

AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE XII OF THE CODE OF ORDINANCES OF LEE COUNTY, GEORGIA RELATING TO RESTRICTIONS ON ALL BUSINESSES COVERED BY THIS ARTICLE; TO PROVIDE FOR MINIMUM STANDARDS FOR PRIMARY FAÇADE AND ANY FAÇADE THAT FACES THE PUBLIC RIGHT-OF-WAY; TO PROVIDE FOR EXTERIOR BUILDING MATERIAL STANDARDS; TO ENCOURAGE OUTDOOR SPACES; TO PROVIDE FOR MINIMUM STANDARDS FOR SECONDARY FAÇADE; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

BE IT ORDAINED by the Board of Commissioners of Lee County, Georgia, and it is hereby ordained by authority of same, that Chapter 70, Article XII, Section 70-384 of the Code of Ordinances of Lee County shall be amended to add the following:

Section 70-384. – Restrictions.

- (3) All primary facades of a building and any façade that faces the public right-of-way and the façade that incorporates the customer service entrance shall be designed with consistent architectural style, detail, trim, features and roof treatments. Fronts of all buildings facing a street, shall utilize one hundred percent (100%) approved materials as specified.
- (4) Exterior building materials and colors contribute significantly to the visual impact and aesthetics of the community. Commercial design standards are intended to promote quality, well-planned commercial development and to foster a prosperous and progressive pro-business climate. Guidelines apply to new and redevelopment of commercial buildings and include the following:
 - (a) Minimum exterior building material standards.
 - 1. One hundred percent (100%) coverage of all exterior visible walls, excluding windows and doors, shall consist of the following materials:
 - a. Masonry. Masonry construction shall include all masonry construction, which is composed of solid, cavity, faced or veneered-wall construction or similar materials.
 - b. Stone material used form masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Thin-cut stone veneers are acceptable.
 - c. Brick material used for masonry construction shall be composed of hard fired (kiln fired) all-weather common brick or other all-weather facing brick.
 - d. Concrete masonry units (CMU's) with split-face,

fluted, scored or other rough texture finish.

- e. Hardi-plank. Hardi-plank composite material or other hard and durable all-weather construction materials.
- f. Wood. Only when used to provide architectural elements to primary façade (i.e. wood including board and batten, wood shake shingles, and other decorative wood elements, provided wood is durable all-weather material).
- g. Vinyl siding. Vinyl allowed for use only in an incidental role (i.e. trim, architectural features, standing seam metal roofing or other architectural roofing as approved by the Planning Director).
- h. Metal. Metal allowed for use only in an incidental role (i.e. trim, architectural features, standing seam metal roofing or other architectural roofing as approved by the Planning Director).

(b) Prohibited materials on all exterior walls.

- 1. Concrete finish or precast concrete panel (tilt wall) that is not exposed aggregate, hammered or sandblasted.
- 2. Smooth finish concrete masonry unit (CMU) or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.
- 3. Metal panels.
- 4. Plywood, plastic or other synthetic material.

- (5) Building facades with no street frontage or visibility to the public right-of-way may use exterior construction materials consistent with current building codes.
- (6) Outdoor use spaces are encouraged, to provide amenities and a positive and welcoming atmosphere. Courtyards and patios developed with outdoor seating, landscaping and shade provide opportunities for outdoor dining and the benefits of enjoying the area's moderate climate and scenic attractions for both employees and customers.
- (7) Secondary façade standards are applicable to that side of any structure where customer parking is developed to the side or rear of the commercial building. All secondary facades shall be designed with consistent architectural style, detail, trim features and roof treatments of the primary façade. A secondary façade with primary entrance shall meet primary façade requirements.

(a) The use of certain materials on secondary facades is restricted as follows:

- 1. Corrugated metal panels shall not cover more than 30% of any secondary façade.

2. Smooth-faced concrete shall not cover more than 30% of any secondary façade.

(b) Pedestrian entrances shall be provided for each parking area.

(c) Blank, windowless walls are prohibited. Windows and doors or faux openings shall constitute a minimum of 30% of the secondary façade. A mix of materials is encouraged to provide visual interest.

(d) Awnings shall be of fabric, canvas, fixed metal or similar material.

BE IT FURTHER ORDAINED that this Ordinance shall become effective as of the date of its adoption by the governing body of Lee County.

BE IT FURTHER ORDAINED that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SO ORDAINED, effective the 13 day of April, 2021.

**Board of Commissioners
of Lee County, Georgia**

By: _____

Billy Mathis, Chairman

Attest: _____

Kaitlyn Sawyer, County Clerk

ACTION TAKEN

FIRST READING: April 13, 2021

SECOND READING: April 13, 2021

DATE OF ADOPTION: April 13, 2021