



**CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
OCTOBER 20, 2015, 4:30 P.M.**

**REGIONAL PLANNING COMMISSION
329 MAIN STREET
CLARKSVILLE, TENNESSEE**

AGENDA

- 1) CALL TO ORDER
- 2) PRAYER AND PLEDGE OF ALLEGIANCE
- 3) ATTENDANCE
- 4) PRESENTATION AND DISCUSSION REGARDING LEGISLATION TO CREATE A COMMON DESIGN REVIEW BOARD
- 5) ADJOURNMENT

(Existing) Site Plan and Architectural Design Reviews -- Geographic Areas and Agency Responsibilities

(Hierarchy: Madison Street, Historic Commission, CBID, RPC)

Agency	Geographic Areas						
	CBID Boundary (a)			Madison St. Corridor		Riverfront	Other
	non-CBD zoning w/o H-1	CBD zoning w/o H-1	H-1	H-1	Other Zoning	Outside CBID Boundary	
Regional Planning Commission (RPC) - 1963	site plan	Defer site plan to City Bldg. & Codes	site plan & landscaping outside CBD zoning	site plan; landscaping	site plan; landscaping	site plan; landscaping	site plan; landscaping
Regional Historic Zoning Commission - 1967	N/A	N/A	final: site plan; arch. design; signing; landscaping; urban design	final: arch. design; signing; landscaping; urban design	N/A	N/A	N/A
Madison Street Corridor Design Review Board -2008	N/A	N/A	N/A	defer to Historic Commission	final: arch. design; signing; landscaping; urban design	N/A	N/A
Central Business Improvement District Design Review Board (Two Rivers Company) -1999	arch. design; signing; landscaping; urban design	arch. design; signing; landscaping; urban design	Defer to Historic Commission	N/A	N/A	no statutory authority found	N/A
City Building & Codes	enforcement	site plan; enforcement	enforcement	enforcement	enforcement	signing; enforcement	signing; enforcement

Notes: a) CBID Boundary per Ordinance (Section 12-902) = Crossland Avenue on south, Cumberland River on west, Red River on north, North Second Street to College Street to 7th Street to Madison Street to Cumberland Drive to Crossland Avenue on the east

b) Site Plan Review = compliance with zoning (setbacks, height, parking), access/circulation, sanitary sewers, waterlines, drainage and other utilities.

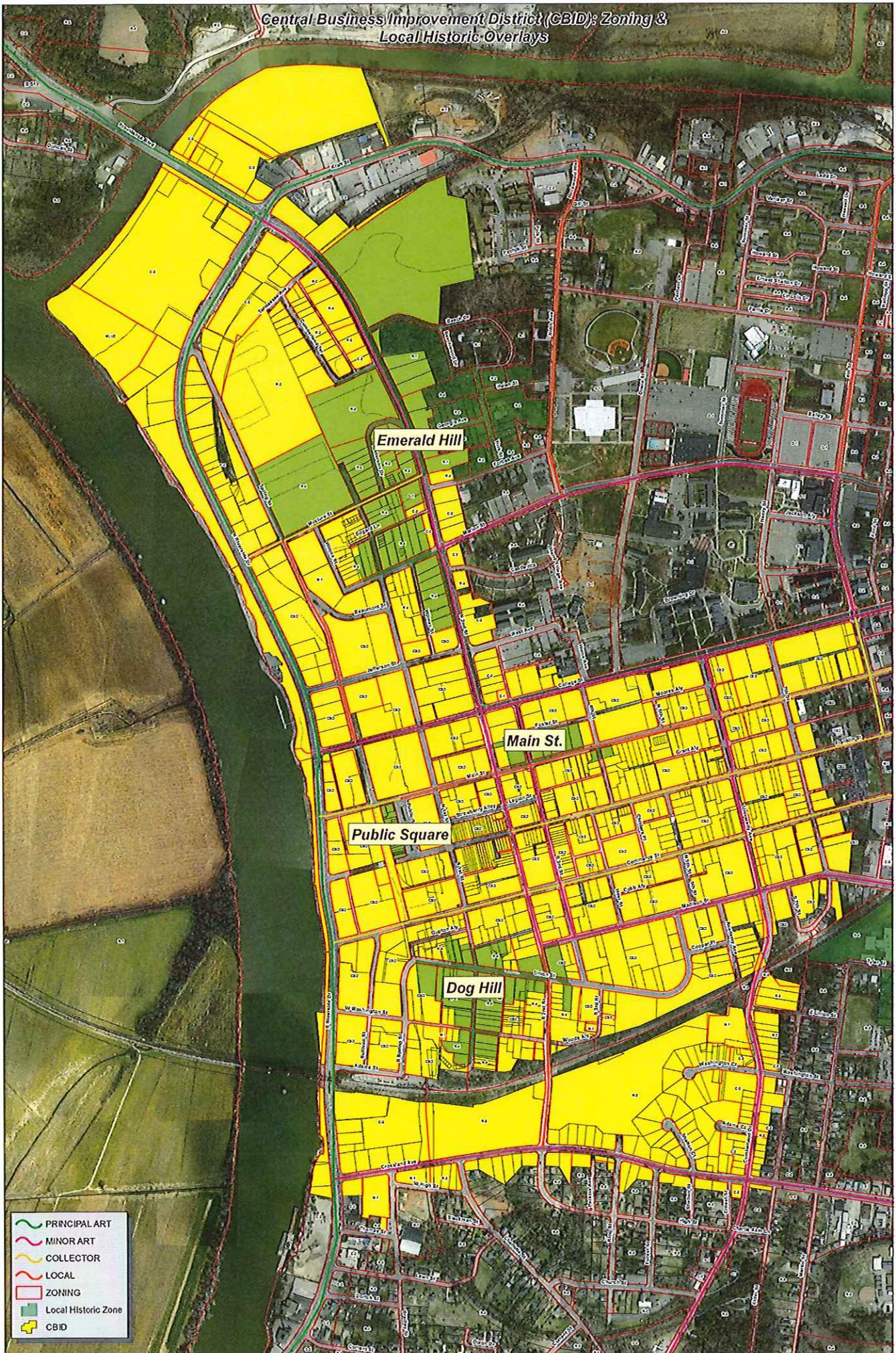
c) Architectural Design Review = review of building mass, materials and color for compatibility

d) Urban Design Review = review of building height, setback, sidewalks, streetscape, signing, lighting, landscaping

e) Landscape Review = perimeter and interior landscaping of parking areas plus screening of adjacent properties with different zoning and accessory structures (dumpsters, loading docks, mechanical equipment on the ground).

f) Signing/Lighting Review = type, area, location and number of signs with associated lighting and lighting of property

Central Business Improvement District (CBD): Zoning & Local Historic Overlays



AN ORDINANCE CREATING THE COMMON DESIGN REVIEW BOARD FOR THE CITY OF CLARKSVILLE, TENNESSEE

WHEREAS, in order to streamline the development review process, the Mayor’s Design Review Task Force recommended the creation of a consolidated design review board to exercise urban design review approval for physical improvements within the Historic District Overlay, the Madison Street Corridor Urban Design Overlay District, the Downtown Urban Design Overlay District (defined as the boundaries of the Central Business Improvement District), and any subsequent design review overlay districts created within the City of Clarksville; and

WHEREAS, the Clarksville-Montgomery County Regional Historic Zoning Commission retains its authority to approve Certificates of Appropriateness for constructing, altering, repairing, rehabilitating, relocating or demolishing any building or structure within locally designed historic districts with the Historic District Overlay with the City of Clarksville, and further retains all other powers and duties including the authority to adopt, modify and update design review guidelines for individual locally-designed historic districts; and .

WHEREAS, the Two Rivers Company, as the successor to the Downtown District Partnership and the River District Commission, approved the delegation of its authority for urban design review for improvement projects within the boundary of the Central Business Improvement District and dissolved its Design Review Committee performing such function, but retained all other powers and duties; and

WHEREAS, the Madison Street Corridor Design Review has agreed to its dissolution so that its design review approval authority may be taken over by the Common Design Review Board for the Madison Street Corridor Urban Design Overlay District; and

WHEREAS, the Clarksville-Montgomery County Regional Planning Commission has recommended the creation of the Downtown Urban Design Overlay District, the creation of a Common Design Review Board to review and to approve improvement projects within the Historic District Overlay, the Madison Street Corridor Urban Design Overlay District, the Downtown Urban Design Overlay District, and any other design overlay districts subsequently created in the City of Clarksville; and

WHEREAS, the Clarksville-Montgomery County Regional Planning Commission has agreed to provide staff support to the Common Design Review Board;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT:

- 1. Creation and Authority.** In accordance with Tennessee Annotated Code 6-54-133, there is hereby created a Common Design Review Board which will be responsible for reviewing and approving nonresidential and multiple family (excluding single-family and two-family structures) improvement projects within the City of Clarksville Madison Street Corridor Urban Design Overlay District, the Downtown Urban Design Overlay District (known as the geographic area of the Central Business Improvement District) and any other design overlays subsequently created by the City Council, that require demolition, building and sign permits, and that make modifications to the exterior appearance of buildings, signing, landscaping and parking, in order to insure compliance with the design standards and guideless adopted for design overlay districts established in the City of Clarksville Zoning Ordinance. Within the Historic District Overlay, the Clarksville-Montgomery County Regional Historic Zoning Commission retains its authority to review and approve both nonresidential and residential (including single-family, two-family and multiple-family structures) improvement projects. Only the Clarksville-Montgomery County Regional Historic Zoning Commission members may participate in discussion and take action on improvements within the Historic District Overlay.

- 2. Board Membership.** The Board shall consist of eleven (11) members who shall have been bona fide residents of the area of jurisdiction of Montgomery County, being at least twenty-one years of age, for not less than three (3) years immediately prior to appointment and who shall continue to be so eligible as long as they serve. The Board shall be made up of the following:
 - A. The seven members of the Clarksville-Montgomery County Regional Historic Zoning Commission (per the City Zoning Ordinance and County Zoning Resolution) consisting of:
 - A representative of a local patriotic or historical organization;
 - An architect, if available;
 - One representative of the Clarksville City Council;
 - One representative of the County Commission;
 - One representative of the Clarksville-Montgomery County Regional Planning Commission; and
 - Two members from the general public.

 - B. Plus, four members who are not members of the Clarksville-Montgomery County Regional Historic Zoning Commission or the Clarksville-Montgomery County Regional Planning Commission.

3. Appointment.

- A. The appointment of the membership of the Clarksville-Montgomery County Historic Zoning Commission is governed by the City Zoning Ordinance and the County Zoning Resolution:
- The Mayor of the City of Clarksville shall appoint the representative of the local patriotic or historical organization, the member of the City Council; and one member from the general public; and all appointments of the Mayor shall be subject to confirmation of the City Council.
 - The Mayor of Montgomery County shall appoint the architect, the member of the Board of County Commissions, and one member from the general public; and all appointments of the Mayor shall be subject to confirmation of the Board of County Commissioners.
 - The Clarksville-Montgomery County Regional Planning Commission shall nominate the member of that Commission, and that member shall be confirmed by both the City Council and the Board of County Commissioners.
- B. The appointment of the members of the Common Design Review Board who are not also members of the Clarksville-Montgomery County Regional Historic Zoning Commission is as follows:
- The Mayor of the City of Clarksville shall appoint the four members of the general public who reside or conduct business in the City of Clarksville; and the appointments of the Mayor shall be subject to confirmation of the City Council.

4. Term of Appointment, Removal and Vacancies.

A. The members of the Common Design Review Board (including members of the Regional Historic Zoning Commission) shall serve for five-year terms, except that the members appointed initially shall be appointed for staggered terms so that the terms of at least one (1) member, but not more than two (2) members shall expire each year. The term of the members nominated from the Clarksville-Montgomery County Regional Planning Commission and the Two Rivers Company (or their successor) shall be concurrent with their term on their respective Boards, and the term of the members from the City Council and the Board of County Commissioner shall be concurrent with their term of office on the City Council or the Board of County Commissioners. Members are eligible for reappointment, but shall serve no more than two terms not to exceed ten (10) years.

B. All members shall serve with compensation and may be removed from membership by the appointing authority for just causes. Any member being so removed shall be provided, upon request, a public hearing on the removal decision before the City Council and/or Board of County Commissioners, as applicable.

C. Vacancies on the Common Design Review Body (including members of the Historic Zoning Commission) shall be filled for the unexpired term of those members whose position has become vacant in the manner herein provided for the appointment of such member. Vacancies shall be filled within a period of sixty (60) days following their occurrence. However, a member shall continue to serve after the expiration of their term until replaced. The Common Design Review Board may adopt rules and regulations consistent with the provisions of this ordinance, the City Zoning Ordinance and the County Zoning Resolution.

5. Election of Officers, Rules and Meetings. The Common Design Review Board shall elect from its members its own chairman, vice chairman and other officers deemed appropriate to carry out its purposes. However, only members of the Common Design Review Board who are also members of the Regional Historic Zoning Commission are eligible for election to the position of chairman and vice chairman. The election of the chairman, vice chairman and any other officers shall occur at the first regular meeting in January each year, and the newly elected officers shall take office at the end of the meeting. The Board shall adopt rules of order for conducting meetings and establish regular meeting dates. The Clarksville-Montgomery County Regional Planning Commission staff shall establish application deadlines for matters coming before the Common Design Review Board.

6. Conflict of Interest. Any member of the Common Design Review Board (including members of the Regional Historic Zoning Commission) who shall have a direct or indirect interest in any property which is the subject matter of, or affected by, a decision of said Board shall be disqualified from participating in the discussion, decision, or proceedings of the Common Design Review Board in connection therewith. The Code of Ethics of the City of Clarksville and the Code of Ethics of Montgomery County shall govern.

HEREBY FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

The effective date of this ordinance shall be January 7, 2016, deviating from the normal effective date of ordinances as set forth in the Clarksville City Code Part 1 "Charter and Related Laws", Article III "Ordinances and Resolutions", Section 6 "Effective Date of Ordinances, Resolutions and Franchises" so that all related ordinances amending the Clarksville City Code and Clarksville Zoning Ordinance to create the Common Design Review Board may become effective on the same date.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: January 7, 2016

AN ORDINANCE AMENDING THE CLARKSVILLE CITY CODE TO DISSOLVE THE TWO RIVERS COMPANY DESIGN REVIEW BOARD AND THE MADISON STREET COORIDOR DESIGN REVIEW BOARD

WHEREAS, in order to streamline the development review process, the Mayor's Design Review Task Force recommended the creation of a consolidated design review board to exercise urban design review approval for physical improvements within the Historic District Overlay, the Madison Street Corridor Urban Design Overlay District, the Central Business Improvement District, and any subsequent design review overlay districts created within the City of Clarksville; and

WHEREAS, the Clarksville-Montgomery County Regional Historic Zoning Commission retains its authority to approve Certificates of Appropriateness for constructing, altering, repairing, rehabilitating, relocating or demolishing any building or structure within locally designed historic districts of the Historic District Overlay with the City of Clarksville, and further retains all other powers and duties including the authority to adopt, modify and update design review guidelines for individual locally-designed historic districts; and .

WHEREAS, the Two Rivers Company, as the successor to the Downtown District Partnership and the River District Commission, approved the delegation of its authority for urban design review for improvement projects within the boundary of the Central Business Improvement District and dissolved its Design Review Committee performing such function, but retained all other powers and duties; and

WHEREAS, the Madison Street Corridor Design Review has agreed to its dissolution so that its design review approval authority may be taken over by the Common Design Review Board for the Madison Street Corridor Urban Design Overlay District; and

WHEREAS, the Clarksville-Montgomery County Regional Planning Commission has recommended the creation of the Downtown Urban Design Overlay District (coinciding with the boundaries of the Central Business Improvement District), the creation of a Common Design Review Board to review and to approve improvement projects within the Historic District Overlay, the Madison Street Corridor Urban Design Overlay District, the Downtown Urban Design Overlay District (coinciding with the boundaries of the Central Business Improvement District), and any other design overlay districts that may be subsequently created in the City of Clarksville; and

WHEREAS, the Clarksville-Montgomery County Regional Planning Commission has agreed to provide staff support to the Common Design Review Board; and

WHEREAS, the City Council of the City of Clarksville is creating the Common Design Review Board under a coincident Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT:

- 1. Dissolution of Two Rivers Company Design Review Board.** The Two Rivers Company Design Review Board was created by the Downtown District Partnership (now the Two Rivers Company) under the authority creating the Central Business Improvement District per Ordinance 41-1998-1999 effective on April 13, 1999, and found in the Clarksville City Code Part 2 “Code of Ordinances” Title 12, “Streets and Other Public Ways and Places” – Chapter 9 “Central Improvement District. Section 12-906 “Scope of Authority” is hereby amended by deleting the entirety of Item 13 concerning exterior design review authority.
- 2. Dissolution of Madison Street Corridor Design Review Board.** The Madison Street Corridor Design Review Board, codified in the Clarksville City Code Part 2 “Code of Ordinances” Title 11 “Planning and Zoning” – Chapter 9 “Madison Street Corridor Design Review Board” Section 11-902 Madison Street Design Review Board” (created under Ordinance 85-2007-08 and its membership modified under Ordinance 43-2012-2013), is hereby dissolved and its powers transferred to the Common Design Review Board being created under a separate ordinance. Sections 11-901 and 11-903 of the Clarksville City Code will remain in effect.
- 3. Effective Date.** The effective date of this ordinance shall be January 7, 2016, deviating from the normal effective date of ordinances as set forth in the Clarksville City Code Part 1 “Charter and Related Laws”, Article III “Ordinances and Resolutions”, Section 6 “Effective Date of Ordinances, Resolutions and Franchises” so that all related ordinances amending the Clarksville City Code and Clarksville Zoning Ordinance to create the Common Design Review Board may become effective on the same date.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: January 7, 2016

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, TO CREATE THE DOWNTOWN URBAN DESIGN OVERLAY DISTRICT, TO ADOPT DESIGN REVIEW GUIDELINES FOR THE DOWNTOWN URBAN DESIGN OVERLAY, AND TO DELEGATE THE RESPONSIBILITY FOR DESIGN REVIEW IN THE MADISON STREET CORRIDOR URBAN DESIGN OVERLAY AND THE DOWNTOWN URBAN DESIGN OVERLAY DISTRICT TO THE COMMON DESIGN REVIEW BOARD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE:

1. Under Chapter 5 "Land Use Development Standards and Procedures", Section 10 "Site Plan Requirements", Subsection 5.10.1 "Applicability", Article A, the first paragraph, the second sentence is hereby amended by **deleting** the introductory phrase:

With the exception of properties located in the CBD Central Business District,

2. Under Chapter 7 "Landscaping, Buffering and Screening Requirements", Section 2 "Applicability", the first paragraph is hereby amended by **deleting** the second sentence:

Properties within the Central Business Improvement District (CBID) shall not be required to submit and have approved by the Regional Planning Commission landscape and tree preservation plans prior to the issuance of a building permit, as long as the CBID Design Review Board is in existence and is performing this review and approval process.

3. Under Chapter 9 "Overlay Districts", Section 4 "Madison Street Corridor Design Overlay District", Subsection 9.4.2 "Design Standards and Guidelines", Article H "Project Approval Process", the first paragraph, the first sentence is hereby amended by deleting the first sentence in its entirety and by substituting instead the following sentence:

To ensure consistency with these standards and guidelines, the Common Design Review Board (acting as the Design Review Board for the Madison Street Corridor Urban Design Overlay District) and the Clarksville-Montgomery Regional Planning Commission staff will review all projects in the urban design overlay district that require demolition, building and sign permits and that make modifications to the exterior appearance of buildings, signing, landscaping and parking.

4. Under Chapter 9 "Overlay Districts", Section 4 "Madison Street Corridor Design Overlay District", Subsection 9.4.1 "Purpose", add the following paragraph "Scope of Review" at the end:

Scope of Review

Design review shall apply to all sides of a building. Any discernable changes will require approval from the Design Review Board (* indicates Administrative rather than Board function):

- a. Demolition of Contributing Structures
- b. Proposed New Construction/Exterior Remodeling/Modifications
- c. Relocation of Buildings
- d. Exterior Repair or Repainting*
- e. Window Changes In-Kind*
- f. Landscaping meeting the minimum requirements of Chapter 7 of the Zoning Ordinance*
- g. Signage and Awnings*
- h. Sidewalk Changes or Improvements on private property
- i. Exterior Lighting Changes or Improvements
- j. Parking Lot Construction, Changes or Improvements that modify parking locations, number of parking spaces or circulation patterns

The functions above marked with an asterisk (*) are considered administrative in nature, and may be approved at the Staff Level if all objective standards are met. However, the staff will forward the application for action by the full Design Review Board for review and approval if there is a question about meeting the standards or if the applicant is requesting a variance from the standards.

5. Under Chapter 9 "Overlay Districts", Section 4 "Madison Street Corridor Design Overlay District", Subsection 9.4.2 "Design Standards and Guidelines", Article H "Project Approval Process", Item "1.5 Appeals Process", Sub-Item 1.5.1, the first sentence is hereby amended by substituting the "Planning Commission" for the "Board of Zoning Appeals".
6. Under Chapter 9 "Overlay Districts" is hereby amended by adding Section 5 "Downtown Urban Design Overlay District" as follows:

9.5 Downtown Urban Design Overlay District

9.5.1 General Description and Purpose

1. Purpose. The purpose of the Downtown Urban Design Overlay District is to enhance the quality, image, and economic vitality of Downtown Clarksville. Accordingly, to that ends, the Overlay District imposes urban design guidelines to coordinate the physical improvements that will be made to this important geographic area by private entities.

2. Overlay District Relation To Base Zoning. This overlay zoning district is placed "over" the base zoning in an area in order to modify the base zoning's regulatory standards. The overlay district alters such standards as building placement, size and height, parking and access, and landscaping and buffering, but does not determine the use of the property. The use of property (both land and structures) is governed by the underlying base zoning.

3. Scope of Review. Government officials, property owners, developers, design consultants and other stakeholders will use this section to prepare improvement plans that are consistent with the Downtown Design Standards and Guidelines. The standards and guidelines apply to private nonresidential and multiple-family residential (excluding single-family and duplex structures) new construction, exterior remodeling or repainting; window and awning changes or improvements; signing changes and improvements; sidewalk changes and improvements; exterior lighting changes and improvements; and landscaping and parking lot construction, changes and improvements. Nothing in this section shall be construed to prevent the ordinary maintenance and repair of any exterior elements of any building or structure; nor shall anything in this section be construed to prevent the construction, reconstruction, alteration or demolition of any such elements, which authorized City officials shall certify as required for public safety.

9.5.2 Downtown Overlay District Geographic Boundaries

1. Designation of Boundaries. The geographic boundaries of the Downtown Overlay District shall coincide with those of the Central Business Improvement District (CBID) as set forth in Code of the City of Clarksville Title 12, Chapter 9, Section 12-902 “Boundaries”, but exclude those geographic areas within the Historic District Overlay.

2. Modification of Boundaries. Any modifications of the boundaries of the Downtown Overlay District by the City Council or other Department of City of Clarksville will involve referral to the Regional Planning Commission for public hearing, public notice and recommendation to the City Council to amend this Zoning Ordinance.

9.5.3 Downtown Urban Design Standards and Guidelines

1. Source of Guidelines. The urban design review standards and guidelines to be used by the Common Design Review Board for determining the appropriateness of physical improvements within the Downtown Overlay District shall be those adopted into or by reference into this Section.

2. Precedence of Regional Historic Zoning Commission Review Guidelines. The Review Guidelines adopted by the Regional Historic Zoning Commission and this Ordinance for locally designated historic districts within the Downtown Boundaries shall take precedence within the H-1 Historic District Overlay, in the event of a conflict between the two sets of guidelines.

9.5.4. Project Approval Process

1. Overview. To ensure consistency with the Downtown Urban Design Standards and Guidelines, the Common Design Review Board and the Clarksville-Montgomery

Regional Planning Commission staff will review all private projects in the Downtown Urban Design Overlay District that require demolition and building permits and that make modifications to the exterior appearance of buildings, signing, landscaping and parking. Existing nonconforming structures, unforeseen physical conditions and subsequent architectural programmatic constraints may warrant exceptions to the guidelines. In such cases, the Common Design Review Board and planning staff will review alternative design solutions as they relate to the intent of the standards and guidelines, and will accept alternatives that present the best urban design solution. Where a single use or structure spans more than one sub-district (i.e., Central Commercial District, River District, Residential or Historic), the Common Design Review Board and planning staff will explore with the developer alternative solutions that achieve the design intent of the standards and guidelines. The Clarksville-Montgomery County Regional Planning Commission will continue to review site plans as required by Chapter 5.10 "Site Plan Requirements" and landscape plans as required by Chapter 7 "Landscape, Buffering and Screening Requirements" of this Zoning Ordinance.

2. General Directions:

- A. The authority of the Common Design Review Board to uphold the Downtown Urban Design Overlay guidelines is limited to the standards and guidelines referenced in Subsection 9.5.3.1 of this ordinance.
- B. Any approval by the Common Design Review Board is contingent on zoning and building permits issued by the Building and Codes Department, and cannot be interpreted as taking precedence over the building code or zoning ordinance except where the zoning standards set forth in the Downtown Overlay Standards and Guidelines are more stringent than other Sections of this Ordinance.
- C. Other ordinances or parts thereof which are inconsistent with or are in conflict with the specific provisions of this ordinance are expressly superseded by this ordinance and are to be controlled by the provisions of this Ordinance.
- D. Existing base zoning district standards that are not varied by this Section as set forth in this Ordinance shall apply within the Downtown Urban Design Overlay.

3. Step One/Application

- A. The first step in undertaking a project in the Downtown Urban Design Overlay is to contact and request an application from the Regional Planning Commission.
- B. Regional Planning Commission staff will provide the applicant with the published guidelines and standards (this document and any future amendments) for projects within the various sub-districts of the Downtown Urban Design

Overlay. It is recommended that the applicant become familiar with the guidelines and standards prior to planning the project and before the development of any working drawings.

C. The applicant must submit one set of the following documents signed by the applicant that will be retained by the Planning Commission:

- I. Copies of the proposed site plan (to an engineering scale) showing all site improvements such as buildings, walls, walks, parking, signs, plant materials, and lighting.
- II. Completed color exterior elevations (1/8th" = 1' architectural scale minimum).
- III. Exterior painting schedule (Color name/brand).
- IV. Samples of exterior materials including brick, stone, metals, glass, roofing.
- V. Detailed scale drawings of awnings and canopies, indicating proposed colors.
- VI. Color photographs of all sides of the existing exterior for remodeling, rehabilitation, or demolition. For demolition, remodeling, and new construction, photographs shall show contiguous properties.

4. Step Two/Common Design Review Board

A. Should the application indicate alterations, remodeling, or repairs that are not governed by this Ordinance, the Common Design Review Board may exempt the application from the provisions of this urban design overlay district.

5. Step Three/Approval or Redirection

A. After a careful review of the presentation, the Common Design Review Board will act to approve, conditionally approve or disapprove the application. The Clarksville Building and Codes Department will then review the approved project for zoning and codes compliance when the drawings and specifications are completed and submitted to the department.

B. If the project is disapproved, the Common Design Review Board and Planning Commission staff will strive to assist the applicant by providing guidance and redirection of the project. It will then be necessary to present the project to the Board at another regularly scheduled meeting. A building permit shall not be issued until such time as the proposed project receives final approval from the

Common Design Review Board.

C. Under extreme circumstances, the Common Design Review Board shall have the right to approve projects which do not absolutely meet the guidelines, but that follow the intent and spirit of the urban design guidelines.

D. Upon project approval, the project must be executed as presented and approved. Any substantial departure from the plans as presented will require another review by the Common Design Review Board.

9.5.5 Appeals Process

A. The Planning Commission shall hear and decide appeals from any order, requirement, decision or determination made by the Common Design Review Board or Planning Commission staff where it is alleged by the applicant in writing that Common Design Review Board or Planning Commission staff is in error or acted arbitrarily. Such appeal shall be made within sixty (60) calendar days of said order, requirement, decision or determination.

*HEREBY FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:*

The effective date of this ordinance shall be January,7 2016, deviating from the normal effective date of ordinances as set forth in the Clarksville City Code Part 1 "Charter and Related Laws", Article III "Ordinances and Resolutions", Section 6 "Effective Date of Ordinances, Resolutions and Franchises" so that all related ordinances amending the Clarksville City Code and Clarksville Zoning Ordinance to create the Common Design Review Board may become effective on the same date.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: January 7, 2016

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, TO INCORPORATE THE DOWNTOWN URBAN DESIGN OVERLAY DISTRICT STANDARDS AND GUIDELINES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE:

Under Chapter 9 "Overlay Districts", Section 5 "Downtown Urban Design Overlay District", Subsection 9.5.3 "Downtown Urban Design Standards and Guidelines, Item 1 "Source of Guidelines", the following guidelines are hereby incorporated by reference:

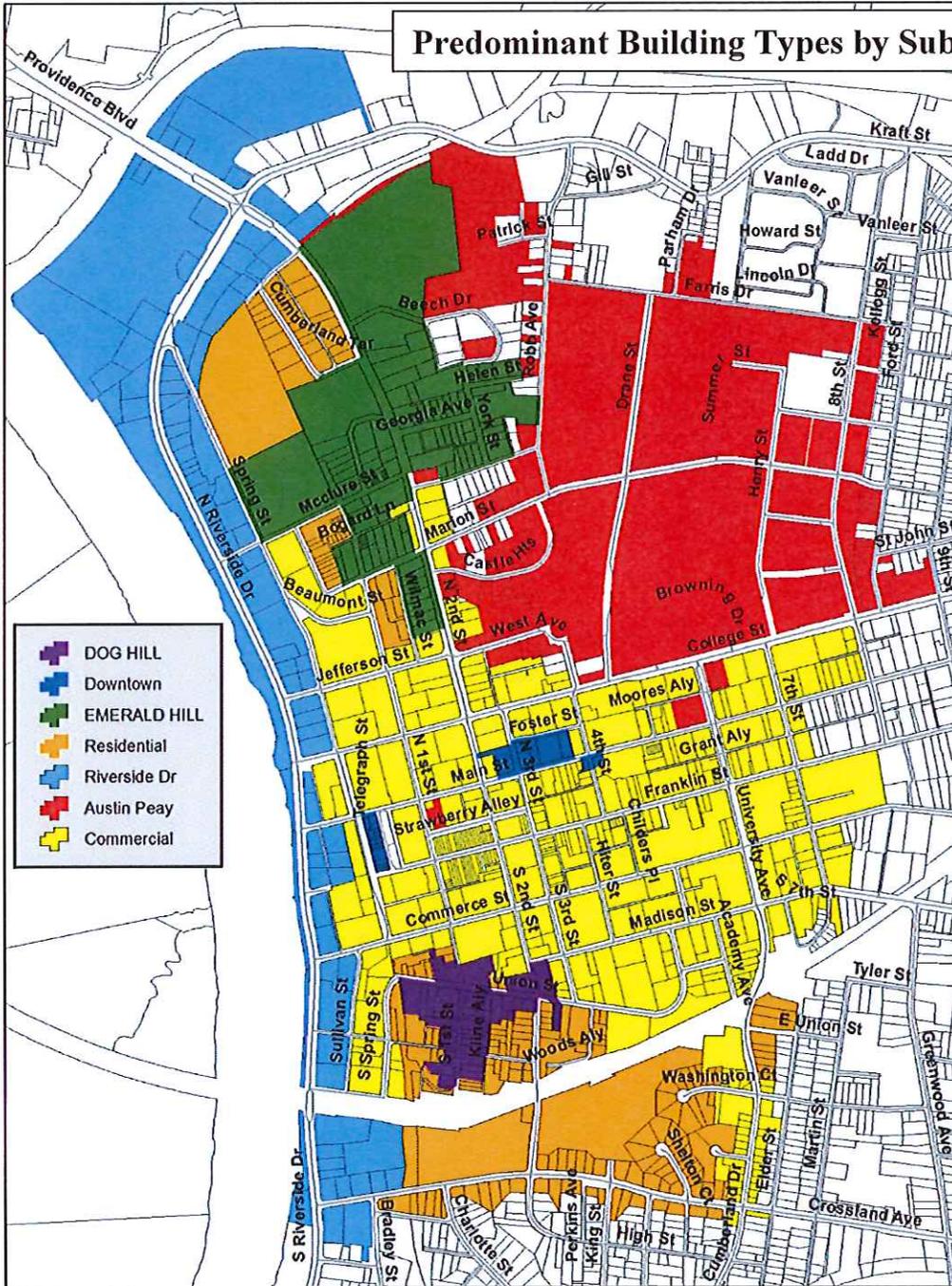
A. Districts and Sub-Districts and Use of Guidelines

1. These guidelines will be used by property owners, developers, architects, builders, business owners, public officials, and interested citizens when considering rehabilitation or new construction in the Downtown Overlay District involving private non-residential and multiple-family residential (excluding single-family and duplex structures). They will be informational only in the case of publically owned lands and structures, and in geographic areas also designated as Local Historic District Overlays (where design review by the Historic Zoning Commission encompasses all private uses including single-family and duplex structures). The guidelines will also be consulted (but are not binding on the public entities) with respect to proposed infrastructure and streetscape improvement projects. While the base land use zoning districts continue to govern land use, these guidelines will supersede other provisions of this zoning ordinance only when more stringent and geographically specific standards are set forth on design and physical planning issues relative to massing, landscaping, parking, and signage. The appropriate City departments will review all new projects in the Downtown Overlay District that require building permits to ensure consistency with these guidelines. The word "shall" indicates those design standards that are mandated; whereas, terms such as "should", "encouraged", and "discouraged" indicate design principles which are more flexible and advisory in nature.
2. These guidelines are intended to preserve and enhance the special character of the Downtown Overlay District by encouraging rehabilitation and new construction that is sensitive to the existing urban form and historic character. The guidelines recognize that no single architectural style predominates, and the guidelines allow for creativity in the design of individual buildings. However, there are certain established urban design and architectural principles shared by most properties within the district that give it a cohesive character and strong sense of place.
3. These guidelines address both architectural design and urban design. Architectural design is addressed in terms of building type. Building types include:
 - a. commercial/mixed-use
 - b. single-family residential
 - c. townhouses
 - d. multi-family apartments
 - e. institutional

4. Not all building types are permitted in all areas of the Downtown Overlay District. The map on page 3 is color-coded and keyed to a corresponding chart to note permitted building types in specific areas of the Downtown Overlay District. The following guidelines that relate to architectural design apply to the particular building type, regardless of location. If exceptions exist in any given area, they will be noted in the guidelines. **Land use is determined by the underlying land use zoning districts, and should not be confused with building type.**
5. Additionally, the guidelines address specific urban design regulations to include:
 - a. building height
 - b. setback
 - c. massing
 - d. driveways
 - e. sidewalks
6. These urban design specifications can vary based on the building type and/or location. The guidelines clearly explain where or on what building type these requirements apply. Graphics are included as necessary to help convey the design guidelines.
7. **Design review shall apply to all sides of a building.** Any discernable changes will require approval from the Design Review Board (* indicates Administrative rather than Board function):
 - a. Demolition of Contributing Structures
 - b. Proposed New Construction/Exterior Remodeling/Modifications
 - c. Relocation of Buildings
 - d. Exterior Repair or Repainting*
 - e. Window Changes In-Kind*
 - f. Landscaping meeting the minimum requirements of Chapter 7 of the Zoning Ordinance*
 - g. Signage and Awnings*
 - h. Sidewalk Changes or Improvements on private property
 - i. Exterior Lighting Changes or Improvements
 - j. Parking Lot Construction, Changes or Improvements that modify parking locations, number of parking spaces or circulation patterns

The functions above marked with an asterisk (*) are considered administrative in nature, and may be approved at the Staff Level if all objective standards are met. However, the staff will forward the application for action by the full Design Review Board for review and approval if there is a question about meeting the standards or if the applicant is requesting a variance from the standards.

Predominant Building Types by Sub-Districts



Map & Chart Intent

It is the intent of this map and chart to illustrate the building types that, in general, tend to predominate within each of the delineated districts. However, it is important to understand that there are many exceptions to the rule. For example, the very northeast corner of the Central Commercial district features a few older single-family houses, yet the chart reflects Single Family Residential building types as not being a predominant building type within that district. Consequently, the determination of whether a particular building type is appropriate for a particular property as new infill development should be made based upon the predominate older existing building types on the block face under consideration. Also, this map and chart are unrelated to land uses, but instead address building types.

Sub-Districts	Building Types				
	commercial and mixed use	residential			institutional
		single-family	townhouse	multi-family	
C-Central Commercial	YES	NO	YES	YES	YES
RD-Riverside Drive	YES	NO	YES	YES	YES
R-Residential	NO	YES	YES	NO	YES
H1-Downtown Historic*	YES	YES	YES	YES	YES
DH-Dog Hill*	NO	YES	NO	NO	NO
EH-Emerald Hill*	NO	YES	NO	NO	YES

Note: *These are local Historic District Overlays governed by Section 9.3 of this Zoning Ordinance.

B. Building Forms, Style & Character

1. Founding: The Downtown Overlay District is composed of buildings reflecting a variety of uses, styles, materials, and several periods of development. The district consists primarily of one- to three-story, masonry commercial buildings and one- and two-story, frame residences. Its physical development began at the time of Clarksville's incorporation in 1785. Helping to define the boundaries of the district are a number of natural and man-made features, some of which historically served as logical margins to the downtown area. These include the Cumberland and Red Rivers, turnpikes, and rail lines.

2. Name Sake: With a population of 132,929 according to the 2010 census data, Clarksville currently stands as the fifth largest city in the state of Tennessee. Clarksville is a city rich in history and tradition dating back to its founding in 1785. The city is named for General George Rogers Clark, frontier fighter and Revolutionary War hero, brother of William Clark of the Lewis and Clark Expedition.

3. 19th Century History: Coming into the 19th century, Clarksville grew at a rapid pace. In 1820, steamboats began to navigate the Cumberland River, bringing hardware, coffee, sugar, fabric, and glass. The boats also exported flour, tobacco, cotton, and corn to ports like New Orleans and Pittsburgh along the Ohio and Mississippi Rivers. Trade via land also grew as four main dirt roads were established; two to Nashville, one crossing the Red River via ferry called the Kentucky Road, and Russellville Road. By 1819 the newly-established town had 22 stores, including a bakery and silversmith. In 1829, the first bridge connecting Clarksville to New Providence was built over the Red River. Nine years later, the Clarksville-Hopkinsville Turnpike was built. Railroad service came to the town on October 1, 1859 in the form of the Memphis, Clarksville and Louisville Railroad.

Civil War: During the Civil War, Clarksville was first fortified by the



Historic Franklin Street.



Odd Fellows Home.



Historic Cumberland Riverfront.



Elders Hardware Store.

Confederacy which built Fort Sevier (also known as Fort Defiance) on a prominent hill north of downtown. In February of 1862, Fort Sevier and the city were surrendered to federal forces and it remained in Union hands during most of the rest of the conflict. Clarksville slowly recovered its prosperity after the war when it became a center of the tobacco industry with a thriving riverboat and rail traffic. This prosperity was illustrated by dozens of brick warehouses and commercial buildings built along the Cumberland River and adjacent to the courthouse on the hill above. To the north and south of downtown prosperous merchants built dwellings on what became known as Emerald Hill and Dog Hill. A fire in 1878 destroyed much of downtown, but it was soon rebuilt with new brick commercial buildings and a new courthouse. By the early 20th century, Clarksville was a regional commercial center boasting numerous industries such as flour mills and cigar factories.

- 4. 20th Century History:** The largest change to the city came in 1942, as construction of Camp Campbell (now known as Fort Campbell) began. The new army base was built ten miles northwest of the city. It gave an immediate boost to the population and economy of Clarksville, and is capable of holding 30,000 troops.

Tornado of 1999: On the morning of January 22, 1999, the downtown area of Clarksville was devastated by an F3 tornado, damaging many buildings including the county courthouse. Clarksville has since recovered, and has rebuilt much of the damage as a reflection of the city's resilience. Clarksville is presently the home of Austin Peay State University, the Leaf-Chronicle newspaper, and neighbor to the Fort Campbell, Kentucky, United States Army post.

- 5. Today's Surviving Architecture:** There are a number of architectural styles and building traditions in the district. The most prevalent is wood frame vernacular; however, there are excellent examples of high style architecture. The architecture of the late Victorian period was characterized by flamboyant use of decoration, irregular form, multiple roof types, and a variety of materials and colors. Commercial buildings favored the Italianate style in particular and included the use of cast iron. In general, the period witnessed a flowering of a variety of materials, methods of construction, and architectural styles and types. Around the turn of the twentieth century, flamboyant Revival styles yielded to Classically-influenced architecture in both commercial and residential structures.

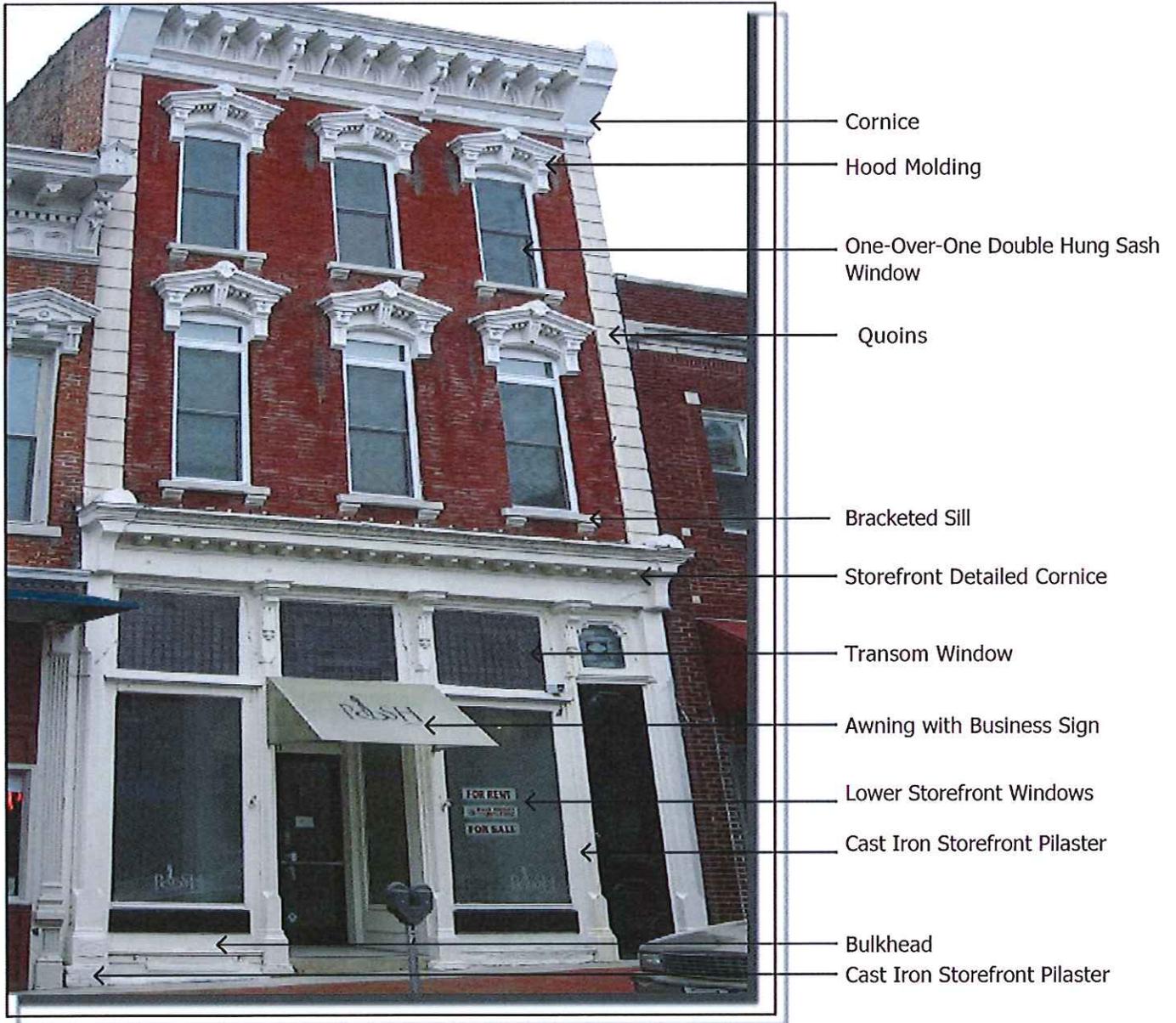


Downtown Clarksville winter scene on Franklin Street, ca. 1940.



Franklin Street in the 1950s.

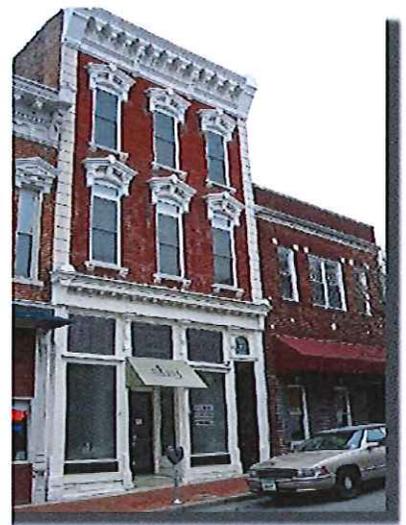
6. Architectural Glossary: Commercial Buildings



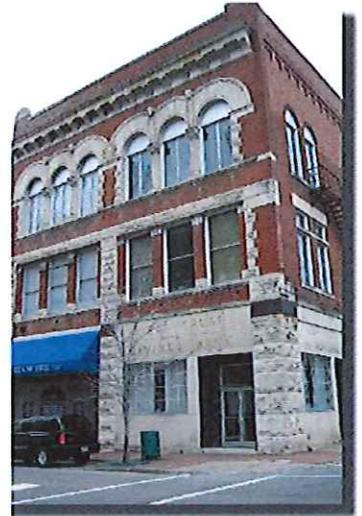
Commercial Building

7. Commercial Architecture Styles

1. The Italianate style (1870-1890) derives from the country villas of Italy, though the style was popular in U.S. commercial, as well as residential, architecture of the mid to late nineteenth century. As applied to commercial building, the Italianate style's characteristic decorative features include window hood moldings, elongated windows, string courses, large eave brackets, corbelled brick work, bracketed parapets, and cast iron pilasters. A good example is at 131 Franklin Street.
2. The Victorian Romanesque style (1880-1900) was popular at the same time as the Italianate style for downtown commercial buildings. These two styles share a number of similarities but the Victorian Romanesque style is distinguished by its large arches on window and door openings. These buildings often feature exteriors with a mixture of brick, stone and other materials such as sheet metal and terra cotta. The multi-story building at 215-217 Franklin Street is a notable example of this style in the downtown area.
- c. Around the turn of the twentieth century, there was a renewed interest in Classical architecture. The buildings of the 1893 World's Columbian Exposition held in Chicago influenced the rise of the Colonial Revival style (1895-1930), which favored classical ideals of order and balance. Such sensibilities were in stark contrast to the flamboyance and asymmetry that characterized Victorian styles. The Colonial Revival style was popular for commercial, residential, and religious architecture. It often features full-height porticos and classical columns on the primary facades. The style is also characterized by a centered entrance and symmetry. In downtown Clarksville, the Colonial Revival style is exemplified in the old City Hall Building.
- d. In the early 20th century there was also the interest in the Art Deco/Art Moderne styles (1920-1950). These styles originated in Europe and were used in a variety of downtown commercial buildings. Storefronts were often updated in these years with sleek tinted glass in the Art Moderne or Deco styles. Theaters were also popular for these styles, and the notable Roxy Theater built in 1947 features vertical and horizontal banding as well as structural glass blocks indicative of this style.



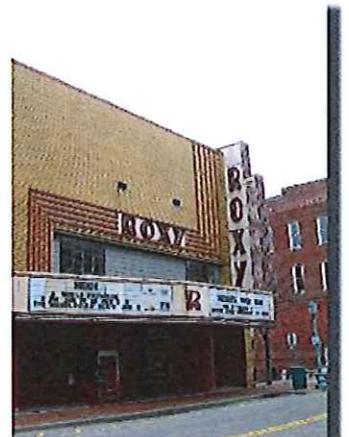
Italianate - 131 Franklin St.



Victorian Romanesque - 215 Franklin St.



Colonial Revival with Romanesque influence - City Hall, which is characterized by a symmetrical facade with a central entrance of a Romanesque arch.



Art/Dec/Art Moderne – Roxy Theater

8. Architectural Glossary: Residential Buildings



Chimney

Pitched Gable Roof

Weatherboard Siding

Hood Molding

Double Hung Window

Porch Roof Entablature

Overhead Light

Sidelight

Ionic Columns

Handrail

Foundation Pier

Lattice Work

9. Residential Architecture Styles

a. The streetscape of a residential district also has a unity that is in part influenced by common traits. While neighboring houses may have very different architectural styles and building dates, there is an overall conformity to setback, height, orientation to the street, massing, and other characteristics that relate the buildings to their sites. Even modest vernacular building forms will blend harmoniously with dwellings which express a high style of architecture when these site characteristics are upheld.



Folk Victorian - 415 S. First St.

b. The Frame Vernacular or Folk Victorian style (1870-1910) is a modest version of more elaborate late nineteenth century styles. These frame dwellings are modest in scale and decoration, but may contain spindle-work porch details or milled wood posts. They are, to some extent, defined by their forms. The forms include gabled ell, front gable, and the pyramidal square with a hip roof. Typically, they are one or one-and-one-half-stories in height.



Italianate - 103 Union St.

c. The Italianate style (1870-1890) derives from the country villas of Italy. The nineteenth-century landscape designer Andrew Jackson Downing believed that beautiful homes promoted morality, which he found embodied in these rural dwellings. The Italianate style that he promoted in his pattern books featured such embellishments as window hood moldings, string courses, large eave brackets, cupolas, and corbelled brick work. This picturesque ideal was meant to uplift standards in architecture and social mores and inspire new home ownership. The style may feature characteristic towers or cupolas as focal points of their designs. They also have low-pitched roofs and elongated windows, eave brackets, and bay windows.



Queen Anne - 625 Madison St.

d. The emergence of the Queen Anne style (1880-1905) coincided with the rise of balloon framing and mass production of wood ornamental features. These developments allowed for extravagant architectural designs with asymmetrical floor plans and irregular roof planes. These houses often feature porches that wrap around from the main façade to a side elevation. More exuberant examples may also have a corner tower, highly detailed spindling, oriole or stained glass windows, roof cresting, wood shingle siding, corbelled brick chimneys with chimney pots, and irregular roof planes. Queen Anne style houses are often painted in rich, contrasting color schemes. Its popularity through the state expanded rapidly, as rail lines transported the mass-produced millwork and other stylistic elements.

e. By the end of the nineteenth century, American architects began to look towards the country's own architectural roots.

f. The Colonial Revival style (1895-1955) reflects the nation's embrace of its colonial past. The style is characterized by simplicity, symmetry, and unadorned order, as a movement away from asymmetrical, highly embellished styles of the Victorian era. Colonial Revival dwellings typically have rectangular plans and symmetrical facades. The roof may be gabled or hipped. Windows are multi-paned double sashes. Doorways may contain sidelights, fanlights, pediments, and columns or pilasters. The details are classically inspired, and entry porticos are common.

g. The Craftsman/Bungalow style (1905-1930) represents a movement away from mass-produced architectural design of the balloon-frame period. The Bungalow plan has roots in British India during the eighteenth and nineteenth centuries. The house type melded with Japanese building techniques exhibited at late nineteenth-century American expositions. Craftsman bungalow buildings typically have low-pitched gabled roofs with a wide eave overhang, exposed rafters, decorative beams or braces, full- or partial-width porches, and tapered posts on brick piers. Designers often used the Craftsman style for bungalows, which were generally one-and-one-half story houses with large porches and open interior floor plans. The Bungalow first emerged as a house type in American residential architecture in California and quickly spread across the country as a popular design choice for small houses. While the bungalow can take the form of a modest gable-front example, elaborate bungalow design can include a multi-plane roof shape, known as an Airplane bungalow, and can feature extensive Craftsman detail on the interior.

h. The Tudor Revival style (1910-1940) is based loosely on Medieval architecture. Peaking in popularity during the 1920s, the style was fashionable for single-family dwellings as well as small apartment buildings. The plans often feature cross gable, high-pitched roofs. Exteriors can be of stone, stucco with false half-timbering, brick veneer, or weatherboard siding. A Tudor Revival dwelling may feature a gable-front projecting bay with an arched entrance, an exterior, façade wall chimney, and even an entrance tower. Windows may be double-hung wood sash or multi-light styles. The Tudor Revival style was used almost solely on residential architecture.



Colonial Revival - 609 Anderson Dr.



Craftsman - 99 Union St.



Tudor Revival - 611 Anderson Dr.

10. Twentieth-Century Commercial Buildings of Riverside Drive

- a. Riverside Drive was created in the mid-20th century as a four-lane artery along the Cumberland River. At that time, many of the existing buildings were removed for the construction of the highway, though a few remain. While warehouses historically dominated the riverfront, commercial structures are the predominant building type today.
- b. The development of Riverside Drive was intended to increase vehicular access through the downtown and to stimulate new commercial development. The buildings that have since been constructed here are primarily one- to three- story buildings constructed from the 1950s to present. These buildings are generally rectangular by design, of brick or concrete construction and are functional in form with minimal detailing. Generally, the area was oriented for automobile traffic rather than pedestrians, with most of the buildings recessed from the street with paved parking in front. Along the highway are numerous examples of retail “chain” designs used across the country by restaurants and other businesses.



One-story brick commercial building on Riverside.



Example of multi-story commercial building.

- c. Recent plans have proposed re-designing this strip commercial corridor into an urban boulevard that is pedestrian-friendly, and has buildings that relate more strongly with the street. This plan would be achieved with a median, buildings closer to the street, specialty pavers, side and rear parking lots, minimized signage and curb cuts, street trees, and more landscaping. These features would promote a unified streetscape more in keeping with the balance of the downtown core. Future development should consider the character of relationship to existing riverfront development. This can include non-commercial buildings, especially housing.
- d. The goal of these sub-district guidelines is to provide for regulated development that promotes a safe, attractive, unified streetscape that recognizes the value of the adjacent Historic Downtown and related neighborhoods, the river and developing Riverwalk Park system, and promotes a mix of future development to include retail, housing, entertainment and recreation in a district of increasing value and aesthetic appeal.

C. General Design Principles

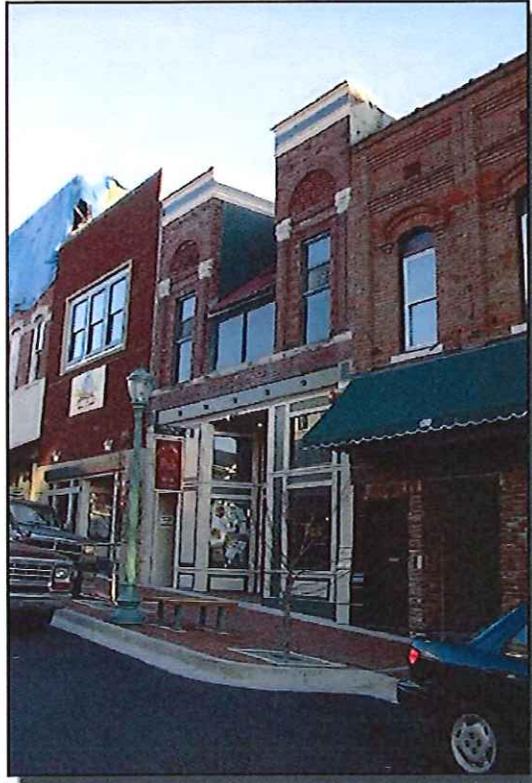
1. **Overview:** These guidelines have been developed for specific application in the Downtown Overlay District to provide detailed assistance to building owners and the Design Review Board. These guidelines are used for the review of improvements to buildings in National Historic Districts and on the National Register outside the local Historic District Overlays, and may be consulted for design review within the local Historic District Overlays. The guidelines are based on The Secretary of the Interior's Standards for Rehabilitation, a document created in 1977 and revised in 1990.
2. **Secretary of the Interior's Standards for Rehabilitation:** The Department of the Interior describes the standards as ten basic principles created to help preserve the individual quality of a historic building and its site, while allowing for its evolution through reasonable changes to meet new needs. The Secretary of the Interior uses the Standards when reviewing projects involving federal funding or requiring federal licenses or permits. The Design Review Board uses principles of the Secretary's Standards on a local level as the basis for reviewing historic building rehabilitation and new infill construction. The Secretary of the Interior's Standards for Rehabilitation are:
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

D. Design Guidelines for Existing Commercial and Mixed-Use Buildings

These guidelines are targeted for design standards that preserve the existing historic character and include a wide variety of building types. Development should consider the relationship to surrounding structures currently found in the immediate area. Examples of commercial and mixed-use buildings are illustrated below.



Franklin Street



Storefront - Franklin Street



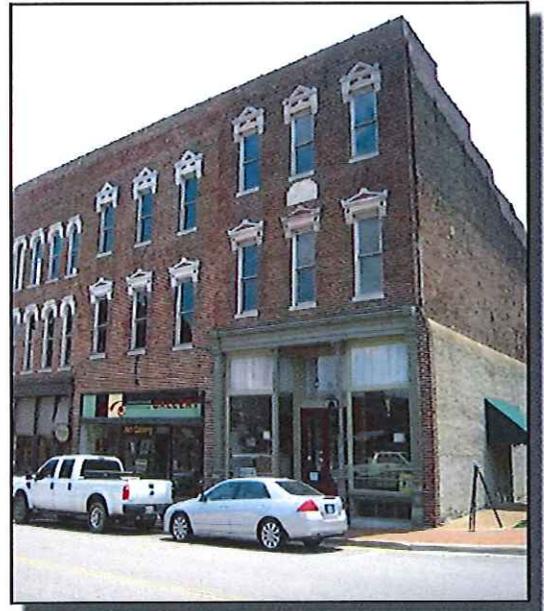
Recent example of compatible infill - Franklin Street.



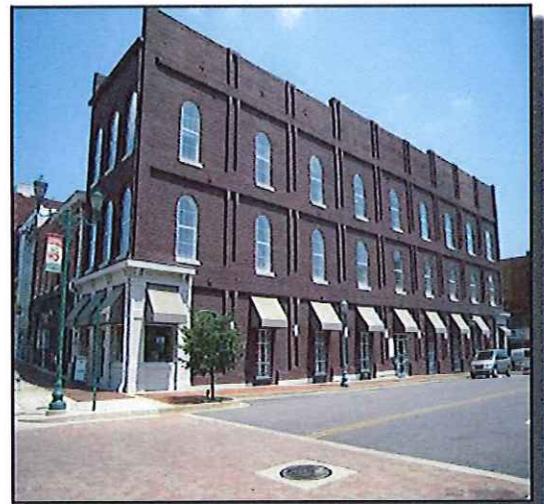
Theatre - Franklin Street

1. Storefronts

- a. Storefronts are often the most visible feature of historic commercial buildings. Maintain storefront components, including display windows, bulkheads, transoms, doors, cornices, pillars and pilasters, with proper care and treatment. Do not cover or conceal these historic storefront components with modern materials. If historic storefronts or their components are missing, replace them so that they replicate the historic storefront. Match replacement components to the original in size, material, texture, and detail. Use historical photographic evidence to help determine the design and style of missing components.
- b. Display windows and bulkheads are essential elements of traditional storefronts and contribute significantly to a commercial property's historic character and appearance. If at all possible, it is better to repair rather than replace original features. If original display windows or bulkheads are missing or deteriorated beyond repair, they may be replaced with new ones to match the original. If the original is unknown, select replacement windows are traditionally scaled with large glass lights and with as few structural divisions as possible to maintain the traditional transparent storefront look. If the original bulkhead material is unknown, replacement may be of wood, brick, metal, or other material that is appropriate with the façade. When historical photographic evidence is not available, comparable buildings should be considered as models for design.
- c. Balconies are acceptable features on infill building design. They are not, however, appropriate additions to historic buildings. The only exception is when there is evidence that a balcony has been removed. Evidence can be in the form of historic photographs, ghost traces of a balcony attachment to the façade exterior, or building design, such as an exterior door on an upper floor.



94 West Franklin Street



Side elevations of corner buildings should be treated the same as facade elevations.



Storefront on Poston Block.

2. Entrances

- a. New entrance openings shall not be added to historic storefronts. If an additional entrance is required by code, it shall be placed in the rear or on the side of the building. If it is not possible to place the opening in the rear or side, the new opening must be of the same design as the existing historic openings.
- b. Existing doors shall be retained. If the design is known, new doors shall match the original in design and materials. If not, the missing door shall be replaced with a new door in a design and materials to match the character and style of the building as much as possible. Traditional designs such as single-light glass and wood doors are encouraged.

3. **Transoms:** Transoms shall be maintained with historic materials. Where missing or damaged transoms are being replaced, the original design shall be replicated based upon physical or pictorial evidence. If neither exists, use similar historic buildings from the same period as examples.

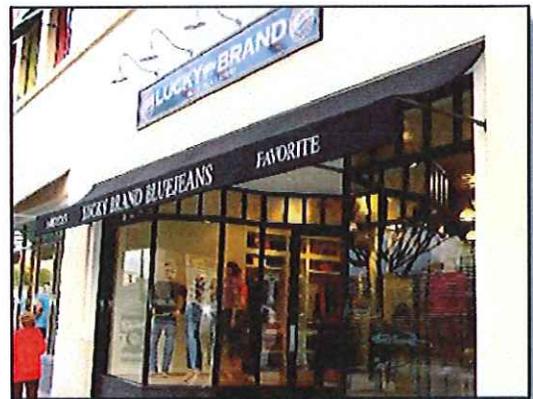
4. **Awnings and Canopies:** While awnings and canopies have a similar purpose in providing cover, they differ in design. An awning is made of fabric (usually canvas) and mounted on a framework extending from the facade. A canopy is a rigid wooden or metal plane that is parallel or somewhat parallel to the ground and perpendicular to the facade. It can be supported by a series of chains or rods (approximately 45 degree angle) extending from the facade just above it. Guidelines for awnings and canopies are the same for historic and new commercial/mixed use buildings.

a. **Awnings:** Awnings may be used on storefronts as well as upper levels. Shed awnings shall be used for rectangular openings, and arched awnings shall be used for arched openings. Continuous rows of awnings along the same building shall generally be restricted to the same type awning and application with consistent color.

b. **Canopies:** Canopies function only at the ground-floor level. Canopies that are sloped must be open on the ends and shall have no greater than a 45 degree angle (preferably less). Faux shingled Colonial-type canopies are not allowed. Canopies are relatively permanent, while awnings should be designed at least to appear to be retractable, though do not have to be. Conforming existing awnings and canopies shall be maintained or restored where they occurred. New awnings and canopies can be added to historic buildings for functional purposes. Either may be appropriate provided it complements a building's architectural style and does not irreparably conceal significant architectural features. Awnings or canopies shall be positioned individually within major structural bays of the building and designed



Storefront awning on West Franklin Street.

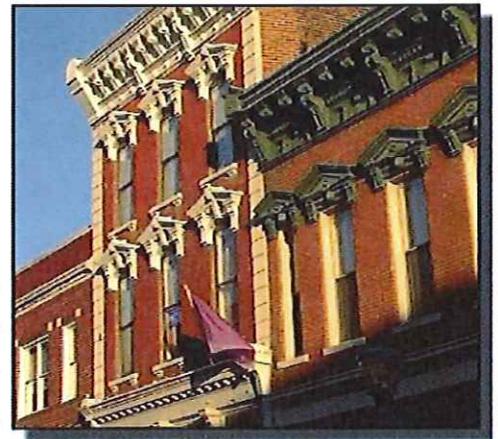


An example of an acceptable ground floor awning.

to fit the opening in which they occur. New canopies and awnings shall maintain a clear height of seven (7) feet above the sidewalk, shall not extend more than six (6) feet over the sidewalk. Columns are not allowed on sidewalks. Canvas or other durable material is preferred, but plastic, fabric or other material which is glossy in nature is not permitted. Awnings or canopies may not be internally lit to function as signs. However, signage graphics and text are permitted on awnings as set forth in Subsection J.

5. Storefront Windows: Existing historic display windows shall not be reduced, covered, or altered. Missing or damaged windows shall be replaced with windows that match the originals in location, design, and materials. If the original design is unknown, the replacement windows shall maintain the original scale, shall be largely glass with wood or aluminum mullions, and shall have as few subdivisions as practical to maintain the traditional display window appearance. The glass shall be clear or lightly tinted, and decorative glass or glass block shall not be used. On the interior, should the ceiling height be lower than the display window or transom, the ceiling space shall be recessed away from the interior side of the glass.

6. Upper Windows: Upper windows shall be maintained with the original size, materials, detailing, and number and arrangement of lights. If the design of the window is unknown, the window type and detailing shall be that of the architectural style or period of the building. Wood mullions with a painted finish or aluminum mullions with a white painted or bronze anodized finish shall be used.



Proper Upper Story Windows.

7. Shutters: Shutters shall not be added to upper floor windows unless physical or pictorial evidence can be provided that they existed. Shutters shall be of a size and scale that fit the window and shall appear functional. Also, shutter design should be appropriate to the era of the building.

8. Storm Windows: Excluding local and national historic districts and structures, storm windows may be added to upper floor windows. They shall be full sash or sash proportionate with minimum mullions.

9. Cornices: Existing cornices shall be maintained or restored and shall not be concealed or obscured. Replacement of missing or damaged cornices shall be based on historic physical or pictorial evidence using materials and details which match the existing building. If historic evidence is not available, use similar historic buildings from the same period as examples.



Upper floor windows at 199 Franklin Street

10. Architectural Features: Architectural features shall be maintained or restored. Examples of these features such as columns, pilaster, brick detailing, lintels and window hoods are shown here. Replacement of missing or damaged features shall be based upon original materials, design, and detail. Excluding local and national historic districts and structures, alternative materials may be used if they look identical to the original and do not have maintenance issues that would cause them to not look like the original material over time. Decorative features shall not be added where none existed originally.

11. Building Relocation: Historic buildings within the downtown area should be relocated only under the following circumstances:

- if the only alternative is demolition,
- if the loss of a historic building is not required to create space for the relocation,
- if the building to be relocated will be architecturally compatible with the adjacent buildings in height, scale, massing, materials, design, and setback.

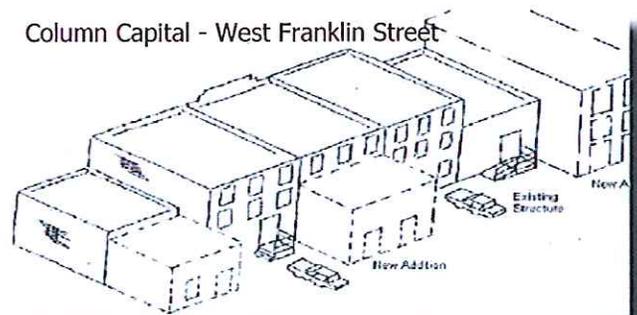


Cornice Detail - Franklin Street

12. New Additions: Additions shall be compatible in design and complementary to the existing structure. Additions must be visually subordinate to the main building. They shall have a lower roof, a compatible design, similar proportions and rhythm of openings, and shall be secondary in importance to the existing building. Additions should have exterior materials which are comparable to the original structure. These materials should also help differentiate between the original and the new. The use of sustainable materials such as cementitious siding should be considered for new additions. Additions should be placed at rear facades or adjacent to existing structures in a scale and proportion similar to the existing buildings. Rear additions should be smaller and lower than, or be of similar size to the existing structure. Side additions must be set back slightly from the main building. Additions similar in size should have a distinct break from the original structure.



Column Capital - West Franklin Street



Dashed lines represent appropriate additions.

E. Design Guidelines for Existing Residential Buildings

- 1. Residential Overview:** These guidelines are for use outside the local Historic District Overlays for only townhouse and multiple-family structures because single-family homes and duplexes are excluded from design review outside the local Historic District Overlays, but may be consulted for guidance for improvement review within the local Historic District Overlays. While not all residential neighborhoods are necessarily historically significant, some, such as Emerald Hill and Dog Hill, are historic. The residential character of these areas should be preserved and maintained. Examples of buildings in this area are illustrated below.



- 2. Foundations:** Do not cover or conceal historically visible foundations. Follow the guidelines for masonry to maintain or repair foundations. If infill is desired for pier foundations, the installation of lattice sections between the piers is appropriate. Solid fill is not encouraged.

- 3. Siding:** Wood siding is an important character defining feature of a building and preservation of original siding is recommended. Wood siding original to a building should be repaired rather than replaced. Original wood siding should be replaced only where necessary. Repair of original wood siding should be with wood siding to match the original. On a rear elevation, a non-wood siding may be acceptable if done in whole part, not in small pieces or sections.



Preserve and maintain original wood siding materials (99 Union Street).

Non-original siding alternatives:

- cementitious siding that matches the dimensions, non-grained texture, and color of the original wood
- do not allow replacement siding to cover or conceal original architectural details
- removal of asbestos, aluminum, and vinyl siding and restoration of the original wood siding is recommended
- do not cover venting on a façade
- match new siding width to the existing

4. Porches:

- a. Original porch elements such as columns, railings, valances, balusters and eave decoration should be preserved and maintained. If these features are deteriorated, they should be repaired with like materials and styles as closely as possible. If repair is not possible, they should be replaced with materials to match the original or with the most appropriate and sustainable material.
- b. Appropriate porch step materials include reconstructed wooden steps for wood porches and concrete steps for concrete porches. Brick is not a traditional material for porch steps and is not recommended. Porches on front facades should not be enclosed, as this type of addition alters the character of the façade. If screening is permitted, follow the recommendation below (see 11).



Original porches should be preserved and not removed or enclosed (610 Anderson Drive).

5. **Entrances:** Original doors and door elements such as sidelights and transoms should be preserved and maintained. The removal of original doors is not appropriate. If storm doors are added, they should be full-view design to allow the original door to be visible.



Preserve and maintain original entrance elements including doors, transoms and sidelights (102 Union Street).

6. **Windows:** Original wood or metal windows should be preserved and maintained. Replacement windows should be with materials and forms to match the original as closely as possible. The installation of anodized aluminum or baked enamel aluminum windows is appropriate if they match the original light configuration, color and profile of the original windows. The installation of vinyl windows is discouraged as well as the use of snap-in mullions. Many brands of vinyl windows do not successfully imitate wood windows in their dimensions and profile, and may also discolor due to ultra-violet rays.



Original two-over-two wood sash, arched windows.

7. Security Doors and Windows: The installation of security doors and windows is appropriate within some parameters. Statistically, intruders primarily enter through rear or side doors or windows which are not visible from the street. The installation of security doors and window bars on these facades may be appropriate. Although less appropriate on main facades, security doors may be installed if they are full view design or have minimal structural framing which allow the viewing of the historic door behind it. Ornate security doors with extensive grillwork or decorative detailing are not appropriate for entrances on the primary facade. Bars on windows may be placed on side or rear elevations, but never on facades.

8. Storm Windows and Doors: The installation of storm windows and doors can help in lowering energy costs and are appropriate for older dwellings. Storm windows should be full-view design or have the central meeting rail (the horizontal element where the top and bottom panes meet) at the same location as the historic window behind it. Storm doors should be of full-view design. Windows and doors of dark anodized aluminum or baked enamel are preferred to those of “raw” or shiny aluminum.

9. Awnings: Canvas awnings for windows and porches were common features of buildings in the early 20th century. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years, the use of awnings has increased because they are attractive and save energy costs. Canvas and similar material awnings are appropriate for many of Clarksville’s dwellings.



Storm windows should be full view design or match the meeting rail of the window.



Installing full-view storm doors for energy conservation is appropriate (410 S. First Street).



Canvas awnings are appropriate for shading porches and windows.



Appropriate door awning at 612 Anderson Drive.

10. Architectural Features: Original architectural features should be preserved and retained. These may include design elements such as wood shingles, eave verge-board and trim, window cornices, and eave brackets. If these features are deteriorated they should be repaired with like materials as closely as possible. If repair is not possible, they should be replaced with materials to match the original or with the most appropriate and sustainable material.

11. Screens: While screening in porches is discouraged, this action is permitted and should follow certain guidelines so as to not compromise the architectural integrity of the façade. Visibility of architectural features such as porch columns and any decorative work is essential. Screen panels for porches and screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the open appearance of the porch and the visibility of the original door behind the screen door.

12. Lighting: Many dwellings retain original exterior light fixtures at the porch ceiling or adjacent to the main entrance. Distinctive tinted globes and the “box” shaped fixtures for Craftsman/ Bungalows are part of a building’s character and should be preserved and maintained. If the original light fixtures are missing, light fixtures with simple designs and detailing are preferred to large, ornate colonial or “Williamsburg” style fixtures. Avoid lighting styles that are inconsistent with the architectural style. Many companies now provide light fixtures based upon historic designs and the addition of these types of period fixtures is appropriate and encouraged.

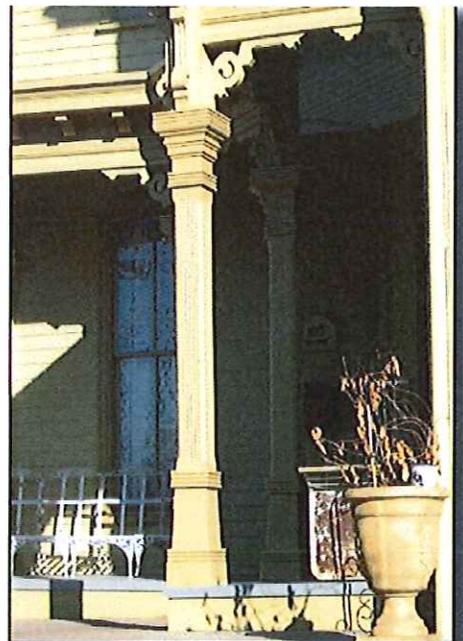
13. Mechanical Systems: Modern air conditioning and heating units often require condensers and other units to be placed on the exterior. These units are typically located adjacent to, or within a few feet of, the building. Heating and cooling units should be placed at rear or sides of buildings not visible from the street. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing, or lattice panels is highly recommended.



Preserve and maintain original architectural detailing such as eave brackets (422 S. First Street).



The enclosure of porches with screen panels is acceptable if guidelines in section 11 are followed.

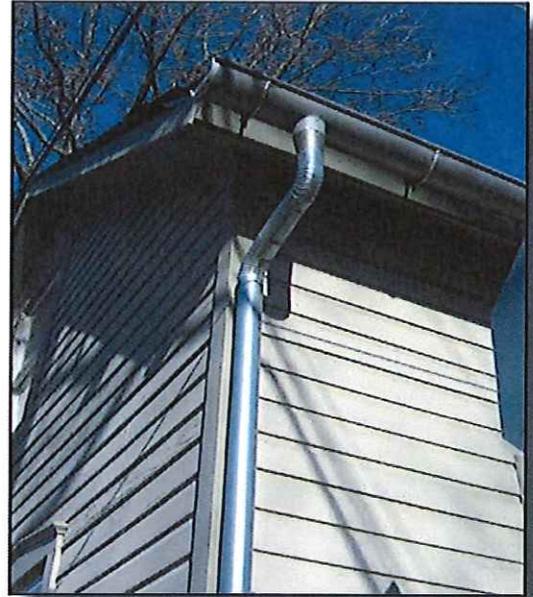


Preserve and maintain original porch elements such as porch columns, eave decoration and lighting (103 Union Street).

14. Gutters and Downspouts: Retain existing boxed or built-in gutters. Repair deteriorated or damaged boxed or built-in gutters if possible, rather than replacing them with new gutters. If new gutters are needed, the most appropriate design for hanging gutters is half round. Ogee gutters (that taper outward and are flat on the bottom and back), however, are also appropriate on buildings dating from or influenced by designs from the 1940s or later. Locate downspouts away from architectural features and on the least public building elevation.

15. Roofs

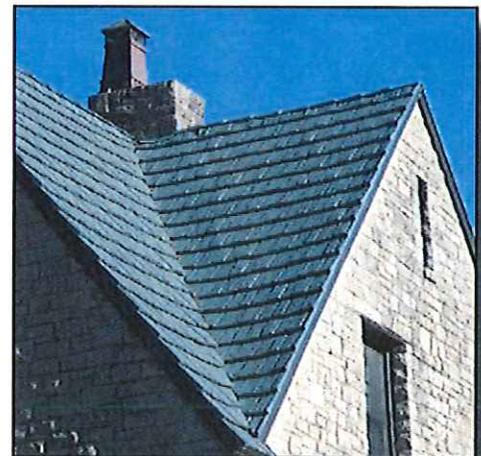
- a. Original roof designs should not be changed or altered on the primary and readily visible side elevations through the addition of new dormers or raised roof lines. Original materials such as metal, clay tile and slate should be preserved and maintained. If these features are deteriorated, they should be repaired with like materials as closely as possible. If repair is not possible, they should be replaced with materials to match the original or with the most appropriate and sustainable material. Synthetic materials can be acceptable if they accurately depict such roof materials, such as slate or clay tile. If new metal roofs are added they should match the original in crimping and spacing. New roof penetrations (pipes, vents) should be located on slopes of the roof that are not in view from the street.
- b. The addition of skylights can make the use of upper floor space or attic space more practical. The installation of skylights is appropriate as long as they are placed on rear roof lines, behind gables or dormers, or otherwise not visible from the street. Skylights which are flush with the roofline or lay flat are more appropriate than those with convex or “bubble” designs.
- c. Solar energy collectors or panels are available which can be either freestanding or attached directly to the building. Solar collectors are appropriate as long as freestanding panels are sited in rear yards and the roof panels are on rear facades or side facades not visible from the street.



Half-round gutters and downspouts are recommended for Clarksville’s historic dwellings (424 S. First Street).



Preserve and maintain original metal roofs (422 S. First Street).



New roof materials should be compatible with the original roof materials such as this imitative tile roof at 611 Anderson Drive.

16. Decks: Outdoor wood decks are popular additions and can usually work well with older buildings. As in the case of adding rooms, wood decks should be only built at the rear of buildings. Decks may be added to side elevations; however, their design will be reviewed. A review is required of a rear deck that is not visible from the street. A deck should not take visual priority away from the building; it should not extend beyond the sides of the building's walls. Its design should be simple with simple, square posts of 3-4 feet in height, spindles spaced 3-4 inches apart, and with a flat top railing.



Decks are appropriate at rear facades.

17. Handicap Ramps

- a. Handicapped ramps, also known as accessible ramps, are sometimes needed to provide access for those with disabilities. Handicapped ramps are best at the rear or sides of buildings so as not to be visible from the street. Ramps of wood construction are most appropriate for Clarksville's historic residential areas, and the railings should be with simple designs or match the original porch railing in design and detailing. If the ramp must be on the building front, it should be architecturally compatible with the building and/or screened with landscaping.
- b. For properties which have high visitation such as physician offices, consider the installation of a chair lift on a side or rear elevation.



Handicapped ramps should be sited on the side or rear rather than on the front of dwellings.



Example of an appropriate chair lift on a front porch.



F. Design Guidelines for New Commercial and Mixed-Use Buildings

1. New Building Approach

- a. New commercial building design shall reflect the period of its construction and shall not attempt a reproduction of a historic style unless it is reproducing a documented previously-existing building. It shall be compatible with the existing adjacent building, given the adjacent building is historic or exemplifies appropriate infill design in scale, setback, height, width, materials, massing, and rhythm and proportion of openings.



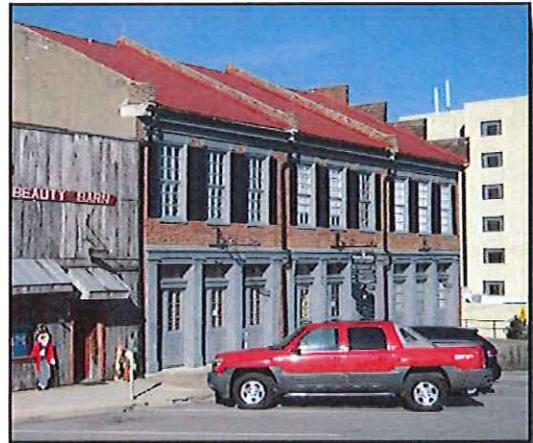
An example of new building construction that adopts an appropriate building mass.

- b. While warehouses historically dominated the riverfront, commercial structures are the predominant building type along Riverside Drive today. The area has evolved into a strip commercial corridor, but needs to be transformed into an urban boulevard, including a median with landscaping and/or specialty pavers, street trees, sidewalks, fewer and narrower curb cuts, buildings closer to the street, and off-street parking to the rear or side of the buildings. These features would promote a unified streetscape more in keeping with the balance of the downtown core. Future development should consider the character of and relationship to existing riverfront development. This can include non-commercial buildings, especially housing (townhouses and other multiple-family structures). While the Riverside Drive Corridor should not be as urban as areas such as Franklin Street, it should be much less suburban than its current condition.

2. **Height:** Currently, building heights are from one to five-story in the downtown core. Residential neighborhoods in the district have one- and two-story single-family dwellings. Townhouses and apartments are two and three-story. The height of new buildings in the historic commercial district will vary from street to street and shall consider the height of adjacent buildings, as well as the entire block face and those of the block face on the opposite side of the street. Taller buildings may be appropriate at key intersections. Based on existing development, the figure on the following page is advisory only for building heights because the height restrictions of the underlying zoning district apply unless varied by the Board of Zoning Appeal. For reasons of financial viability and to encourage greater property values per acre Downtown, building heights greater than the advisory height may be necessary outside of the local and national historic districts. The height of any new structure should not block the view shed of the cupola of the Old Historic Court House, the upper floor of the new City Hall and the spires of churches on the National Register of Historic Places. Consideration should also be given to avoiding the obstruction of views of the Cumberland River from structures on the bluff.

3. Massing

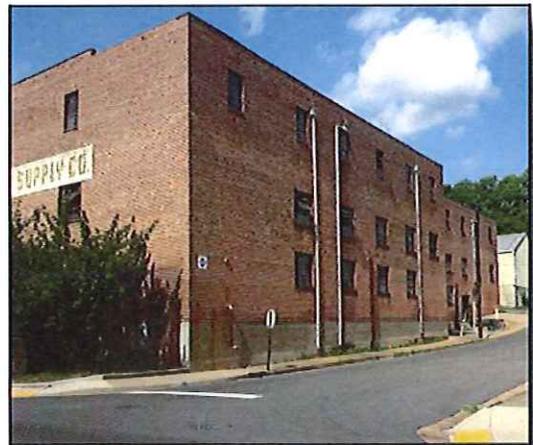
- a. No uninterrupted front façade plane shall extend more than thirty feet. Pilasters, variations in the roof line or parapet wall, or building wall recesses shall be used to break up the mass of a single building into distinct bays no wider than thirty feet. Variations in materials and colors can also help achieve this massing standard. The length of the street wall for all buildings shall be at least seventy-five percent (75%) of the lot frontage along downtown blocks.
- b. A minimum of fifty percent (50%) of the building wall shall be built to the building setback line. Taller buildings shall be carefully designed with a narrow profile towards Riverside Drive to maintain views of the river from the downtown core.



The façade of the Poston Building is divided by pilasters on the first floor. Additionally, the roofline has ridges that have a similar visual effect of breaking a long building into bays.

4. Building Setback Lines: Buildings shall be located in a manner compatible with the existing structures; incompatible or inappropriate adjacent buildings shall not be used as a contextual reference point.

- a. Central Commercial Sub-District. The front yard setback should be based on the predominant setback of existing structures on the blockface or across the street. If adjacent buildings are zero lot line, then the front facade shall be zero lot line with the street right-of-way line.
- b. Riverside Drive Sub-District: The front yard setback along Riverside Drive should not be less than twenty (20) feet to accommodate public utility easements and landscaping outside the street right-of-way, should encourage off-street parking to be located to the rear and side of structures, and should enable the building pad to be raised above the one percent (1%) storm elevation. In addition, building massing will provide guidance on desirable building setbacks.
- c. An exception to setback guidelines would occur where outdoor seating/dining is planned into the design. In this case, the building's façade wall may be located behind the adjacent setback line between twenty (25) to thirty (30) feet if a low and/or pierced brick wall delineates the patio area and constitutes the setback line. The wall shall be between 2 ½ and 3 ½ feet in height. If decorative ironwork is included atop the wall, the entire structure shall not exceed 3 ½ feet in total height.



Another exception to using adjacent building setbacks as a determinant is when such neighboring buildings are inappropriate infill, such as many of the post-1950s buildings existing along Riverside Drive.

5. Roofs

- a. Roof forms should be appropriate to the building's architecture and surrounding context. Most flat roofs in the downtown area are not readily visible from the street. Parapet walls along the façade roofline are used to conceal the roof, as well as any mechanical systems located on rooftops. This is an appropriate design for new buildings. However, there is historical precedence for a gable roof on commercial buildings, as seen on the Poston Building from the 1840s. A gable roof design may be appropriate on a new commercial building provided it is adjacent to a commercial building with a gable roof or dominates the blockface. Metal roofs should have crimping and spacing to be consistent with historic metal roofs. Corrugated metal roofs are not allowed in place of standing-seam metal roofs.
- b. Parapet walls should be used on flat roofs for buildings in the Riverside Drive Sub-District, as well. Buildings there should have simple roof forms free of "sculptural or sign-like visual qualities."



Buildings should have vertical divisions to maintain streetscape rhythm.

6. Facades

- a. In order for infill buildings to blend into the existing streetscape, their design should complement that of historic buildings. To achieve the desired results, new buildings should incorporate design elements of historic facades. A new building should have a street-level storefront consisting of a primary entrance and large, clear display windows. A transom can be included over the entrance, and display windows can rest on bulkheads, as in traditional commercial design. There should be a distinct transition between the storefront and upper façade, which can be achieved by use of decorative means such as corbelled brick. The following points are also essential to appropriate infill design:
- b. **Facade Articulation:** Building facades shall emphasize clearly articulated main entrances using awnings, canopies, columns, pilasters and recessed entrances. Provide entrances that are distinct and visible from the street. Avoid long expanses of uninterrupted storefronts. Divide with architectural elements.
- c. **Doors and Windows:** Infill buildings shall have their primary entrance on the primary facade fronting the street. Window and door openings should have a

vertical orientation and alignment. Upper floor windows also need to be vertically oriented in proportions close to those of existing.

- d. **Glazing:** A minimum of sixty-five percent (65%) of the front facade's ground floor shall be glazed (consisting of glass in the form of doors and/ or windows). The ground floor is considered the area between grade and the first floor's ceiling. Glass anywhere on the front façade may not be reflective or heavily tinted.
- e. **Side and Rear Facades:** Rear and side facades do not need to be designed to the extent of primary facades. However, side and rear facades within and adjacent to local Historic District Overlays and the National Historic Districts and Structures are subject to review as well as other new structures visible from the public right of way.

7. Materials

- a. Materials and their texture should be appropriate for the building's architecture and surrounding context. Exterior insulation finish systems and metal panels shall be considered for use only by careful review by the Design Review Board. Vinyl and aluminum siding are not allowed in any sub-district.
- b. The primary exterior wall materials should be brick and natural or artificial stone, split-faced concrete masonry, smooth surface stucco, historically correct painted wood siding or painted cement composite sidings. Additionally, cementitious siding and Exterior Insulation Finishing System (EIFS) are acceptable; however, the latter is not encouraged due to concerns about its longevity. Brick shall not be painted unless it is extremely mismatched or so deteriorated that it cannot resist moisture penetration. If painting is necessary, the natural color of the brick shall be used. Stone shall not be painted.
- c. Wall materials that are discouraged:
 - Unfinished or rough natural wood siding
 - Aluminum or other large sheet painted metal
 - Heavy textured stucco

(Note: Many of the above materials may be used as accents or trim in small amounts)

- d. Wall materials that are prohibited:
 - Plywood
 - Vinyl siding
 - Wood shakes
 - Plastic or fiberglass
 - Asphalt shingles
 - Reflective, opaque or mirrored glass
 - Unfinished concrete
 - Illuminated plastic elements
 - Unsurfaced or unpainted precision face concrete blocks (on street or public fencing facades)

8. Colors

- a. Colors shall be complimentary to the dominant neutral building material colors such as dark red or red brown for brick and buff, taupe or gray for natural stone. Softer muted hues with gray or white added to the basic color shall be used to highlight architectural features such as window frames, sills, cornices, and details.
- b. Avoid large areas of intense bright or very dark colors. Medium or subtle colors are encouraged. **Fluorescent or “day-bright” colors are prohibited.** Minimize the number of colors on an exterior to three except where accent colors may reflect a particular historic character.

9. Awnings and Canopies: Guidelines for awnings and canopies are the same for infill buildings as for historic buildings. Please see these guidelines in Section D.4.

10. Balconies: On infill buildings, balconies shall be metal or wood. If balconies have supporting columns, they should not impede pedestrian traffic. If covered, the roofs shall follow the standards for canopies. Permanent screens are prohibited, but roll-down screens and wood (or simulated wood) shutters are acceptable.

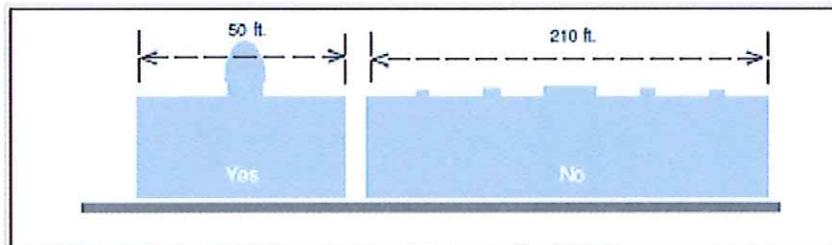
11. Retractable Storefront Windows: Façade windows that retract for an open-air design may be acceptable in some areas of downtown. Hinged bi-fold windows open laterally and are the best option visually as they least detract from the building design. The use of full-glass garage-style doors may also be appropriate.



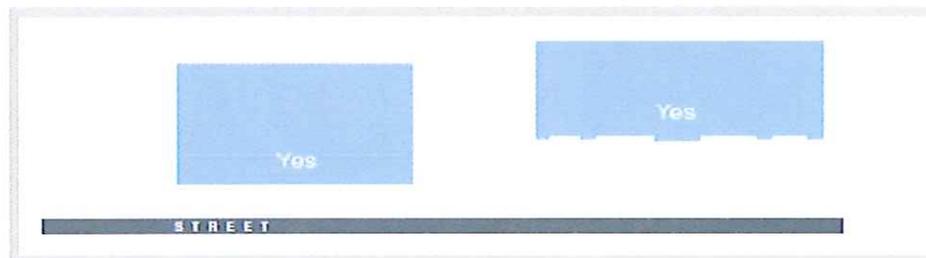
Side-hinged retractable windows on infill building.

G. Design Guidelines for New Institutional Buildings

- 1. General Approach:** Institutional buildings include a broad range of structures that are publicly or privately developed for governmental, religious, educational, and similar purposes. They include churches, schools, post offices, and municipal buildings. Institutional buildings are geographic landmarks in the sense that they are readily identifiable, and their designs clearly express their function. Therefore, unlike other types of development, it is understood that an institutional building should accentuate its design differences from other downtown buildings, in order to underscore its significance. For this reason the standards for institutional design are minimal relative to other building types. Nevertheless, these guidelines will be used to review the design of private buildings, and may be consulted in the case of publically owned lands and structures.
- 2. Height:** The height of an institutional building should be comparable to that of commercial/mixed use buildings on the same block or street. Height varies through the Downtown Overlay District according to building type and location. See suggestions for maximum height in Section F. The vertical architectural elements which are not habitable, such as spires, steeples and cupolas, shall not count toward height measurements. The height restrictions of the underlying zoning district shall govern.
- 3. Width:** The maximum width for new institutional buildings shall not exceed 200 feet. The examples of an exception to this limit are conference centers and similar large-footprint buildings. These may exceed the width if the facade massing can be visually broken up.



- 4. Setback:** There are no building setback requirements for new institutional buildings, although no parking shall exist within the front yard. Also, where appropriate, a generous setback is encouraged as a means of lending the building prominence and underscoring its significance.



5. **Roofs:** In the case of institutional buildings with flat or only slightly sloped roofs, a parapet wall shall serve as the front facade to mask the roof. Mechanical systems placed on the roof top shall be screened or obscured from public streets by either a parapet wall or by its location. Decorative, vertically-oriented architectural features, such as steeples and cupolas, are encouraged.
6. **Ground Floor Façade Massing:** The ground-floor level of a primary facade plane shall not exceed a width of 50 ft. without an interruption. Ground-floor façades shall be broken into a series of vertical bays using any of the following elements: wall off-sets of at least 4 inches in depth, pilasters (engaged pillars) with a minimum depth of 4 inches, columns/posts, projecting bays, and porches. These means of achieving massing may be accompanied by other approaches such as material changes, roofline changes and front steps.
7. **Front Façades and Entrances:** A building's primary façade and its entrance shall front onto the building's associated street. For corner lots, the front façade and primary entrance shall face the "primary" street rather than the side street. The design of the primary entrance should be most prominent, clearly indicating it as the main point of entry. Its design may be echoed at secondary entrances, on a lesser scale or with lesser degree decorative embellishment, to identify them as subordinate.
8. **Glazing:** Glass on any facade fronting a street may not be reflective or heavily tinted, but colored glass in the form of leaded "stained glass" is permitted.

H. New Residential Buildings: These guidelines are advisory only for single-family and duplex structures outside of the local Historic District Overlays, and may be consulted (but are informational only) for the review of new residential housing of all types within the local Historic District Overlays.

1. Height: The building height of a single-family dwelling shall not exceed 2 stories and 25 feet to the eave line. Multifamily apartment buildings can vary in height between one and four stories depending on their location, as depicted on the map in Section F. The height restrictions of the underlying zoning district shall govern provided the building height does not exceed the predominant building height of existing structures on the blockface and across the street.

2. Setbacks: All residential dwellings shall have a setback equal to or greater than that of the adjacent buildings' setbacks, given that the adjacent buildings represent compatible models.

a. In residential neighborhoods of the Downtown Overlay District, front yard setbacks need to be within five (5) feet of the average of the block face. (Consult Chapter 4 for setback standards and Section 4.1.1 for setback exceptions in this zoning ordinance.) An exception from the front setback standards is permitted for a front courtyard design in which at least one third of the building's frontage adheres to the required setback. The courtyard depth shall not exceed fifty (50) feet as measured from the public right-of-way line and no parking is permitted within the courtyard area. Street side yard setbacks can vary and should be an average of existing examples on the block face. (Street side yard setbacks follow the same standards as front yard setbacks in this zoning ordinance.)



High-pitched roof.



Low-pitched roof.



Appropriate setback for townhouse.

3. **Roofs:** For single-family dwellings, pitched roofs with a slope between 6:12 and 12:12 are required excluding porch roofs. Roofing materials shall include slate, heavy textured asphalt shingles, wood shakes, or standing seam metal compatible with the construction period of the area. Roof penetrations (pipes, vents) should be located on slopes of the roof that are not in view from the street. Synthetic materials that accurately depict materials such as slate and wood shakes may be permitted if they are appropriate to the style of the house. Single-family attached and detached houses shall have sloped roofs. Townhouses and apartment buildings can have either sloped or flat roofs with a parapet wall.
4. **Façades:** In order for infill buildings to blend into the existing streetscape, their design should complement that of historic buildings. To achieve the desired results, new buildings should incorporate design elements of historic façades. Façades shall reflect the residential building types in the area. For all new single-family dwellings, porches shall be a minimum depth of six (6) feet and extend across a minimum of sixty percent (60%) of the front façade. The following points are also essential to appropriate infill design:
 - a. **Façade Articulation:** Building façades shall emphasize clearly articulated main entrances that are distinct and visible from the street. This applies to apartment buildings as well. In the case of courtyard apartments, the ends of the buildings face the street and would not need to meet this requirement. However, their front façades (the ends) would need to meet the requirement for build-to range for front setbacks.
 - b. **Doors and Windows:** Infill buildings shall have their primary entrance on the primary facade fronting the street. Window and door openings should have a vertical orientation and alignment.
 - c. **Glazing:** Glass anywhere on the front façade may not be reflective or heavily tinted.
 - d. **Side and Rear Façades:** Side and rear façades do not need to be designed to the extent of primary façades. However, side and rear elevations are reviewed when within or adjacent to local Historic District Overlays, the National Register Historic Districts and Structures, and all other new multiple-family (townhouses and apartments) residential visible from the public way.



Appropriate porch depth and width.

5. Raised Foundations: Buildings shall have a foundation height (measured from finished grade to finished first floor) of at least 24 inches. Foundation materials should be of poured concrete, stone, brick or split faced concrete masonry unit (CMU).

6. Door and Window Design

- a. The building's primary entrance shall face the associated street.
- b. All windows shall have a vertical orientation. However, individual vertically oriented windows may be "ganged" to collectively have a horizontal orientation. Door and window mullions shall be true divided lights or simulated divided lights on both sides of the glass.
- c. Shutters, if provided, shall be sized to fit the window and appear to be operable.

7. Materials

- a. Appropriate materials shall include:
 - Brick (foundations and siding)
 - Weatherboard or wood shingle siding (not on townhouse or apartments in the downtown core)
 - Stone (foundations)
 - Lattice panels (foundations)
 - Cast stone (siding and foundations)
 - Split-face concrete masonry unit (foundations)
- b. Additionally, cementitious siding and Exterior Insulation Finishing System (EIFS) are acceptable for siding; however, the latter is not encouraged due to concerns about its longevity.

8. Garages and Accessory Buildings

- a. Garages for new single-family residential construction shall be detached in the local Historic District Overlays, the National Register Historic Districts and Structures, and abutting such historic properties. Garages may be attached to the rear of residential structures not in or adjacent to historic structures. Garages and other accessory buildings shall occur in the rear of a lot, and shall meet the minimum side and rear yard requirements unless a variance is approved by the Board of Zoning Appeals.
- b. Multi-vehicle garages visible from the street shall have one bay door per vehicle.
- c. Parking garages are addressed in Section I.7.

I. Streetscape and Site Planning

1. **Streetscape and Site Planning:** Clarksville has undertaken several projects involving streetscapes and other improvements to the downtown area. Future work planned for downtown should be in accordance with the following guidelines. However, these streetscape guidelines are not mandatory for any public entity.

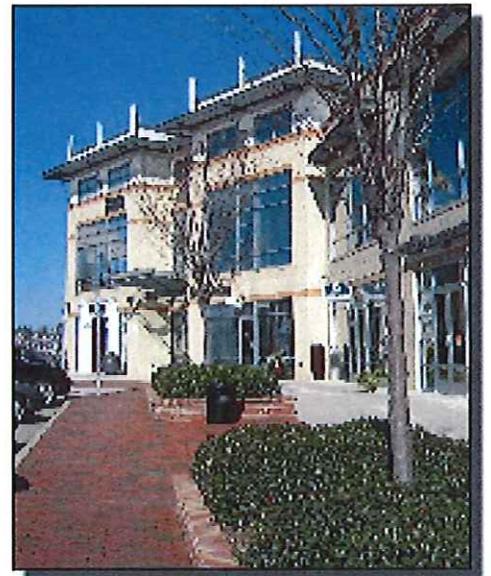
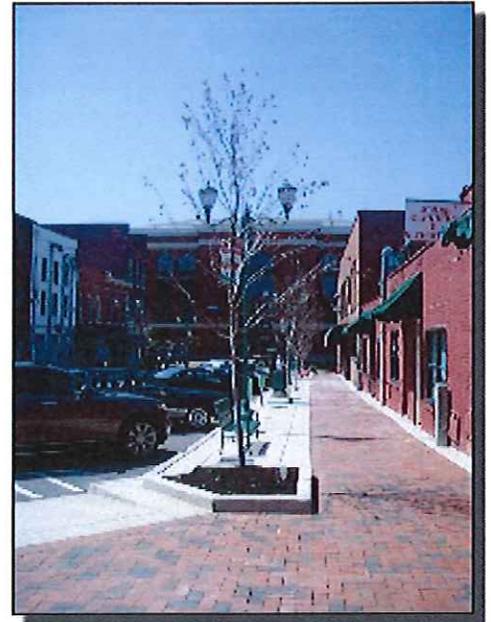
2. Sidewalks

a. The repair, construction, or modification of sidewalks within the District will require a Certificate of Appropriateness and a building permit from the City of Clarksville. Sidewalks along street right-of-ways shall be well maintained and provided where not already present.

b. **Design:** Continuous formed curb and gutter shall be used on both sides of the public streets. Walkways should be raised above the street level and curbed, but should have depressed curbs at intersections for ADA accessibility. Accessibility for wheelchairs should be at least a minimum of thirty-six inches in width. In the Riverside Drive Subdistrict, the sidewalk should be a minimum of six (6) feet wide or maintain the existing building face. In residential areas, the sidewalks should be a minimum of four (4) feet wide; for multiple-family developments, wider sidewalk widths may be required. In the Central Commercial Subdistrict, sidewalks should be at least six (6) feet in width and wider sidewalks may be appropriate to match predominant sidewalk widths in the immediate area. Sidewalks shall be expanded at street corners to include “bulb-outs,” which protect parked end vehicles and decrease the distance for pedestrians to cross the street.

c. **Materials:** Sidewalks along Commerce Street from Third Street to Second Street, Franklin Street from Third Street to Public Square, Strawberry Alley/Legion Street from Third Street to First Street, First Street from Franklin to Main Street, Second Street from Commerce Street to Main Street, and Third Street from Commerce Street to Main Street, and the Public Square should contain brick elements with concrete curb and gutter.

d. Other sidewalks are recommended to be of a combination of brick pavers, brick pavers with concrete bands, or broom finish concrete paving with brick bands. Pedestrian street crossings should be clearly delineated with paving materials that stand out from the street surface.



The above examples illustrate appropriate sidewalks and cross walks.

3. Lighting

- a. New light standards should be consistent with those introduced into the downtown area during recent streetscape improvements. Metal halide lighting is preferred and should be used in locations where it complements the lighting design. The use of LED and high-pressure sodium lights may also be appropriate. In particular, all parking lot lighting shall have low cut-off fixtures which do not throw lighting on adjacent properties. 'Box' or 'cobra' style lighting is prohibited.
- b. Pedestrian lighting in residential areas shall use lamp-post fixtures fourteen (14) feet in height. Fixtures shall use high-pressure sodium luminaire lighting. The street lighting for major streets shall be standard fixtures from the utility company painted to be compatible with pedestrian street lighting.



New light standards in the downtown area should be consistent with standards added in previous

- 4 **Street Trees:** Street trees shall be used along the street right-of-ways to create a sense of place. Trees shall be Willow Oaks and Littleleaf Lindens, "Village Green" Zelkovas or other approved species compatible with the existing landscaping.

5. **Street Furniture:** Street furniture shall include benches, trash receptacles, bollards, planters, bicycle racks and kiosks. Benches and trash receptacles are appropriate in carefully selected locations. Newspaper boxes also contribute to the convenience of an area, but should be grouped to avoid visual clutter. The color of street furniture shall blend harmoniously into the streetscape.



6. Parking and Egress

- a. Parking shall be provided in accordance with the requirements of the zoning ordinance. Shared parking facilities are encouraged. Parking lots should be sited on rear or side elevations, and screened with appropriate fencing or landscaping. Surface parking located on the side elevation of building shall be limited to one double loaded aisle. The layout and screening of lots should minimize direct views of parked vehicles from streets and sidewalks, and should provide a reasonable amount of shade.



An example of appropriate screening of parking lots includes vegetation and fencing, two acceptable elements for this purpose.

- b. Parking lots shall be screened from the streets by landscaping or a wall a minimum of three (3) feet in height. Evergreen hedges and walls shall be used. Screening should be compatible with the style, materials, and colors of the principal building on the same lot. The parking areas for the car dealerships shall use street trees and planting strips along the street frontage to improve the quality of the streetscape and the image of the downtown. On residential streets, parking shall be to the rear of the primary dwelling. Front parking pads are not permitted in residential areas. On-street parking is acceptable throughout the downtown and residential areas, but parking lots and structures are not permitted in front of the primary building. Side parking lots between buildings may be permitted with screening. Neither parking structures nor spaces shall be located in front of the primary building.
7. **Parking Structures:** Parking structure entrances and exits should be located on side streets if available. Walls fronting streets shall utilize materials, colors, and a pattern of openings consistent with surrounding buildings. Commercial business space shall be placed along the ground floor of new parking structures to maximize activity along the street frontage, and shall have direct access to the street and sidewalk. This is not a requirement on non-retail streets. A minimum of seventy-five percent (75%) of that commercial space wall area shall be transparent. Louvers and other open screening devices shall be used on upper level openings to hide the automobiles, screen garage lighting, and allow the garages to blend with the urban design fabric.

8. Fences

a. Wood fences were widely used in Clarksville to separate lots and outline front yards, but are no longer appropriate in the front yards of properties in the H-1 local Historic District Overlays. Cast iron, brick, stone, and wire fences were also used. In recent decades, chain link fences have been popular, but are no longer appropriate. Historic (pre-1960) fences should be preserved and maintained.



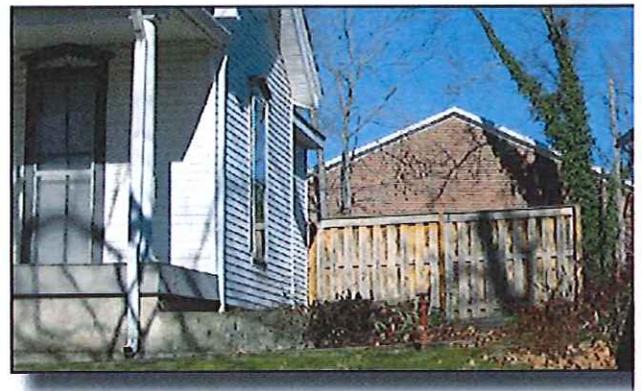
Appropriate wood picket fence
at 616 Anderson Drive

b. Appropriate front yard fences:

- historic wrought iron fences or black, steel fences that replicate wrought iron, not to exceed 3-½ feet in height
- historic stone walls
- wood picket fences, not to exceed 3-½ feet in height.

c. Appropriate side yard (not along a street):

- wood picket fences
- wood privacy fences, not to exceed six (6) feet in height
- No chain link or wire fence is appropriate.



Appropriate design and location of
a privacy fence at 103 Marion Street.

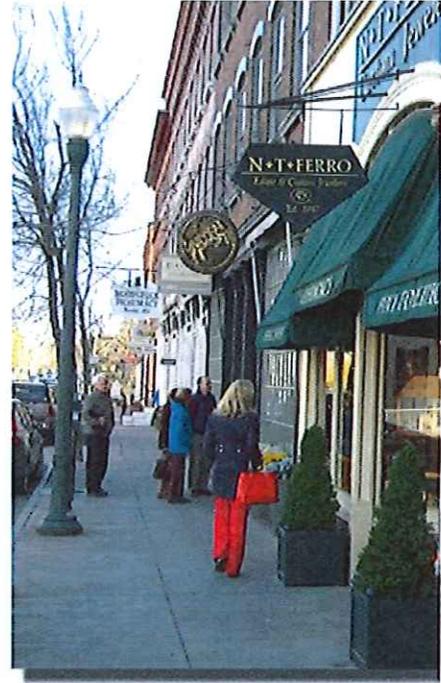
d. Appropriate rear yards:

- privacy fences
- chain link and wire fences are prohibited
- landscape screening.

J. Sign Standards

1. **General Principles:** The following principles are broad concepts that are addressed below with more specific standards.

- a. Signs may NOT be erected or altered without obtaining a permit from the Clarksville Building and Codes Department. Signs meeting the objective standards of Chapter 8 may be approved at the Staff Level without going to the Design Review Board; however, within the H-1 local Historic District Overlays, a Certificate of Appropriateness will require Historic Zoning Commission approval.
- b. Commercial signage shall be designed primarily for the purpose of identifying a business rather than serving as advertising.
- c. Signage should balance the need for businesses to be identified with the objective of avoiding visual clutter.
- d. Signage should not visually obscure significant architectural elements of a building (windows, opening trim, architectural detailing, etc.).
- e. In the case of wall-mounted signs, channel letter signs are preferred over cabinet signs.
- f. Sign materials should reflect a high level of quality and a historic character by utilizing traditional, non-synthetic materials (wood, metal, etc.). Material exceptions may be granted in the Riverside Drive Sub-District on a case-by-case basis.
- g. Refer to Chapter 8 of this ordinance for additional sign regulations. In particular, Section 8.2 of this ordinance establishes sign regulations applicable to all land use zoning districts and all zoning overlay districts. When more stringent sign regulations are established below, they shall prevail for the Downtown Overlay District.



Mixed use urban districts can utilize a broad range of sign types to identify businesses in a visually appealing manner.

2. **Sign Standards:** Within the Downtown Overlay District and including the local Historic Overlays encompassed therein, the following sign standards shall apply:

- a. For land uses in the Residential Zoning Districts, the residential Planned Unit Development (PUD) District and residential uses in the CBD and C-2 Districts, the sign provisions of Section 8.3 “Residential Districts” shall apply.
- b. For land uses in the Office, Commercial, Industrial and Mixed Land Use District (MLUD) Districts, the sign provisions of Section 8.8 “Central Business District” and Section 8.9 “Downtown Sidewalk Signs” shall apply.

*HEREBY FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:*

The effective date of this ordinance shall be January,7 2016, deviating from the normal effective date of ordinances as set forth in the Clarksville City Code Part 1 “Charter and Related Laws”, Article III “Ordinances and Resolutions”, Section 6 “Effective Date of Ordinances, Resolutions and Franchises” so that all related ordinances amending the Clarksville City Code and Clarksville Zoning Ordinance to create the Common Design Review Board may become effective on the same date.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: January 7, 2016

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, FOR CENTRAL BUSINESS DISTRICT AND DOWNTOWN SIDEWALK SIGNS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE:

- 1. Under Chapter 8 “Sign Regulations”, Section 8 “CBD Central Business District” is hereby amended by deleting Section in its entirety and by replacing it instead as follows:**

In the CBD District, the following regulations shall apply, and if the same subject matter is regulated elsewhere in the title, the more restrictive regulation shall apply:

Attached Signs:

1. The maximum total square footage for all wall and awning signs is one (1) square foot per linear foot of the structure's primary entrance frontage, and shall not exceed ten (10) percent of the surface (excluding windows and doors) to which it is affixed, whichever is the lesser.
2. The surface area includes walls, awnings, canopies, and awning valances.
- 1.3. Attached signs include business/entity identification signs, bulletin signs (limited to religious, educational, governmental and institutional uses), and multiple-tenant directory signs, as individual signs or in combination with one another.
- 2.4. For corner lots with frontage on two or more public streets, Item 1 shall also apply to the structure's secondary frontage.
5. All awnings shall maintain a clear height of seven (7) feet above the finish elevation of the sidewalk and shall not project over any sidewalk more than six (6) feet, and shall not extend over a public street.
- 3.6. The copy on the valance or vertical face of the awning or canopy shall be no greater than fifty (50) percent of the height or twelve (12) inches, whichever is less; and shall be no greater than fifty (50) percent of the horizontal width of the awning.
- 4.7. Attached signs shall not extend above the building's cornice along the top of the front façade or the roofline in the case of one (1) story buildings, and shall not extend above the bottom of the window sills in the case of two (2) or more story buildings.

Projecting Signs:

8. In addition to any attached signs, a projecting sign may be attached to the structure provided the structure abuts the sidewalk or property line and there is NO freestanding sign on the parcel.
9. All projecting signs shall maintain a clear height of at least seven (7) feet above the finished elevation of the sidewalk.
10. Such sign shall not project upon or over any sidewalk for more than four (4) feet, and shall not extend over a public street.

5-11. For signs within (7) seven to ten (10) feet of the finished elevation of the sidewalk, the size of the projecting sign shall not exceed six (6) square feet in area per sign face. For signs within ten (10) to twelve (12) feet of the finished elevation of the sidewalk, the size of the projecting sign shall not exceed twelve (12) square feet in area per sign face. For signs twelve (12) feet and above the finished elevation of the sidewalk, the size of the projecting sign shall not exceed sixteen (16) square feet in area per sign face. No sign shall have more than two back-to-back sign faces; vee-type signs and three or more sided signs are prohibited.

~~4. All new signs for which a permit is required must be reviewed and approved by the Central Business Improvement District's Design Review Board, upon a determination that the proposed signage is in conformance with the design guidelines as adopted by the Downtown District Partnership, or any amendment thereto.~~ **Window Signs:**

12. In addition to all wall and awning signs, all window signs shall not exceed more than twenty-five (25) percent of the total window area of the primary entrance frontage.

~~6-13. Any window signs on the secondary frontage on a side street shall not exceed more than twenty-five (25) per cent of the total window area of the secondary street frontage.~~

Freestanding Signs:

14. Provided no projecting sign is provided, only one free-standing sign per parcel or platted lot shall be permitted, unless the parcel is a corner lot in which case two (2) signs shall be allowed.

15. Except for sidewalk (sandwich board) signs as permitted in Section 8.9 of this Chapter, all freestanding signs shall not exceed thirty-two (32) square feet per sign face, and shall not encroach upon any public right-of-way. No sign shall have more than two back-to-back sign faces; vee-type signs and three or more sided signs are prohibited.

16. The free-standing sign may be a pole-mounted (pylon) or ground-mounted (monument) sign.

A. A pole-mounted sign shall not exceed a height of twenty (20) feet measured above the average grade of the parcel. Within fifteen (15) feet of a driveway or street, a clear zone of vision shall be established between three and one-half (3 ½) feet and ten (10) above the grade level of the driveway or nearest travel lane of the street.

B. A ground-mounted sign (excluding the support foundation) may not be more than three and one-half (3 ½) feet in height within fifteen (15) feet of a driveway or street, or more than five (5) feet in height beyond fifteen (15) feet.

17. Free-standing signs include business/entity identification signs, bulletin signs (limited to religious, educational, governmental and institution uses), multiple-tenant directory signs, or real estate for sale or lease signs, in combination with one another.

Directional (entrance and exit signs):

~~7-18. Entrance and exit signs, for parking or directions for vehicle circulation, shall be four (4) square feet or less, and shall not exceed three and one-half (3 ½) feet in height above the ground level. Directional signs shall contain directional information only, corporate logs are prohibited.~~

Construction Signs:

8-19. One construction sign with one sign face per street front is permitted not to exceed forty (40) square feet in area, indicating the name of the contractors, engineers, and/or architects

of a project, during a construction period for which a building permit is required, is allowed.

Address Signs:

9-20. _____ Address signs, not more than one for each lot frontage or one for each principal entrance of the building and not exceeding seventy-two (72) square inches in surface area, showing only the numerical address designations of the premises upon which they are situated, are required. The area of such signs shall not be used in calculating any maximum area limitations on signage contained herein.

Nameplate Signs:

21. One nameplate sign is permitted for each tenant not to exceed an area of two (2) square feet. The area of such signs shall not be used in calculating any maximum area limitations on signage contained herein.

22. Upper floor tenants having a ground floor outside entrance may provide a single sign for identification.

23. The rear outside entrance of any building may have a sign with the same size limitations to identify each tenant to assist in rear access.

24. The sign may be a projecting/hanging sign over the sidewalk or an attached sign.

Restaurant Menu Signs:

25. Restaurants may have one menu sign not to exceed six (6) square feet in area.

26. The menu sign shall be located on the ground floor and within ten (10) feet of the restaurant's primary entrance.

27. The menu shall be housed in a glass-fronted framed box which shall be mounted so as not to extend beyond the façade plane on which it is mounted.

Drive-Through Restaurant Menu Boards:

10-28. Menu boards in conjunction with a restaurant with drive-through or curb side service shall not exceed thirty (30) square per bay in total size for drive-through service, six (6) square feet per bay in total size for curb service, and six (6) feet in height for drive-through or curb service.

Flags and Banners:

11-29. Constitutional flags; (official flags of the Nation, State, County or City) as defined and authorized in Subsection 2.2.53 of this Ordinance; shall have a seven-foot clearance from the finish elevation of the sidewalk and shall not exceed more than fifteen (15) square feet in area for each flag. No principal structure shall be allowed more than two (2) flags.

12-30. _____ Banners shall be allowed only when attached at all corners to the principal structure and shall obtain a temporary sign permit, which shall authorize the use of such a banner for a specified ten (10) day period. Banners shall provide for a ten (10) foot clearance and shall have only one such permit issued to the same business license holder per calendar quarter. The fee for a temporary permit shall be established by the Building Official.

Illumination:

13-31. _____ Signs must be illuminated in a manner that does not impair the visibility of motorists or pedestrians. Light sources shall be shielded to minimize the visibility of lamps and prevent overspray beyond the sign perimeter.

Prohibited Signs and Sign Features:

14.32. Off-premises signs (billboards or outdoor advertising signs) are prohibited in accordance with Subsection 8.2.15.

15.33. Exposed bulb signs are prohibited. No flashing, chasing, running or sequential lighting is permitted except for signs depicting time, temperature and fuel prices. Light emitting diode (LED) and digital message boards are prohibited with the exception of the display of time, temperature and fuel price information.

16.34. Except as provided in Section 8.9 of this Chapter, all portable signs are prohibited.

17.35. With the exception of projecting signs and awnings as described in this section, and except as provided in Section 8.9 of this Chapter, no private advertising signs shall be placed on or overhanging the public right-of-way.

18.36. No private sign shall be attached to a utility pole.

19.37. All pennants/streamers are prohibited. Provided, however, that any business use continuously displaying pennants or streamers on or before July 1, 2001, may continue to display such pennants/streamers in accordance with Chapter 8 of this Ordinance on all parcels employed for such business use.

20.38. Signs identifying or advertising relocated, permanently closed or non-existent businesses shall not be permitted. Owners may maintain legally permitted sign boards, enclosures and supports by removing or "painting out" obsolete lettering and logos to match the sign background for a uniform "blank" appearance. Open sign enclosures shall not be permitted. The copy shall be removed or painted out within thirty (30) days if the termination of the associated tenant's operation at that location.

21.39. Signs that are not properly maintained, deteriorated signs and abandoned signs shall be removed in their entirety.

Historical Signs:

22.40. Preservation of the cultural and historic character of downtown Clarksville is a valid object of zoning by the Clarksville City Council. Therefore, for the purpose of maintaining the historical character of the Clarksville Central Business District, the following signs shall be exempt from the regulations contained herein:

A. Signs which are a part of the original construction of any building constructed before 1970;

B. Signs which have been displayed continuously before 1970 at a location within the Central Business District.

23.41. The modification or alteration of any historic sign (sign constructed before 1970) is subject to review and approval of the Clarksville-Montgomery County Regional Historic Zoning Commission per Section 9.3 of this Zoning Ordinance.

2. Under Chapter 8 "Sign Regulations", Section 9 "Downtown Sidewalk Signs" is hereby amended by deleting Section in its entirety and by replacing it instead as follows:

In the CBD District, Non-residential properties may display sidewalk signs under the following provisions:

1. One sidewalk (sandwich board) sign is permitted for each business. Multiple signs are allowed for multi-tenant buildings.
2. Sidewalk signs may be displayed only during the business hours of operation.

3. Sidewalk signs must be placed outside of required Americans with Disabilities Act (ADA) walkways, outside of any required exits and/or entrances, and outside driveways.
4. The maximum size of each display face of a sidewalk sign is six (6) square feet.
5. The maximum height of a sidewalk sign is three (3) feet (36 inches), as measured above the sidewalk, and the maximum width is two (2) feet (24 inches).
6. The sign must be located to leave at least five (5) feet of unobstructed sidewalk area for the movement of pedestrians. Prior to placement, any proposed sidewalk sign design must be approved by the Downtown District Partnership Design Review Board.
7. The owner shall propose methods to care for signs during windy weather to ensure the sign does not blow over, block walkways, and/or interfere with pedestrian or vehicular traffic. Measures may include approved weighting material or removal during such conditions.
8. Sidewalk signs may be allowed in the public right-of-way if the proposed location does not inhibit the free flow of pedestrian or vehicular traffic and meets the provisions of Subsection 3 above.
9. Prior to placement of any sidewalk sign, a sign permit shall first be obtained through the City Department of Building and Codes.

*HEREBY FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:*

The effective date of this ordinance shall be January,7 2016, deviating from the normal effective date of ordinances as set forth in the Clarksville City Code Part 1 “Charter and Related Laws”, Article III “Ordinances and Resolutions”, Section 6 “Effective Date of Ordinances, Resolutions and Franchises” so that all related ordinances amending the Clarksville City Code and Clarksville Zoning Ordinance to create the Common Design Review Board may become effective on the same date.

FIRST READING:

SECOND READING:

EFFECTIVE DATE: January 7, 2016