style with approval by the Historic Preservation Commission.
- Other exterior renovations must retain existing door and window openings and conform to the Approved Exterior Color Palettes document. Existing exterior materials shall not be replaced with inferior materials.

Type 'B' Historic Buildings within the City of Jonesboro

1 - Downtown Block - 102 to 136 South Main St.



2 - Church - 142 S. Main St.



3 - Train Depot / Museum – 104 N. Main St.



4 - Former News Daily Building - 136 Church St.



5 - Residence - 162 S. Main St.



Type 'B' Historic Buildings within the City of Jonesboro

6 - Residence - 201 S. Main St.



7 - Residence - 217 S. Main St.



8 - Residence - 167 S. McDonough St.



9 - Residence – 141 S. McDonough St.



10 - Downtown Block – 106 to 112 North McDonough St.



Type 'B' Historic Buildings within the City of Jonesboro

11 - Lodge Building - 142 N. McDonough St.



12 - Office - 154 N. McDonough St.



13 - Residence - 160 N. McDonough St.



14 - Former Funeral Home - 168 N. McDonough St.



15 - Office - 180 N. McDonough St.



16 - Residence - 186 N. McDonough St.



Type 'B' Historic Buildings within the City of Jonesboro

17 - Office - 226 N. McDonough St



18 - Residence – 144 College Street



ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

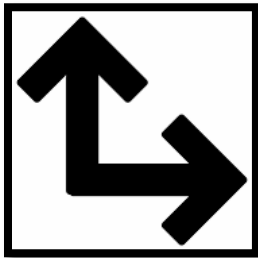
Additions and Renovations for Type 'C' Historic Structures

Type 'C' Historic Buildings, as defined herein, are within the Historic District and/or Historic Residential Overlay but are not recognized by the City as historically or culturally significant as the Type A, B, and D buildings specified herein, nor are they given the special consideration and protection of the Type A, B, and D buildings. The City acknowledges that structures located in a historic area or of a certain age are not necessarily significant or examples of quality architecture or design. Type 'C' buildings and properties are therefore subject to the widest latitude in terms of design and redesign of any buildings or properties located within historic areas. However, the context of nearby buildings must also be considered.



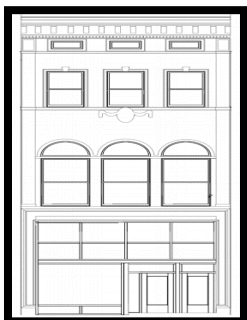
Allowed Demolitions (Per Historic Preservation Commission Approval)

- When catastrophic damage totaling more than 50 percent of the replacement cost of the structure has occurred and, subsequently, future use or occupancy by the public has been deemed as unsafe by the City Building Official.
- When a development or public works project demonstrated to significantly benefit the greater public good within the City is approved for a Type 'C' building property.
- When a structure is deemed dilapidated or a nuisance by the City, has been unoccupied for a period exceeding one year, and a replacement building superior to the existing building is proposed.



Horizontal and Vertical Additions – Restrictions on Location and Size

- Horizontal and vertical additions shall conform to the location, size, and height restrictions of the underlying zoning district in which they are located.
- Horizontal and vertical additions shall conform to the Approved Exterior Color Palettes document and shall be integrated into the unified exterior design for the renovated Type 'C' Building.



Exterior Feature Restrictions

- Other exterior renovations must conform to the Approved Exterior Color Palettes document. Existing exterior materials shall not be replaced with inferior materials.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

Additions and Renovations for Type 'D' Historic Structures

Type 'D' Historic Buildings, as defined herein, are outside of the Historic District and Historic Overlay but are significant enough historically and/or culturally to be protected by the City. Currently, the only building officially recognized as a Type 'D' Historic Building by the City is the former Rosenwald School at 155 Smith Street, designated as protected by the City in the summer of 2022. In recognition of the fact that the Rosenwald School has been altered significantly several times in the past and is in need of upgrades, this and other similar structures designated in the future as Type 'D', are permitted to be significantly altered from their original or current appearance and to have additions installed within certain parameters. Modern features can also be blended with historic elements, with the intent of making Type 'D' Historic Buildings respectful of the past but also have newer, vital uses for the present and future. Total demolition of Type 'D' Historic Buildings is prohibited, except in cases when catastrophic damage totaling more than 50 percent of the replacement cost of the structure has occurred and, subsequently, future use or occupancy by the public has been deemed as unsafe by the City Building Official. The Historic Preservation Commission and Mayor and City Council must approve the demolition.

Type 'D' Historic Buildings within the City of Jonesboro

Former Rosenwald School – 155 Smith Street

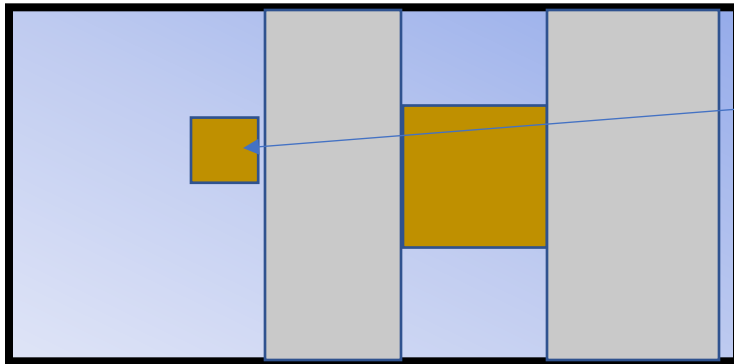


ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

Accessory Buildings – New Construction

Non-residential accessory buildings are occasionally used for enclosed storage of items in historic areas. A dumpster area, with structure, pad, and fence can also be considered an accessory building. ATMs, kiosks, and gas station canopies can also be considered accessory structures. Accessory buildings come in all shapes and sizes and can be prefabricated or stick built.



Site Layout

- Storage buildings and dumpsters rear yard only.
- Min. setback of 5 feet from side property line.
- Max. one per lot, regardless of lot size.
- Max. 25% of principal building size.



Building Design

- Storage buildings shall, at minimum, match main color of principal building and should match materials of principal building, except brick.
- Metal carports are prohibited in historic areas.



Dumpsters

- Dumpster and pad shall be completely enclosed by opaque fencing or walls, either wood, high density vinyl, or masonry.



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Construction in Designated Historic Areas

Exterior Brick Alteration Restrictions

Both the H-1 and H-2 Historic Districts, as well as the Historic Residential Overlay, have the following restrictions for exterior brick on existing structures within their boundaries:

Building materials

1. Historic building materials shall be maintained.
2. Unpainted brick facades shall remain unpainted.
3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.
4. Maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development.

Since the intent of these brick restrictions is to protect the design integrity of true historic buildings and since certain buildings have been built in these designated historic areas after the creation of the Historic District (1972), only buildings built before 1972 in these designated historic areas shall be subject to these brick restrictions. However, exceptions may occur on a case by case basis, per the discretion of the Historic Preservation Commission:

1. Necessary repair work to the exterior of an existing building may result in the covering or painting of some brick, if the covering or painting can be demonstrated to preserve the structural integrity of the building.
2. The existing building has a mixture of contrasting exterior brick styles, which an overall paint job would help unite visually.

Lime Washing Brick

Lime washing is a mixture of lime and water used for coating walls, for protection and to give an weathered, mottled look to a building. True lime washing does not cover all of the exterior brick, allowing a majority percentage of the original brick color to show. The Historic Preservation Commission has ruled in the past that true lime washing is technically not the same as painting brick; however, in practical terms, the application of lime washing on certain buildings in the historic areas has covered the same percentage of exterior brick as paint. Therefore, for the purposes of this chapter, lime washing of brick shall be considered synonymous with painting.



ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards for Non-Residential Construction in Non-Historic Areas

Infill Standards for Homes in Non-Historic Areas – New Construction

The City recognizes that certain areas contain aging housing stock or recently vacated lots where aging or dilapidated housing stock once stood. The City also recognizes that the transition from aging housing stock to more modern housing stock will be incremental on most neighborhood streets, and, while the replacement housing stock may be superior in design and materials to nearby housing stock, the context of the surrounding neighborhood still needs to be considered. These standards shall address replacement housing stock in the midst of existing housing stock.



- ❖ Floor area (heated) for infill homes shall always conform to the minimum dwelling size standards of the underlying zoning district, regardless of the floor area of existing houses on the same street. However, the floor area of the infill home shall not exceed 150% of the minimum floor area of its underlying zoning district, without variance approval.
- ❖ Height (number of stories) shall not exceed one-story for infill homes if the majority of existing homes to the sides and across the street from the infill home are also one-story. An exception to this is a two-story infill home being allowed on a corner lot. Likewise, if the majority of existing homes to the sides and across the street from the infill home are two-story, then the infill home shall be two-story. Three-story infill homes are prohibited.
- ❖ Exterior materials for infill homes shall not be inferior to the exterior materials of existing homes to the sides and across the street from the infill home. The scale of superiority for exterior materials from highest to lowest is as follows – brick, stone, hardiplank, wood, stucco, vinyl. Vinyl is not allowed as a primary exterior material for infill homes, regardless if the existing homes to the sides and across the street from the infill home are predominantly vinyl. Infill homes with predominantly brick homes to the sides and across the street from the infill home shall be at least 50% brick on the exterior.
- ❖ Architectural style of existing homes on the same street as infill homes, such as Folk Victorian, Colonial Revival, English Vernacular, Greek Revival, Queen Anne, Bungalow, Gabled El, Ranch, and Craftsman shall not be taken into consideration.

City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Other Recommended Architectural Details

The miscellaneous architectural details specified below are intended for use as additional tools for the Design Review Commission, Historic Preservation, and the Mayor and Council to use in consideration of development projects. These are additional features above the minimum standards established herein and can be a part of approval conditions and developers' agreements. This is not an all-inclusive list.

Lighting



Gooseneck



Cylinder

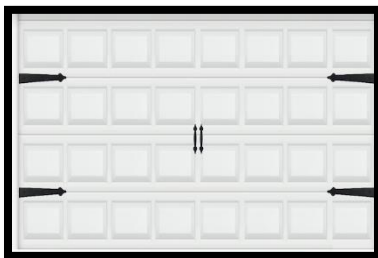


Lantern



Sconce

Garage Doors



Carriage Style Hardware



Traditional, With Windows



Modern, Majority Glass



City of Jonesboro, Georgia

ARCHITECTURAL DESIGN STANDARDS

Other Recommended Architectural Details

Solar Powered Address Numbers



Shingles



3-Tab, Flat



Architectural, 3-D



Shake

Appendix: Architectural Design Standards in Other Special Districts

Active Senior Overlay District

City Center Mixed Use District

Gateway South Overlay District

Tara Boulevard Overlay District



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.3

- 3

COUNCIL MEETING DATE
July 18, 2024

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Citywide Color Palette Guidelines - Further comment on proposed document.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

New Citywide Exterior Color Guidelines

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business
Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval; The city design code has long referenced color palettes to help govern the design and redesign of buildings, first within the Historic District and later citywide through the creation of the Design Review Commission. Unfortunately, these color palettes have never officially existed.

Purpose

The purpose of these guidelines is to implement harmonious design standards for the future use of exterior building and signage colors in certain specially designated areas of the City, in order to protect the aesthetic qualities of these special areas, to help preserve property values, and to create integrated curb appeal, in conjunction with the stated purposes of the City of Jonesboro Zoning Ordinance. Emphasis for these standards is given to the downtown core within the Historic District, then surrounding historic neighborhoods, and major entry nodes into the City.

Applicability

These guidelines apply to new buildings and structures within the Historic District (H1 and H2 zoning), the Historic Residential Overlay, the Active Senior Overlay District, the Tara Boulevard Overlay District, the Gateway South Overlay District, the City Center Mixed Use District, and all other future designated Overlay Districts. These guidelines also apply to renovations of existing buildings and structures within these Districts and Overlays involving significant exterior color changes.

The new guidelines also provide much needed new definitions and clarification on acceptable types of exterior building colors. The definitions seek to form the conversation on what exactly are “neon colors”, “earth tone colors” etc. Stricter control is also put on certain areas of the City, such as the Historic District and the Gateway Overlays.

This would be a standalone document, referenced in the city code.

Design Review Commission recommendation, 10.4.23: Initial reactions are good. Needs further review and suggestions via email over the next month.

More comments to follow in July-August 2024.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

n/a

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

July, 18, 2024

Signature

City Clerk's Office

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)


- Color Palette Guideline REV

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval

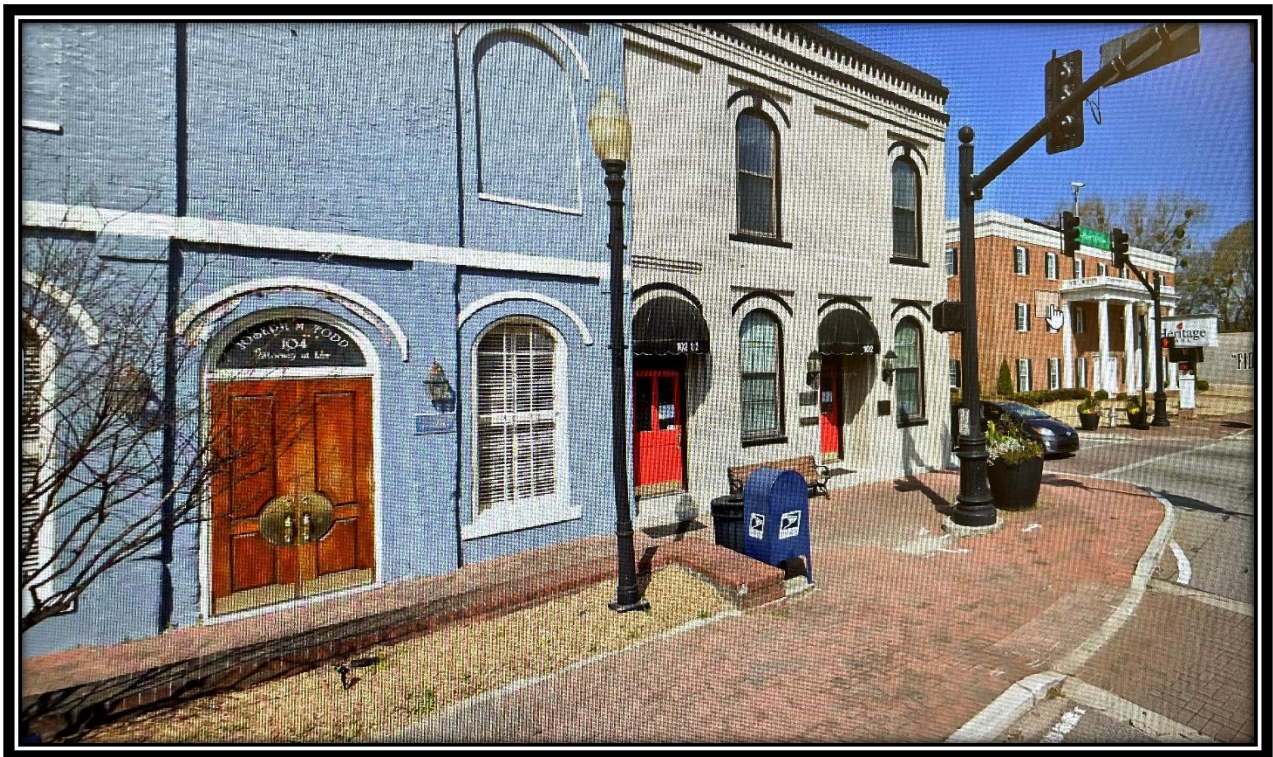


City of Jonesboro Approved Exterior Color Palettes

-  Historic District
-  Historic Residential Overlay
-  Other Overlay Districts
-  City Center Mixed Use District

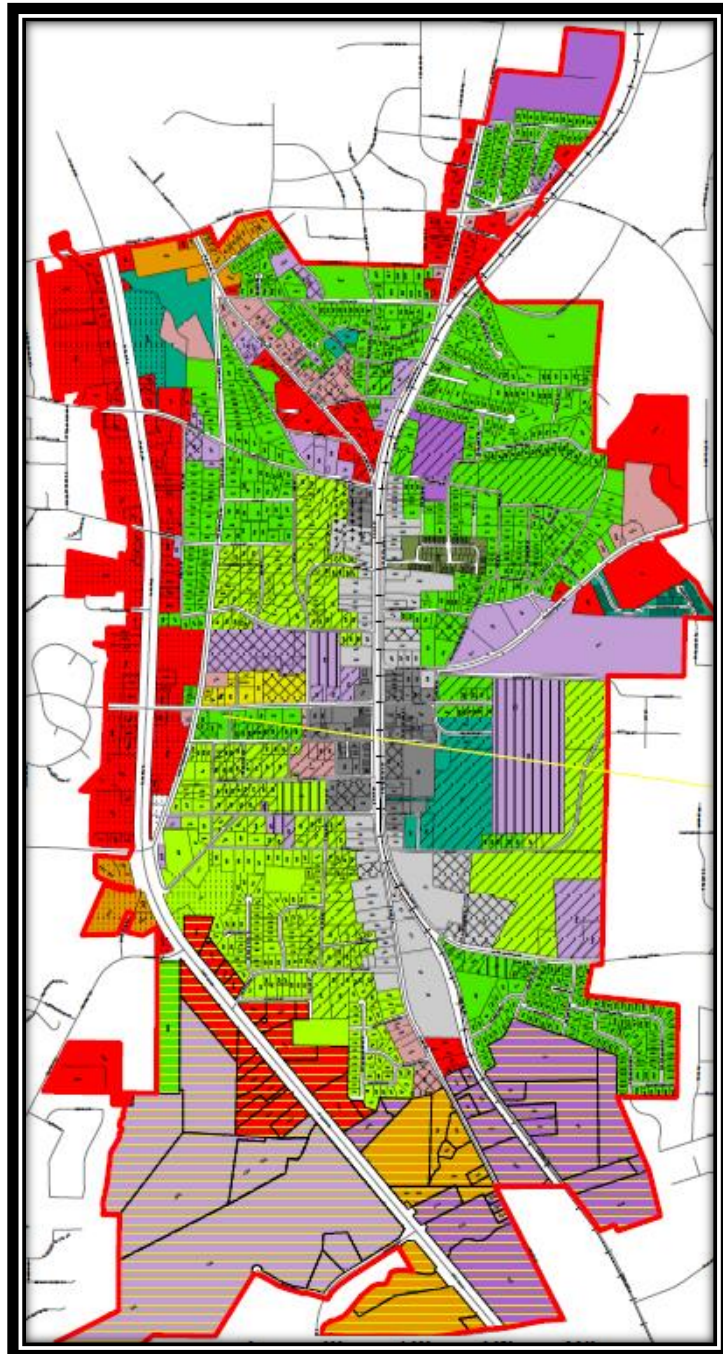
Purpose

The purpose of these guidelines is to implement harmonious design standards for the future use of exterior building and signage colors in certain specially designated areas of the City, in order to protect the aesthetic qualities of these special areas, to help preserve property values, and to create integrated curb appeal, in conjunction with the stated purposes of the City of Jonesboro Zoning Ordinance. Emphasis for these standards is given to the downtown core within the Historic District, then surrounding historic neighborhoods, and major entry nodes into the City.



Applicability

These guidelines apply to new buildings and structures within the Historic District (H1 and H2 zoning), the Historic Residential Overlay, the Active Senior Overlay District, the Tara Boulevard Overlay District, the Gateway South Overlay District, the City Center Mixed Use District, and all other future designated Overlay Districts. These guidelines also apply to renovations of existing buildings and structures within these Districts and Overlays involving significant exterior color changes.



Zoning Classifications	
	A Assembly Rights
	H Historic Residential
	AH Historic Residential and Assembly Rights
	T Tara Boulevard
	S Active Senior District
	G Gateway South District
	C-1 Neighborhood Commercial District
	C-2 Highway Commercial District
	CCM City Center Mixed Use District
	H-1 Historic District
	H-2 Historic District
	M-1 Light Industrial District
	MX Mixed Use District
	O-I Office and Institutional District
	R-2 Single Family Residential District
	R-4 Single Family Residential District
	R-C Cluster Residential District
	RM Multifamily Residential District

Definitions

Accent features. Secondary items on a building or structure, including, but not limited to, doors, windows, shutters and trim. Also includes the background of sign panels and standalone lettering attached and detached from the building, but excluding painted murals.

Earth tone colors. Exterior colors that resemble dirt or soil, containing some proportion of the color brown; shades or tints of earth tone colors as found in the Approved Exterior Color Palette guidelines for the City of Jonesboro.

Hue. The wavelength of color.

Lightness. The degree of light reflected in a color. The amount of light or dark in a color.

Natural cool colors. Exterior colors that are shades or tints of blue or green as found in the Approved Exterior Color Palette guidelines for the City of Jonesboro.

Natural warm colors. Exterior colors that are shades or tints of orange or red as found in the Approved Exterior Color Palette guidelines for the City of Jonesboro.

Neon colors. Exterior colors that are brighter, more reflective tints of natural colors, such as blue, green, orange, or red and, for the purposes of this chapter, including all shades of yellow, pink, and purple.

Neutral colors. Exterior colors that constitute a majority of black, white, or gray as found in the Approved Exterior Color Palette guidelines for the City of Jonesboro.

Pastel colors. Exterior colors that are paler, less reflective shades or tints of natural colors, such as blue, green or orange.

Primary colors. Any of a group of colors from which all other colors can be obtained by mixing. The three primary colors – red, yellow, and blue.

Primary features. Main structural items for a building or structure, including, but not limited to, exterior walls, foundation, and roof.

Regionally recognized business. Commercial enterprises with locations in more than one state, or more than one municipality within a State.

Saturation. The intensity and purity of a hue.

Secondary colors. Any of a group of colors a color resulting from the mixing of two primary colors. The seven secondary colors – orange, green, and purple.

Shade. A darker variation of a color, created by adding a certain proportion of black.

Siding. A primary feature material that covers the exterior of a building, including, but not limited to, wood, stone, stucco, brick, metal and Hardiplank.

Tint. A lighter variation of a color, created by adding a certain proportion of white.

Variegated. Frequent use of significantly contrasting colors, whether as regular or irregular patterns.



Exemptions for Certain Businesses in the Tara Boulevard and Gateway South Overlay Districts

The color schemes of nationally and regionally recognized businesses shall be allowed for their entire building(s) and signage, provided that all other zoning and building code requirements are met. Local businesses not meeting criteria of national or regional businesses shall fully conform to the standards of these guidelines.

Exemptions for Certain Businesses in the Historic District (H-1 and H-2)

The color schemes of nationally and regionally recognized businesses shall be accepted; however, no more than 25% of exterior of the building(s) shall display the recognized color scheme, and the remainder of the building shall conform to the standards of these guidelines.

Color schemes for signage of nationally and regionally recognized businesses shall be accepted; however, the framework of the sign(s) shall conform to the standards of signs in the Historic District, Sec. 86-495.

Local businesses not meeting criteria of national or regional businesses shall fully conform to the standards of these guidelines.

All other zoning and building code requirements shall be met.

Citywide Standards for Color

Neon colors, as defined in this chapter shall not be used for primary building features, whether inside or outside of designated Overlays and the Historic District.

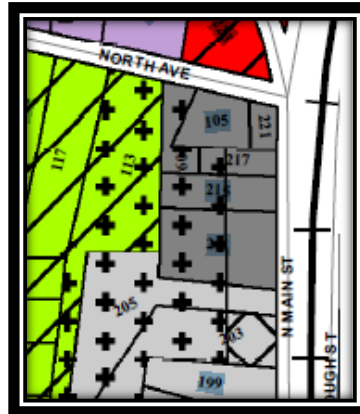
Paint applications for exterior building features shall be uniform where applied and achieve 100% saturation of the applied color.

Paint applications shall be maintained properly at all times.



Historic District Exterior Color Standards (H1 zoning)

(Dark gray parcels)



Sec. 86-102 (l)(2)(3)(e) New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.

Primary Features – Permitted Exterior Colors

- ✚ Earth tone colors, as defined herein, for all siding materials.
- ✚ Neutral colors, as defined herein, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✚ Darker shades of natural warm colors (orange and red), as defined herein, for brick only.
- ✚ Darker shades of natural cool colors (green only), as defined herein, for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✚ Darker shades of natural warm colors (orange only) for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.
- ✚ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

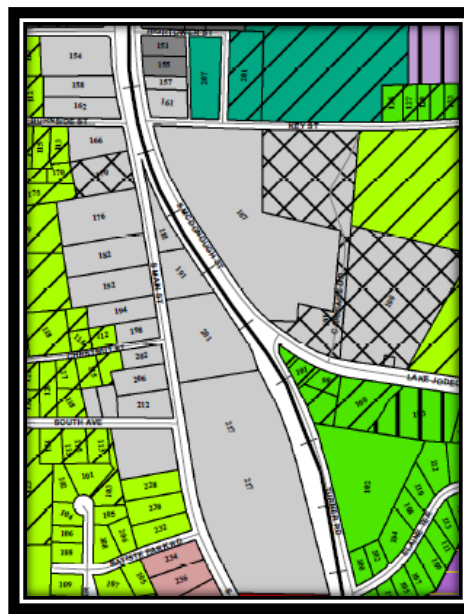
- ✚ Earth tone and neutral colors.
- ✚ Natural cool colors (green only).

Accent Features – Conditional Exterior Colors

- ✚ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✚ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✚ Neon shades and tints, as defined herein, approved by Design Review and Historic Preservation Commissions.
- ✚ Pastel shades and tints, as defined herein, approved by Design Review and Historic Preservation Commissions.

Historic District Exterior Color Standards (H2 zoning)

(Light gray parcels)



Sec. 86-103 (l)(2)(b) The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be used. Prohibited exterior materials include synthetics with a false wood grain, vinyl siding, brick veneer, concrete block, and use of materials that do not complement the architectural or historic style of the structure. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.

Primary Features – Permitted Exterior Colors

- ✚ Earth tone colors for all siding materials.
- ✚ Neutral colors for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✚ Darker shades of natural warm colors (orange and red), for brick only. Variegation not allowed.
- ✚ Darker shades of natural cool colors (green only), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✚ Darker shades of natural warm colors (orange only) for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.
- ✚ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

- ✚ Earth tone and neutral colors.
- ✚ Natural cool colors (green only).

Accent Features – Conditional Exterior Colors

- ✚ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✚ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✚ Neon shades and tints approved by Design Review and Historic Preservation Commissions.
- ✚ Pastel shades and tints approved by Design Review and Historic Preservation Commissions.

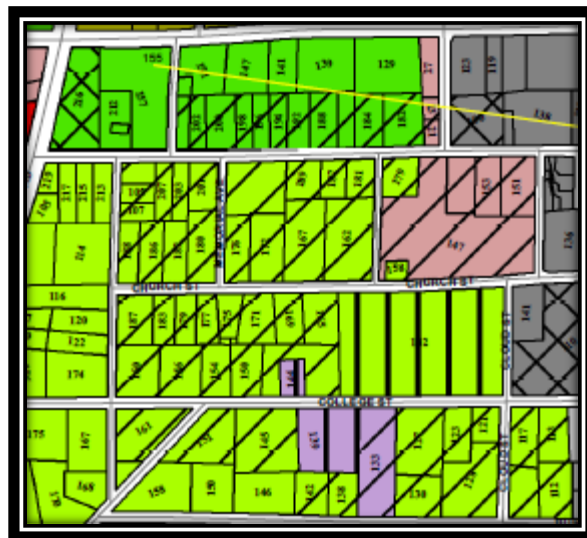
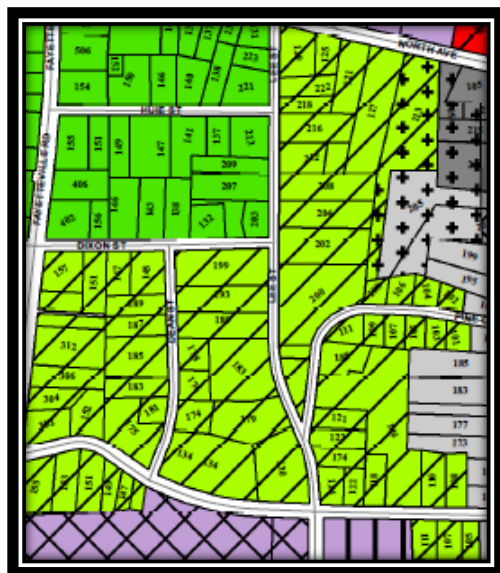
Historic Residential Overlay Exterior Color Standards

(Hatch pattern) 

Purpose. The purpose of the historic residential overlay is to protect and enhance the character of the city's historic neighborhoods by establishing architectural standards for regulation of exterior rehabilitation and new construction. The City of Jonesboro is committed to preserving its historic structures and the special character of the historic neighborhoods. These neighborhoods reflect a variety of architectural styles that have contributed to the city's historic built environment.

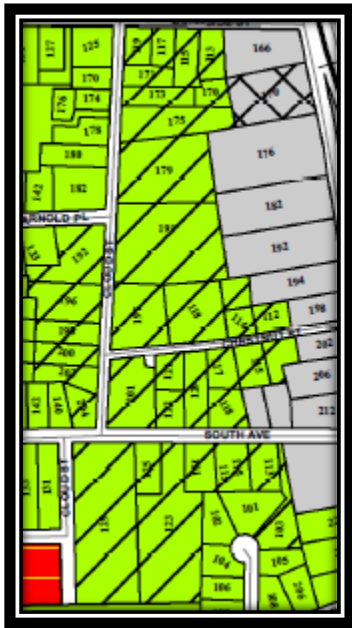
Applicability. The City of Jonesboro has been organized into several historic property groups, (1) the National Register District shall be subject to the provisions of the H-1 or H-2 zoning districts, as appropriate; (2) historic residential properties located within the historic residential overlay shall be subject to the provisions of the historic residential overlay and the provisions of article VII (3) historic commercial properties located within the historic residential overlay shall be subject to the architectural standards of the H-2 district found in subsection 86-103(l), Design standards; and (4) residential properties found outside the National Register District and the historic residential overlay shall be subject to the provisions of article VII.

Materials and color. The predominant exterior siding material, or a modern material that creates a similar texture or appearance, shall be used. Prohibited exterior materials include synthetics with a false wood grain, vinyl siding, brick veneer, concrete block, and use of materials that do not complement the architectural or historic style of the structure. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.



Historic Residential Overlay Exterior Color Standards

(Hatch pattern) 



Primary Features – Permitted Exterior Colors

- ✚ Earth tone colors for all siding materials.
- ✚ Neutral colors, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✚ Darker shades of natural warm colors (orange and red), for brick only. Variegation allowed.
- ✚ Darker shades of natural cool colors (green only), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✚ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

- ✚ Earth tone and neutral colors.
- ✚ Natural cool tints (green only).

Accent Features – Conditional Exterior Colors

- ✚ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✚ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.

Active Senior Overlay Exterior Color Standards

(Hatch pattern) 



Primary Features – Permitted Exterior Colors

- ✚ Earth tone colors for all siding materials.
- ✚ Neutral colors, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✚ Darker shades of natural warm colors (orange and red), for brick only. Variegation allowed.
- ✚ Darker shades of natural cool colors (green only), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✚ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.
- ✚ Darker shades of natural warm colors (orange only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.


Accent Features – Permitted Exterior Colors

- ✚ Earth tone and neutral colors.
- ✚ Natural cool colors (green only).

Accent Features – Conditional Exterior Colors

- ✚ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✚ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✚ Pastel shades and tints approved by Design Review and Historic Preservation Commissions.

Tara Boulevard Overlay Exterior Color Standards

(Hatch pattern) 



Primary Features – Permitted Exterior Colors

- ✦ Earth tone colors for all siding materials.
- ✦ Neutral colors, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✦ Darker shades of natural warm colors (orange and red), for brick only. Variegation allowed.
- ✦ Darker shades of natural cool colors (green and blue), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✦ Darker shades of natural warm colors (orange only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

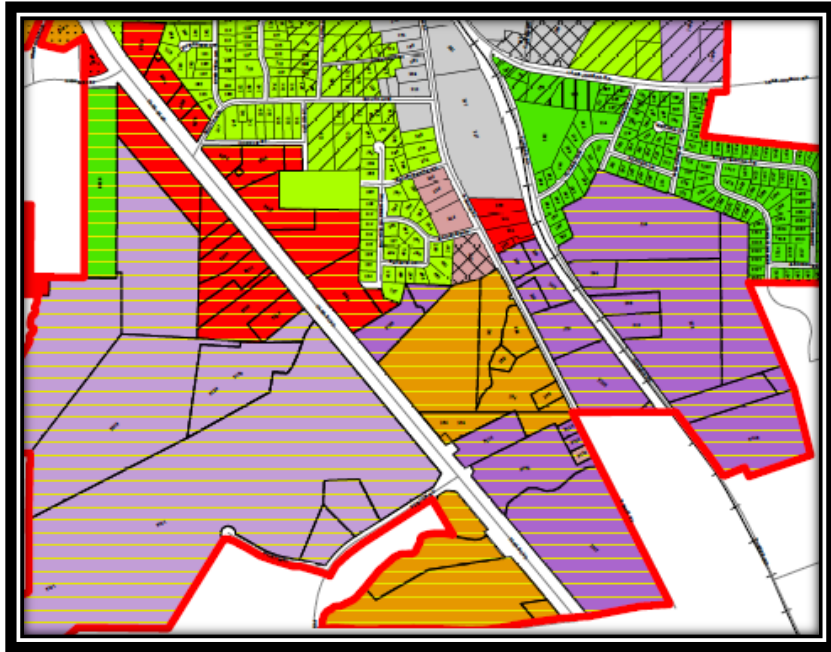
- ✦ Earth tone and neutral colors.

Accent Features – Conditional Exterior Colors

- ✦ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✦ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✦ Pastel shades and tints approved by Design Review and Historic Preservation Commissions.
- ✦ Neon shades and tints approved by Design Review and Historic Preservation Commissions.

Gateway South Overlay Exterior Color Standards

(Hatch pattern) 



Primary Features – Permitted Exterior Colors

- ✦ Earth tone colors for all siding materials.
- ✦ Neutral colors, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✦ Darker shades of natural warm colors (orange and red), for brick only. Variegation allowed.
- ✦ Darker shades of natural cool colors (green only), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✦ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.
- ✦ Darker shades of natural warm colors (orange only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

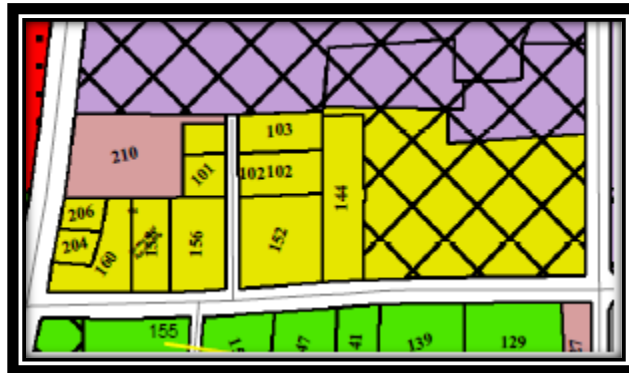
- ✦ Earth tone and neutral colors.
- ✦ Natural cool colors (green only).

Accent Features – Conditional Exterior Colors

- ✦ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✦ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✦ Pastel shades and tints approved by Design Review and Historic Preservation Commissions.

City Center Mixed Use District Exterior Color Standards

(Yellow parcels)



Primary Features – Permitted Exterior Colors

- ✚ Earth tone colors for all siding materials.
- ✚ Neutral colors, for all siding materials, except a maximum of 50% of a building's exterior walls can be black shades.
- ✚ Darker shades of natural warm colors (orange and red), for brick only. Variegation allowed.
- ✚ Darker shades of natural cool colors (green only), for all other siding materials.

Primary Features – Conditional Exterior Colors

- ✚ Darker shades of natural cool colors (blue only), as defined herein, for all siding materials other than brick, approved by Design Review and Historic Preservation Commissions.

Accent Features – Permitted Exterior Colors

- ✚ Earth tone and neutral colors.
- ✚ Natural cool tints (green only).

Accent Features – Conditional Exterior Colors

- ✚ Natural cool tints (blue), approved by Design Review and Historic Preservation Commissions.
- ✚ Natural warm tints (orange and red), approved by Design Review and Historic Preservation Commissions.
- ✚ Pastel shades and tints approved by Design Review and Historic Preservation Commissions.