

SEC. 12-3-300 “CBD” CENTRAL BUSINESS DISTRICT

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A. Purpose. The CBD Central Business District is intended to maintain the integrity of historic downtown Weatherford, to encourage compatible development and redevelopment, and to promote an environment conducive to active streetscapes, special events, and pedestrian-oriented commerce. Design standards and architectural guidelines are intended to protect and enhance the unique character of the city's original business district while encouraging appropriate, incremental change over time. Through the application of these standards and guidelines, existing, renovated, and new buildings all contribute to a visually and functionally unified downtown. Streetscape guidelines and sign regulations are intended to ensure a safe, attractive, and active pedestrian environment. Uses or dimensional allowances requiring a conditional use permit may be granted by the City Council only in accordance with these intents and purposes.

In the Central Business District, no building or premises shall be used, configured, erected, or altered except in conformity with the following standards. This district is used in areas designated in the General Plan as Historic Downtown (HD).

B. Permitted Uses.

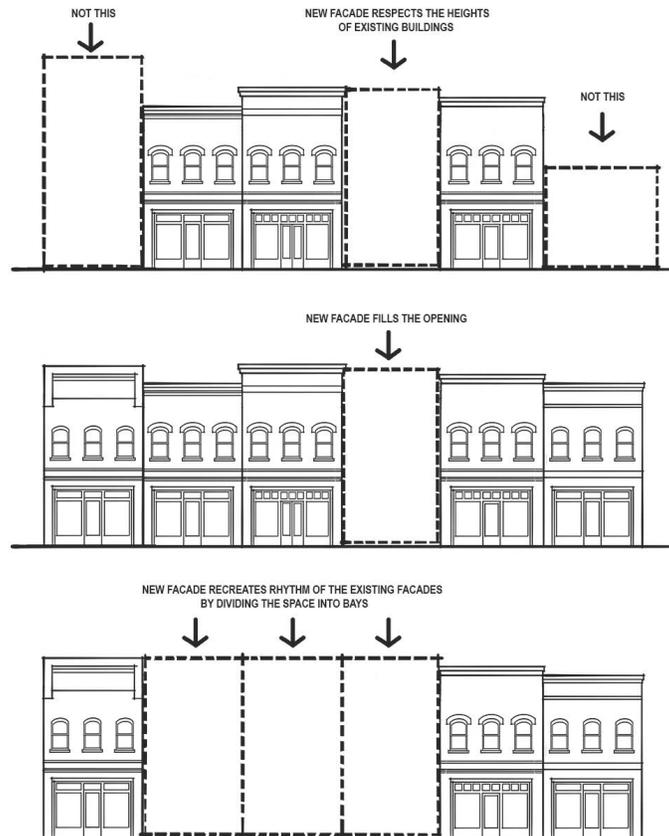
Permitted Uses		
A-C	D-G	H-Z
<p>Accessory Building/Structure</p> <p>Accessory Outside Display – against or within 15 ft. of building</p> <p>Amusement, Commercial – indoor</p> <p>Artisan Manufacturing/Small-scale Production</p> <p>Bakery</p> <p>Contractor Office/Facility –no outside storage including vehicles</p> <p>Convenience Store – without gasoline sales</p>	<p>Domestic Animal Services – indoor only</p> <p>Drinking Establishment</p> <p>Eating Establishment/Restaurant – with no drive-thru service</p> <p>Financial Institution – with no drive-thru service</p> <p>Food Truck</p> <p>Food Truck Court</p> <p>General Retail</p> <p>Government Building or Use</p> <p>Gym/Health Club/Martial Arts</p>	<p>Household Living – 2nd story and above</p> <p>Office</p> <p>Religious Institution</p> <p>Short-term Rental – 2nd story and above</p>

C. Conditional Uses.

Conditional Uses		
A-C	D-N	O-Z
<i>Accessory Dwelling Unit</i>	<i>Day Care</i>	<i>Parking Lot or Garage</i>
<i>Amusement, Commercial – outdoor</i>	<i>Funeral Home, Mortuary, Crematory</i>	<i>Short-term Rental – 1st story</i>
<i>Auction House – no auto, livestock</i>	<i>Hotel/Motel</i>	<i>Utility Use except as allowed by State Law.</i>
<i>Bed and Breakfast Inn</i>	<i>Household Living – 1st story</i>	<i>Wedding Chapel</i>
<i>Civic Club, Halls and Lodges</i>	<i>Kiosk</i>	
<i>Community Garden</i>	<i>Liquor Store</i>	
	<i>Market, Open Air</i>	

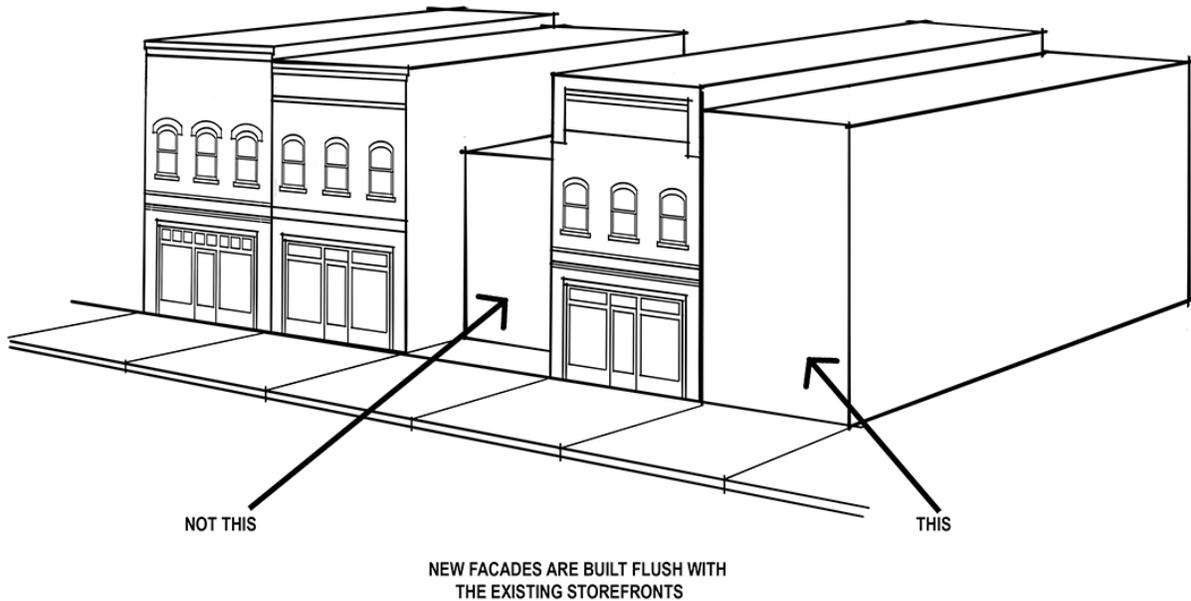
D. Design Standards.

1. *Height and Bulk Regulations.* No structure shall exceed 35 feet in height for the main building, except as approved by conditional use permit. The height and width of new and renovated structures will be determined by the proportions of buildings immediately adjacent. Width should fill the entire void between buildings. If the void is very wide, the façade should be broken up into discernible bays which mimic the rhythm of façades on the streetscape.



2. *Area Regulations.*

- a. *Lot Area.* None specified.
- b. *Required Yards.* None specified. However, new structures should align their façades with the adjacent buildings to reinforce the rhythm and consistency of the streetscape, except as approved by conditional use permit.

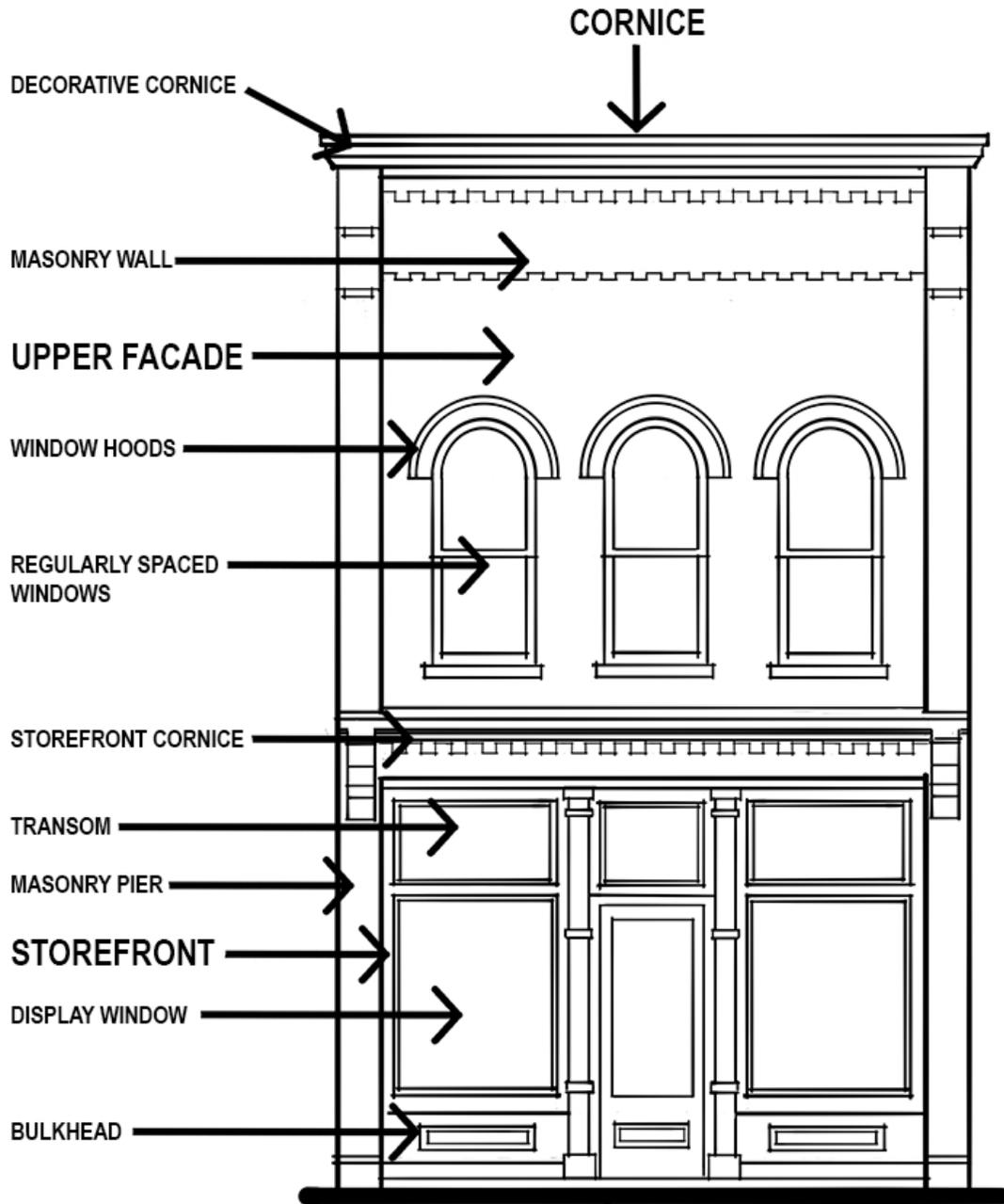


E. **Architectural Guidelines.**

1. *Design objectives.* The architectural design of buildings and sites shall strive to achieve the following objectives:
 - a. Architectural compatibility.
 - b. Integration of uses.
 - c. Pedestrian-scaled design and encouragement of pedestrian activity.
 - d. Buildings that relate to, and are oriented toward, the pedestrian areas and surrounding buildings.
2. *Traditional Façade.* The basic, traditional commercial façade consists of three parts: the storefront – with an entrance and large window displays, the upper masonry façade – with regularly spaced windows, and the decorative cornice that caps the building. These components may appear in various shapes, sizes, and styles. In downtown Weatherford, the typical building façade is a two-story masonry construction.

The traditional Weatherford building façade has a well-defined opening that the original storefront filled. The storefront opening is bounded on each side by piers, which were usually constructed of masonry. The storefront is bounded on the top by the storefront

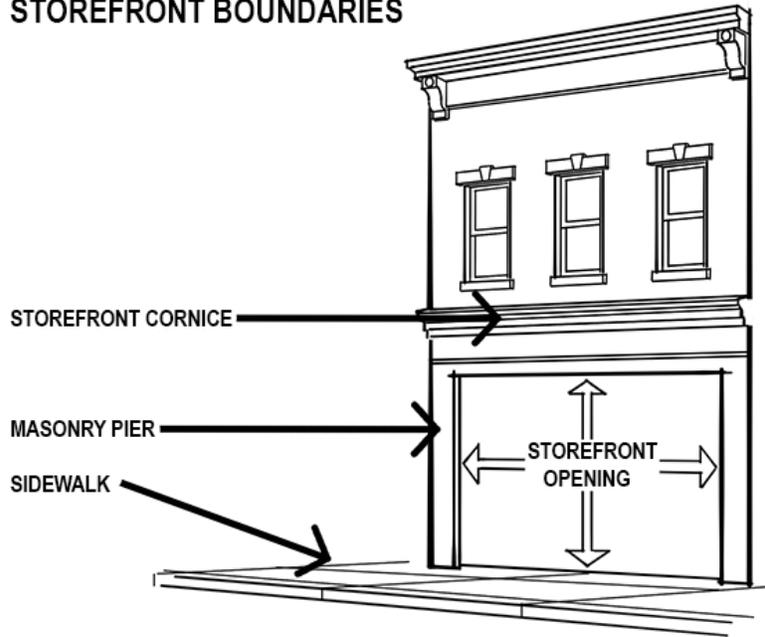
cornice, which is the structural member supporting the upper façade, and bounded below by the sidewalk. The upper façade is bounded by storefront cornice below and the decorative cornice above.



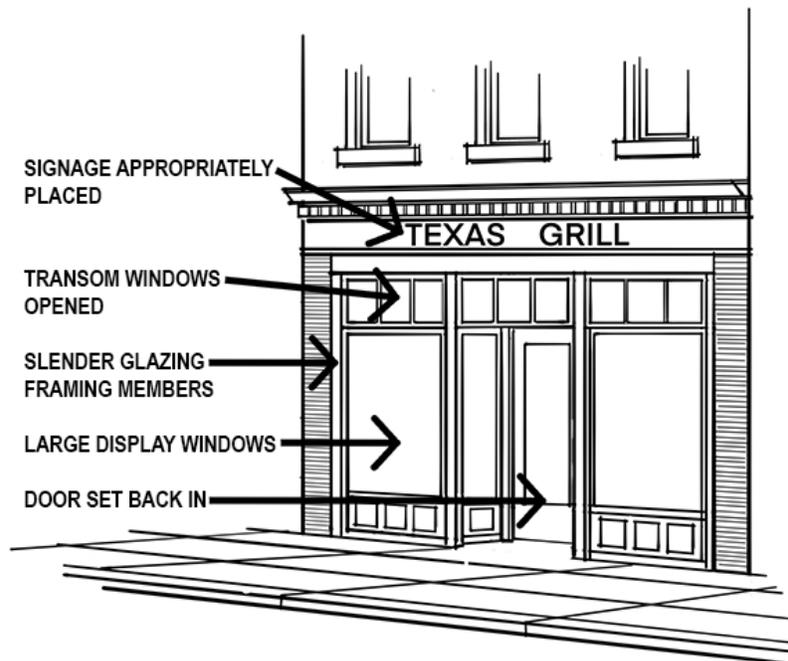
TRADITIONAL FACADE COMPONENTS

The storefront is composed almost entirely of windows. The large, glazed opening of the storefront serves to display the goods the business has to sell as well as to allow natural light deep into the store, thus minimizing the need for artificial light sources. The visual openness of the storefront is also important, because it is part of the overall proportion system of the façade.

STOREFRONT BOUNDARIES



TRADITIONAL STOREFRONT DESIGN

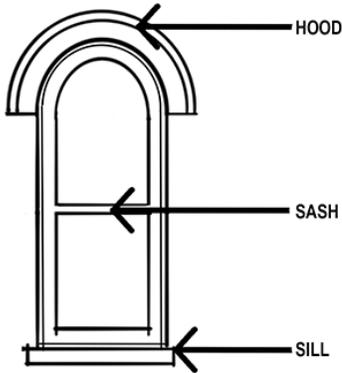


3. *Façade Design*. Façade design should be historically appropriate or true to an approved historic landmark designation.
- a. The basic storefront design includes large windows with thin framing members, a recessed entrance with overhead transom, a storefront cornice, exposed structural element, or a horizontal sign panel at the top of the storefront to separate it from the upper façade, and low bulkheads at the base to protect the windows and act as a platform for window displays. Remodeled storefronts designed to fit inside the original opening and not extend beyond or in front of it will preserve the basic storefront design.
 - b. The proportion of window to wall areas in the traditional façade calls for more glass and less wall at the storefront level, balanced by more wall and less glass on the upper façade. The storefront is composed almost entirely of glass. Glass shall be clear. Detailing for windows, doors, and other openings shall be of wood, glass, or a metal material that is complementary to the period or building style. If glass is not appropriate for the business, consider the use of interior window treatments as a solution. Window opening patterns in the upper façade shall be maintained in keeping with the rhythm of nearby buildings.

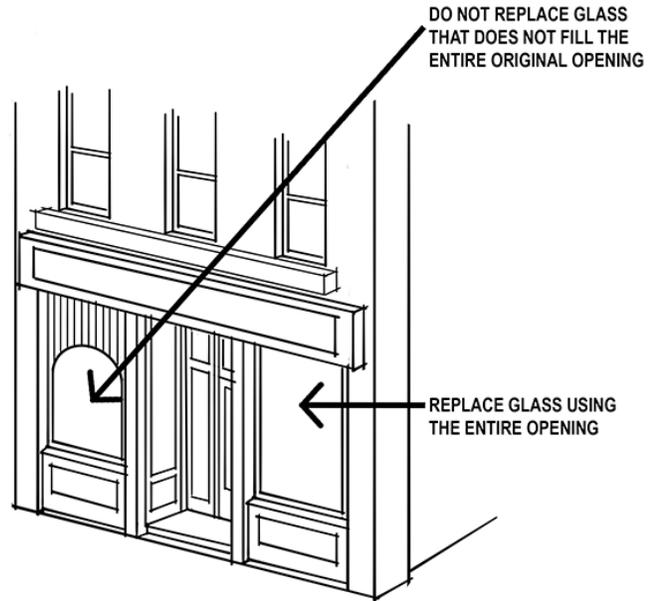
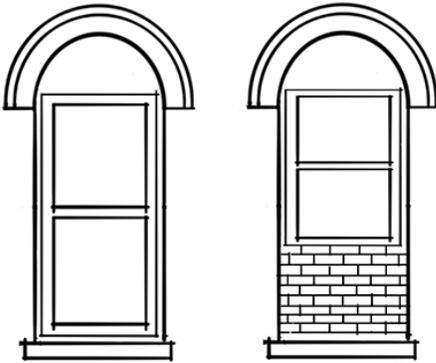


- c. Historic windows should be repaired if at all possible. If irreparable or altered, new replacements should be based on the window's historic appearance. Replacement window units shall contain the same proportions as the original. Consideration should be given to horizontal and vertical mullions that provide design continuity throughout the building. Always use the entire original window opening, even if the opening was partially filled in from previous remodeling.

AUTHENTIC DOUBLE HUNG WINDOW

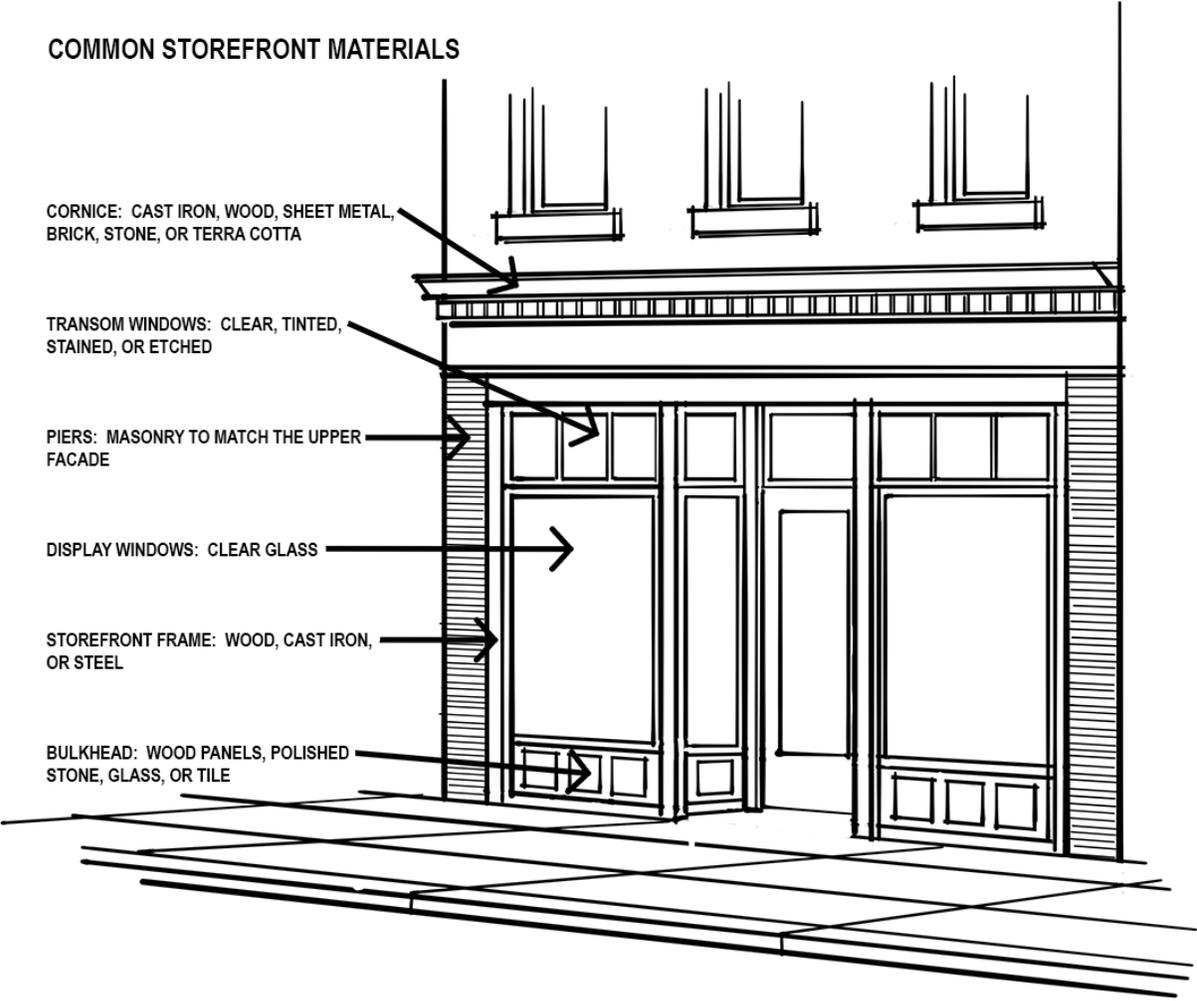


IMPROPER REPLACEMENTS



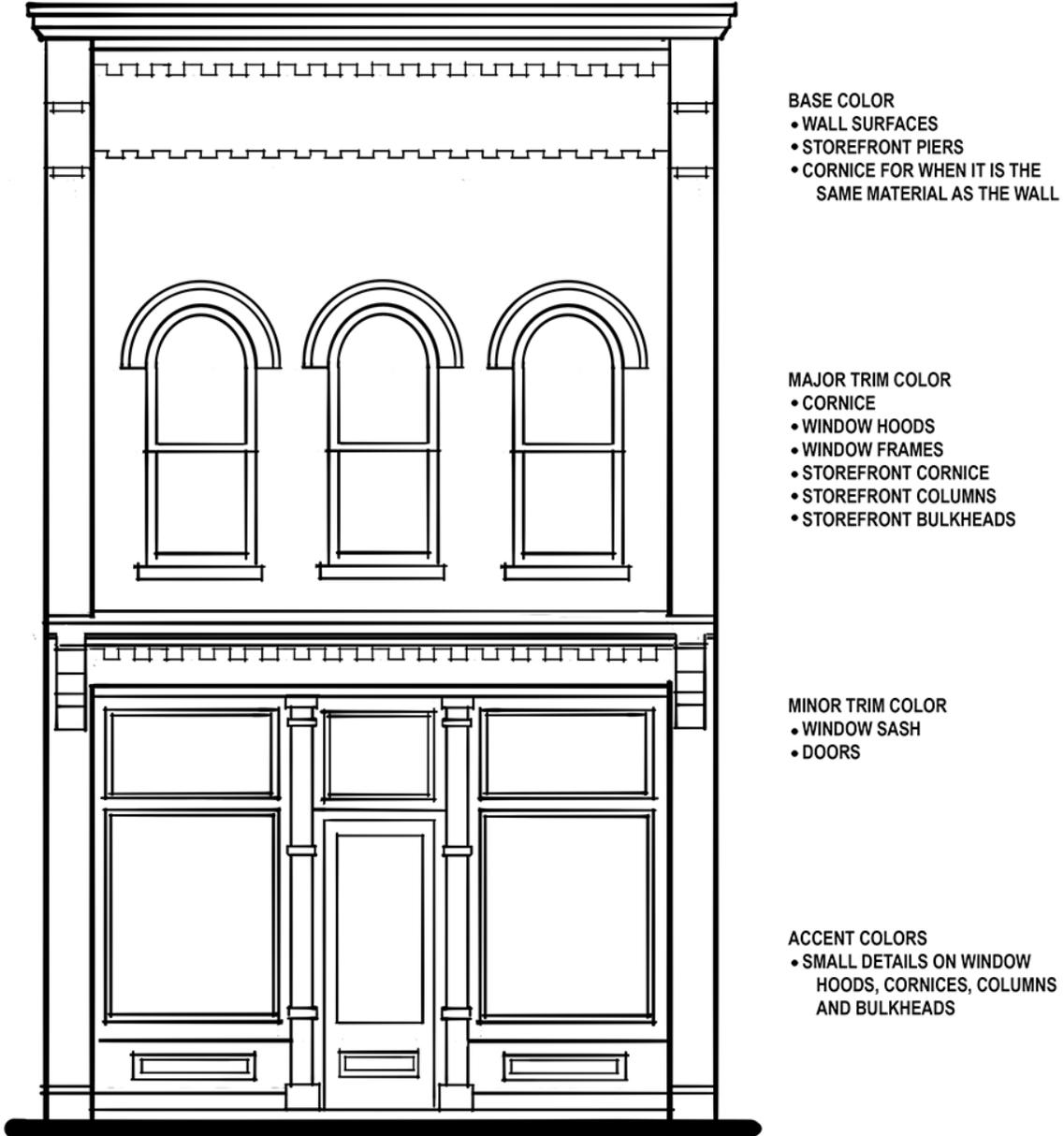
- d. The entry shall be maintained and restored in its original location and configuration. If the original entry is gone, the new entry should be designed and placed considering traditional design themes and its relationship to the overall building façade and symmetry.
- e. Transom windows that are covered or blocked may be required to be reopened and restored.
- f. Storefront bulkheads may be required to be restored or renovated.
- g. Storefront cornices and decorative cornices may be required to be restored or renovated.
- h. Original elements such as cast-iron columns, entry doors, window hoods, and lighting fixtures may be required to be restored or renovated.
- i. Signage shall be integrated into the storefront design.
- j. Lighting shall be integrated into the storefront design.
- k. Canopies shall be integrated into the storefront design.

- I. Certain materials should never be used on the traditional commercial building, because they have no relationship to the original building's design themes and may serve to flaw the consistency of appearance of the building and the downtown area. Such inappropriate materials may include cultured stone, fake brick, rough textured wood siding, wooden shingles on mansard roofs, gravel aggregate materials, and stucco materials. Appropriate examples of common storefront materials and their location on a storefront are as shown in the figure below.



- m. Façade color should be compatible with the time period of the building or historic district. The painting of unpainted masonry is discouraged. If a masonry façade is already painted it may be repainted. If masonry is to be painted, the property owner or tenant shall consult available resources such as the city's historic preservation officer and Main Street program, available historic color palettes from professional paint consultants or retailers, and online guides to historically appropriate painting.

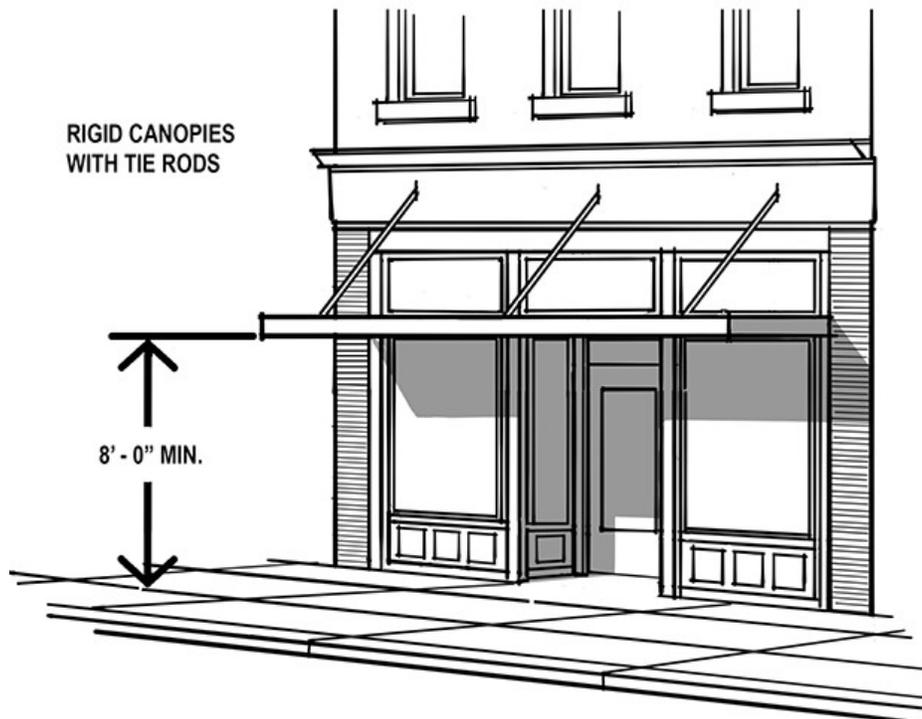
GUIDE FOR COLOR PALETTE SELECTION



- n. All utility services shall be placed underground.
- o. *Projections.* Projections located within the public right-of-way are subject to all material requirements of the City. All projections are subject to the following:
 1. *Awnings.* Awnings provide shade and rain protection in front of a storefront. Traditional awnings are matte-finish, fade-resistant canvas material

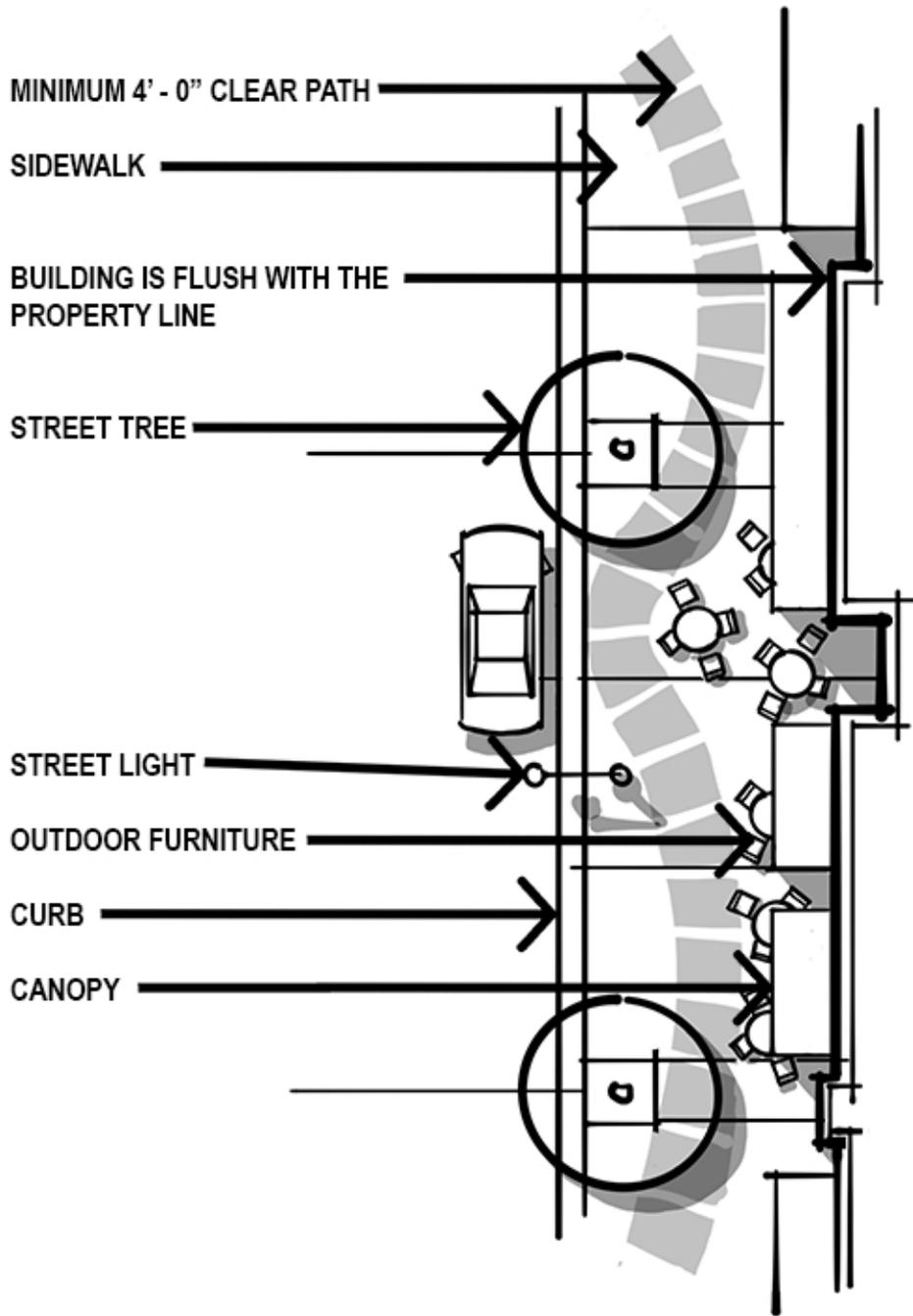
attached to or stretched over a frame, which is supported by the building and not by the ground. Awnings have a pitch of greater than 5%.

- a. The installation of new awnings is prohibited.
 - b. Existing awnings shall be maintained free of any defect including tears, fading, broken frames.
2. *Canopies.* Canopies provide shade and rain protection in front of a storefront. Traditional canopies are of rigid construction finished with wood, tin, or other metal. Canopies have a pitch of less than 2% and drain towards the street. Canopies shall complement the architecture of the building.
- a. Canopies shall be at an appropriate scale to the building size and configuration.
 - b. Canopies shall not extend above the storefront cornice (except for tie-rod support structure).
 - c. No canopies shall extend closer than 2 feet from the back of the curb.
 - d. New canopies shall be supported by the building (e.g., by tie-rod attachment) and not by the ground. No posts or other supports shall be installed in the sidewalk.
 - e. A canopy shall have a minimum vertical clearance of 8 feet.
 - f. A canopy shall be a solid color, and all canopies on a single building shall use the same color scheme.
 - h. Canopies shall be maintained free of any defect.



- F. Streetscape Guidelines.** Streetscapes shall be treated with amenities that are selected based upon their ability to unify the streetscape with the area's historic past. It is important that elements such as street furniture, planters, window boxes, and other fixtures and furnishings complement the area's historic qualities.
1. Outside storage is prohibited in the CBD, except as provided herein.
 2. Outside display of merchandise and/or seasonal items shall:
 - a. Not occupy any on-street or off-street parking spaces.
 - b. Not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, and shall provide a clear path with a minimum of 4 feet wide on all portions of the sidewalk.
 - c. Only be located in front of the property/business that is selling the item(s).
 - d. Be removed at the end of business each day (except for large seasonal items such as Christmas trees).
 - e. Be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 3. Outside furniture. The purpose of outside furniture is to promote outdoor activity on the sidewalk directly in front of the business or on the sidewalk directly beside the business.
 - a. A maximum of 1 table per 10 linear feet of adjacent wall space, excluding doors, may be placed on the sidewalk adjacent to the business. The Planning Director will ultimately determine the location and number of tables, chairs, or benches allowed.
 - b. Street furniture will be maintained by the business owner and will be kept clean, free of visual defects, and in good repair.
 - c. Street furniture may encroach into the public right-of-way as long as a clear path is provided with a minimum of 4 feet wide on all portions of the sidewalk.
 - d. No street furniture shall extend closer than 2 feet from the back of the curb.
 - e. The City may, from time to time, require temporarily relocating the street furniture for special events or other needs.

STREETSCAPE GUIDELINES



G. Signs.

1. General provisions.

- a.** Except as provided herein, signs within the Central Business District are subject to the provisions in Sec. 12-4-101 of this zoning ordinance. Where any conflict between regulations exists, the provisions of this section shall govern.
- b.** Prohibited. The following sign types are prohibited in the Central Business District.
 1. Advertising on street furniture.
 2. Balloons or other inflated signs.
 3. Box/cabinet type signs, unless in the shape of a logo or unique design that is integral to the sign.
 4. Electronic message centers.
 5. Freestanding signs.
 6. Internally illuminated cabinets or panels.
 7. Revolving, animated, or moving signs.
 8. Signs with exposed raceways.
 9. Temporary signs.
- c.** Number.
 1. Each business shall be allowed exactly one primary sign, subject to the specific allotments for each sign type below, or as provided in a comprehensive sign plan.
 2. Each business shall be allowed up to three secondary signs, subject to the specific allotments for each sign type below, or as provided in a comprehensive sign plan.
- d.** Location.
 1. New signs shall not obscure historic signage, disrupt the character of a building, or cause physical damage or alteration to the building affecting its historic integrity.
 2. Signs shall not project above the building eave, cornice, or parapet.
 3. Signs shall be limited to façades which have a public entrance to the building.
- e.** Light.
 1. Light should be directed at the sign from an external, shielded lamp. Light should be warm in temperature, similar to daylight. Light shall not shine directly or reflect into the eyes of pedestrians or motorists.
 2. Internal illumination is permitted only for individual letters or logos, not for a cabinet containing multiple letters, symbols, or combination thereof.
- f.** Design.

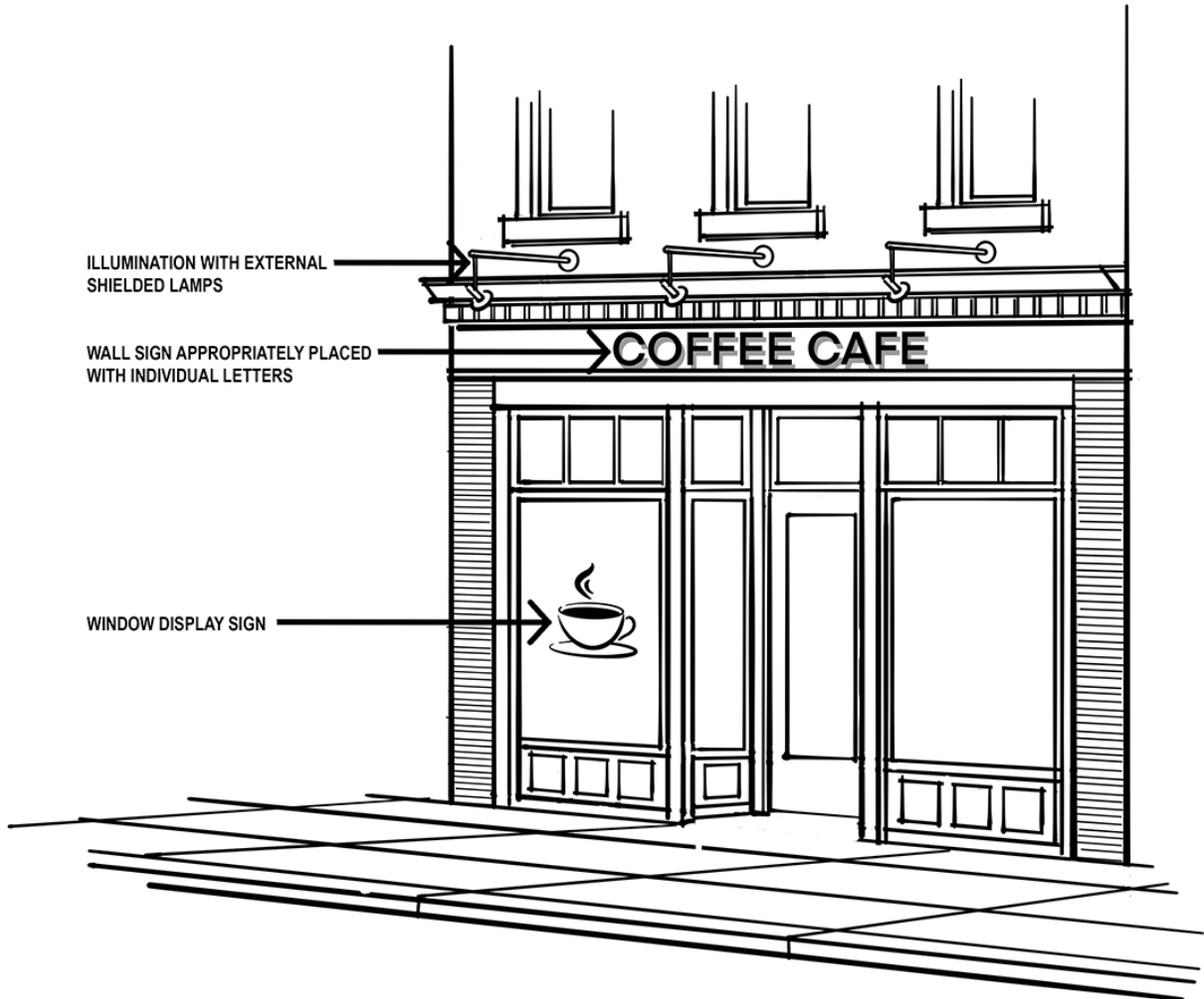
1. Signs shall be subordinate to the overall building composition and shall emphasize architectural features of the building.
 2. Signs shall be wood, cast or stamped metal, or gilded or sandblasted glass. Vinyl, plastic, or highly reflective material is not permitted.
 3. Signs shall be attached at mortar joints and shall not penetrate masonry. The number of anchor points shall be minimized.
 4. All exposed conduit, junction boxes, and electrical transformer boxes shall be concealed from public view.
- g. Comprehensive sign plan.
1. For all new buildings, remodels of vacant buildings, and expansions, a comprehensive sign plan is required.
 2. The comprehensive sign plan shall establish the allowable areas of all allowable sign types for existing and future tenants.
 3. The comprehensive sign plan shall indicate existing conforming and nonconforming signs and the number and location of signage to be allocated to each tenant under the plan.
 4. The comprehensive sign plan is subject to approval by the Planning Director in accordance with the intent of all provisions contained herein and may be appealed to the Zoning Board of Adjustments.
- h. Historic signs. Signs installed prior to January 1, 1973 may be rehabilitated with any original nonconformities maintained. The applicant shall be responsible for documenting the age and original conditions of the sign.
- i. Government signs. Signs installed by a government entity or its agent are permitted.
- j. Special event signs. Special event signs are permitted, subject to all requirements for special event signs in Sec. 12-4-101 and the city's special event policies.
2. Wall signs.
- a. Number.
1. A maximum of one wall sign is permitted for each building.
 2. On multitenant buildings with internal entrances to tenant spaces, one additional wall sign is permitted, which may not exceed 3 feet in height or 3 feet in width, and which shall be located at eye level for pedestrians on the sidewalk within 5 feet of a public entrance to the building. This additional wall sign is intended to be used as a tenant directory.
- b. Location.
1. If an area is provided from signage on a building above the transom windows, wall signage shall be limited to this area. If such area is not provided, every attempt shall be made to locate wall signage below any second-story windows. If it is not feasible to locate a sign within the area below second-story windows on a two-story building, wall signage shall be limited to the largest continuous flat surface between the top of the

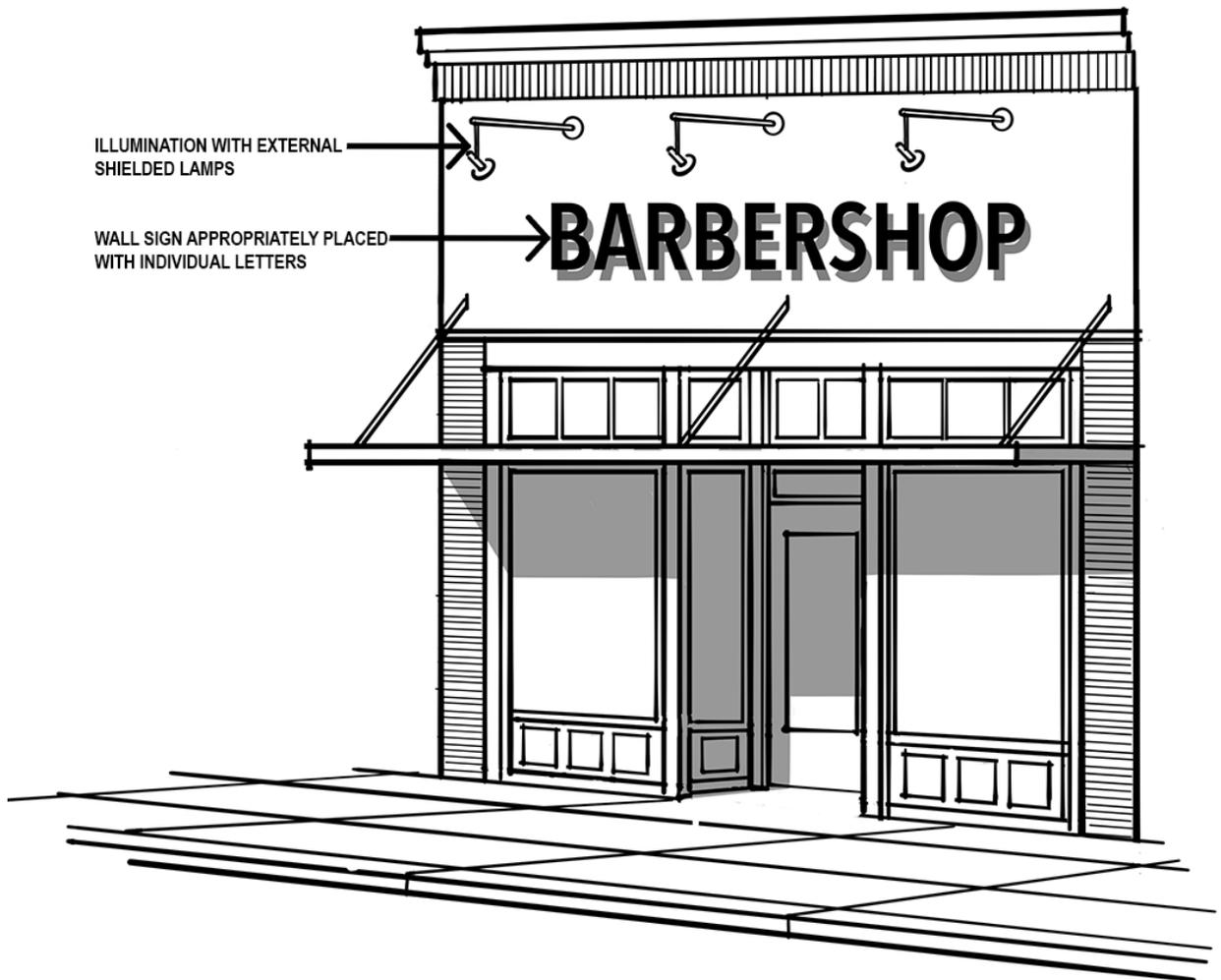
second-story windows and the cornice. Wall signs shall not be located above the bottom of third-story windows.

2. When feasible, wall signs shall be aligned with others on the same block.

c. Size.

1. Maximum area. 45 square feet.
2. Maximum height. 3 feet.
3. Maximum width. 75 percent of the width of the tenant space.





3. Plaque signs.

a. Number. A maximum of one plaque sign is permitted per building.

b. Location.

1. May be located adjacent to the main entrance to the building or near a corner of the building.

2. Shall be installed flush against the building.

c. Size.

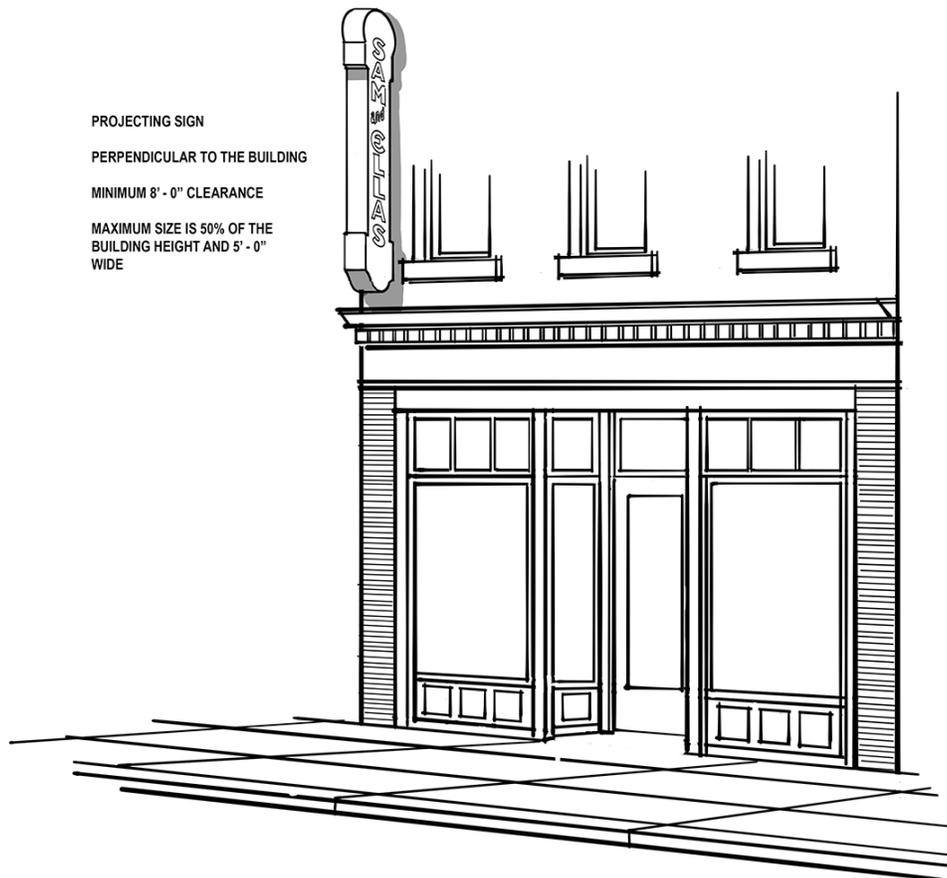
1. Maximum area. 4 square feet.

2. Maximum height. 2 feet.

3. Maximum width. 2 feet.

4. Maximum projection. 3 inches.

- d. Design.
 - 1. Shall be constructed of cast or stamped metal.
 - 2. No wrap, decal, or other impermanent cover shall be affixed to the sign.
- 4. Projecting signs.
 - a. Number.
 - 1. A maximum of one projecting sign is permitted for each building.
 - 2. On multitenant buildings, one additional projecting sign is permitted for each tenant space.
 - b. Location.
 - 1. Minimum clearance. 8 feet above the sidewalk or other grade.
 - c. Size.
 - 1. Maximum area. 16 square feet.
 - 2. Maximum height. 50% of building height.
 - 3. Maximum width. 5 feet.
 - 4. Maximum projection. 50% of sidewalk width.



5. Hanging signs.

a. Number. A maximum of one hanging sign is permitted for each tenant space.

b. Location.

1. Shall be located at the entrance to the tenant space.

2. Limited to the first story of the building.

3. When feasible, hanging signs shall be aligned with others on the same block.

4. Minimum clearance. 7 feet above the sidewalk or other grade.

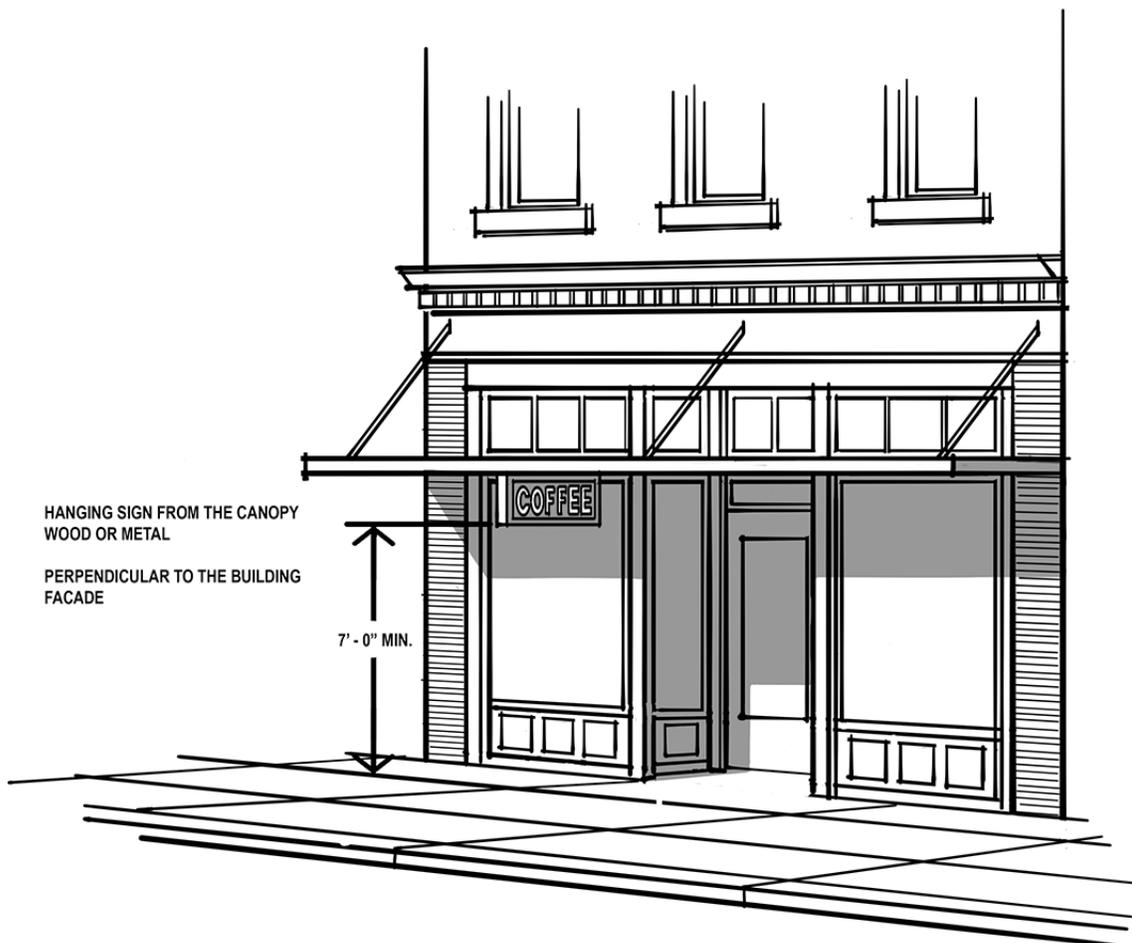
c. Size.

1. Maximum area. 8 square feet.

2. Maximum height. 2 feet.

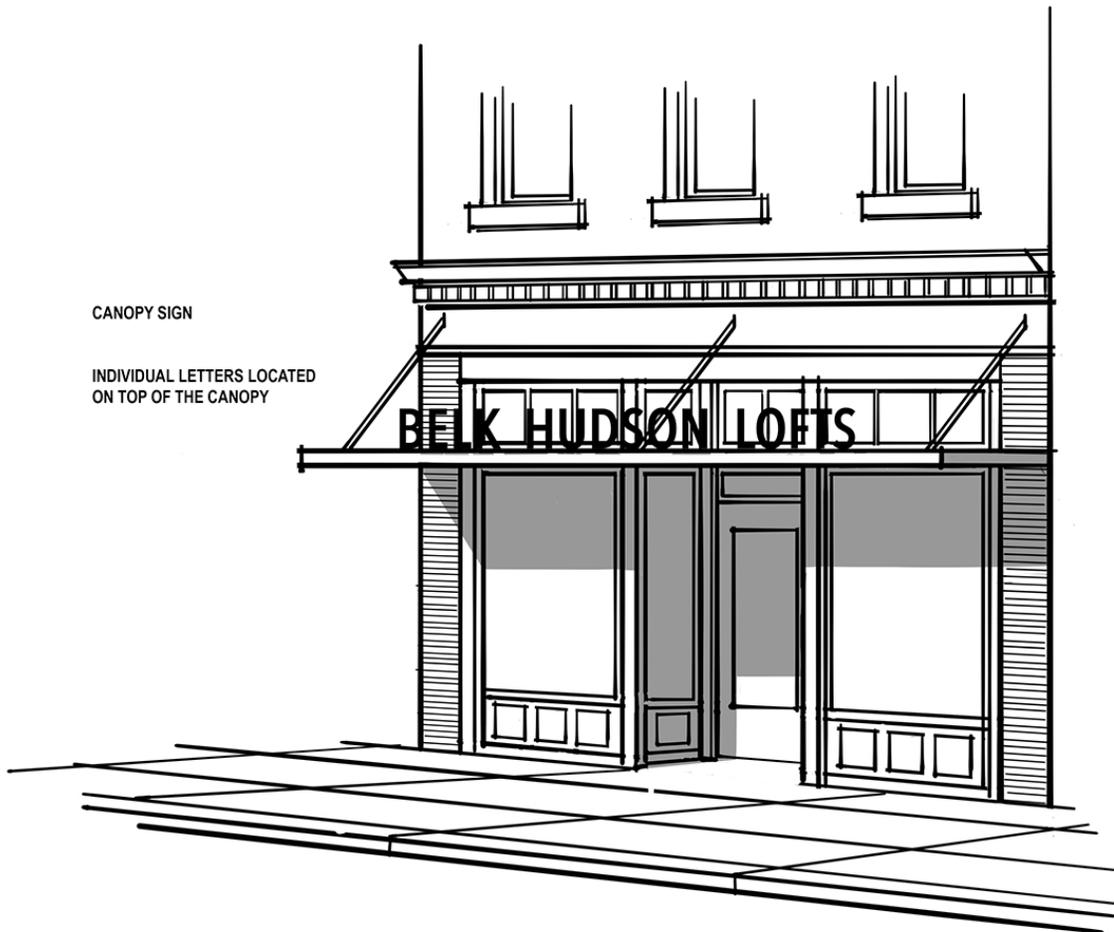
3. Maximum width. 75 percent of the awning/canopy width.

d. Design. Shall not be illuminated except by lights recessed inside of a canopy.



6. Canopy signs.

- a. Number. A maximum of one canopy sign is permitted for each tenant space, provided such tenant space does not have a wall sign.
- b. Location. Shall be located on top of the canopy.
- c. Size.
 1. Maximum height. 2 feet.
 2. Maximum width. 75 percent of the canopy width.
- d. Design. Shall consist of letters individually attached to the canopy.



7. Window display signs.

- a. Number. A maximum of one window display sign is permitted per windowpane.
- b. Location. Limited to first-story windows below the transom.
- c. Size. Shall not occupy more than 25% of the area of any window.
- d. Design. Shall not obscure visibility into the ground floor.

8. Sandwich board signs.
 - a. Number. A maximum of one sandwich board sign is permitted for each tenant space.
 - b. Location.
 1. Shall be located directly in front of entrance to tenant space.
 2. Shall allow for the flow of pedestrian traffic on the sidewalk, with a minimum horizontal clearance of 4 feet.
 3. Shall be removed at the close of business each day.
 - c. Size.
 1. Maximum area. 12 square feet per side.
 2. Minimum height. 3 feet.
 3. Maximum height. 4 feet.
 4. Minimum width. 2 feet
 5. Maximum width. 3 feet.

H. *Predevelopment Meeting.* Prior to submission of a building permit or commencing any exterior work on a building in the Central Business District, the owner/applicant shall contact the Development & Neighborhood Services Department to schedule a predevelopment meeting to assist the owner/applicant in preparing a complete submittal that complies with all requirements and guidelines herein.