

B-3 Zone District Review
Heritage & Urban Form Sub-Committee
Comprehensive Plan Update
July 21, 2016

Current Text

Zoning Ordinance

4.43 B-3 CENTRAL BUSINESS DISTRICT

The purpose of this district is to provide commercial activities in a concentrated area with an emphasis on large scale and specialty establishments. This will enable the public to participate in many types of commercial activities at one time without depending upon motor transportation for mobility.

4.431 PERMITTED USES

- A. These include all specialty stores, department stores, places of amusement and entertainment. But those businesses which may be detrimental to the purpose of the Central Business District, i.e., any commercial activity which would cater primarily to the motoring public should be discouraged. Some examples are service stations, motels, drive-in restaurants, drive-in theaters, automobile dealerships and used car lots.
- B. Planned development projects for Commercial and High Density Residential Use Only: The procedure under Section 2.32 shall be followed.
- C. Outdoor advertising signs (off-premise): Only signs which are flush with a building or which are generally intended to improve the street should be encouraged. Free-standing billboards are not permitted.

4.7 HISTORIC DISTRICT

The historic district zone classification is created to protect the historic character of the area so designated. The historic district is a zone classification which, where appropriate, is superimposed over any existing zone classification wherein the provisions of existing zone classification remain applicable and are supplemented by the provisions contained herein. No buildings or stone fences of historic significance within a historic district shall be demolished, moved or substantially altered without first obtaining a conditional use permit from the Board of Adjustment. The purpose of the conditional use permit requirement is to provide public review of the decision to demolish, remove or substantially alter an historic resource. The Board shall not issue the permit without exhausting all reasonable alternatives to the destruction or removal of the resource. In such instances, the Board may seek advice and recommendations from the Planning Commission, any historical society, any architect, engineer, historian or other qualified person as well as governmental agencies as deemed necessary by the Board.

4.71 CONDITIONAL USES

- A. Bed and Breakfast as defined in Section 2.1 above. (Section 4.71 added 5/2/91)

The historic district does not match the B-3 zone district, but is located within and outside B-3 zone district along Main Street.

Area & Dimension Regulations Summary

Setbacks

- Main Structure
Front: 0 FT, Side: 0 FT, Rear: 0 FT
- Accessory Structure
Front: 0 FT, Side: 0 FT, Rear: 0 FT

Sizing

- Max height: Six (6) stories or 75 FT
- Min lot area without sanitary sewer: 5 acres
- Max building coverage: 90% of lot

See attached Schedule of Area & Dimension Regulations for further detail.

See attached Quick Info Sheet for overall summary of district.

Parking Requirements

Existing Building/Site Re-Use: N/A, unless problem created, then required go the GBOA

New Use & Structure: Follow standard parking requirements for land use where economically & physically feasible, go to GBOA for interpretations as necessary

1991 Comp Plan Recommendations

Main Street Land Use – “A wide mix of uses is recommended, including government and services, retail, offices, entertainment, tourism-related facilities, neighborhood-serving commercial uses, and residential, especially on upper floors. Auto-intensive and manufacturing/retail use may be appropriate as a conditional use if the main retail outlet is located on the site and the storefront areas is used for this purpose. Zoning setbacks should be those of the current B-3 District (front, side, and rear setbacks of 0’).”

Max height of 6 stories is out of scale with the historic buildings on Main Street, which have an equivalent height to modern 2 to 4 story buildings, and with adjacent areas, which have 1 and 2 story buildings.

Current Concerns & Issues

The b-3 zone district is flexible, which is generally good. But, it is perhaps more flexible than it should be. There are minimal site regulations outside of setbacks and height. There are no design standards to encourage a consistent physical scale and character of the buildings and streetscape. With the transition out of the Main Street program, there is no longer a review body for signage applications downtown. The Georgetown Board of Adjustment is tasked with reviewing all The Main Street

Recommendations

1. Adopt design standards
 - a. Regulatory vs. Optional
 - b. Revisit previous attempts to develop standards
 - c. Draft design standards and draft ordinance available as base
 - d. City Councilmembers and Mayor have recently expressed interest in program
2. Amend the Area and Dimension Regulations to make more consistent
 - a. Residential in the B-3 (in whole or in part) is supposed to follow the R-2 standards – this is not clearly demonstration or explained, but simply listed in a note on the schedule of area and dimension regulations. Does this mean that
3. Encourage Streetscape Improvements
4. Repair sidewalks

5. Work with the City Council/City Commission's to establish 50/50 matching program for sidewalk repair programs.