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Chapter 68

Commercial Business District

[HISTORY: Adopted by the Mayor and Council of the City of Seat Pleasant 5-14-2018 by Ord. No. O-18-14. Amendments noted where applicable.]

§ 68-1 Purpose of standards and guidelines.

- A. The purpose of the design standards and guidelines is to promote high-quality urban and architectural design for the planned area. The design standards and guidelines define a design review process that ensures the redevelopment concept through the review, to approve the implementation.

§ 68-2 Business security.

- A. Metal bars and solid metal rolling gates shall not be permitted on windows or doors. Existing solid gates shall be phased out over time.
- B. Storefronts shall provide clear views of interior spaces lit from within at night.
- C. For interim security needs, perforated rolling gates may be used as a security device.
- D. Chain-link fences and barbed wire shall not be allowed as a security measure.
- E. The owner of the prospective business has 120 days from the date of notification from the City of Seat Pleasant to modify the security gates in accordance to the requirements above. **[Added 5-13-2019 by Ord. No. O-19-13]**

§ 68-3 Building exteriors.

- A. Facades with storefronts shall have a minimum of 50% windows with clear glass at the ground floor.
- B. Storefront windows shall extend to at least eight feet above the sidewalk. The window base shall not exceed 30 inches in height.
- C. Mirrored, dark, or heavily tinted glass shall not be permitted.
- D. Storefront windows shall not be bricked or paneled.
- E. Existing bars and grills on windows shall be phased out over time.
- F. Whenever possible, storefront restoration should return the facade to its original character and reopen windows and transoms.
- G. Replacement display windows should be large single- or multi-paned openings allowing views into the window display area.
- H. Creative and colorful display of merchandise should be encouraged.

- I. The owner of the prospective business or shopping center shall comply with the above regulations and within 120 days from date of notification from the City of Seat Pleasant. **[Added 5-13-2019 by Ord. No. O-19-13]**

§ 68-4 Building color standards.

- A. Colors shall enhance the original character of the buildings. Buildings shall use a limited palette of paint colors (no more than three: one base color and one or two colors for trim or accents).
- B. Walls with artwork and murals shall be exempt from color standards.

§ 68-5 Building lighting standards and guidelines.

- A. Lighting fixture placement and type shall be integrated into the overall design of the project and unify the building composition.
- B. Colored lighting shall be used to complement and highlight buildings, signs or public space while achieving harmony with streetlighting in the business district.
- C. Lighting fixtures should include LED lightbulbs on the interior and exterior of businesses.

§ 68-6 Violations and penalties.

[Added 2-11-2020 by Ord. No. O-20-10]

Any violation of this chapter shall be deemed a municipal infraction punishable by a fine of \$400.