

FAÇADE IMPROVEMENT PROGRAM

The Façade Improvement Program is funded by the City of Cairo and is administered by the Cairo Downtown Development Authority.

Funds available are for exterior building improvements only which are visible to the eye excluding roof replacements or improvements. The exterior improvements may be applied to a front, side, or rear façade, provided the façade faces a public street or parking area. The amount of the match will be determined by the Cairo Downtown Development Authority based on the funds available and number of requests under consideration.

- ✦ The Downtown Development Authority will review and approve projects **BEFORE** the work begins.
- ✦ Request is subject to denial if this procedure is not followed.
- ✦ Applicant must appear in person to make request for façade grant.
- ✦ Work on the project must begin within 90 days after approval by the Downtown Development Authority. If work has not begun within 90 days, the grant application is subject to be voided. The project should be completed in a reasonable amount of time.
- ✦ Grant money will be paid upon COMPLETION of the project, once proper documentation is turned in to the Cairo Downtown Development Authority and approved.
- ✦ Once the project has been completed the business participants must remain in the building for three (3) years. If the business participant sells or closes the business, the following will apply:

Less than 2 years	2/3's of the money must be paid back
2-3 years	1/3 of the money must be paid back
after 3 years	0 money will be paid back

NOTE: Façade grants apply to those structures within the jurisdiction of the Downtown Development Authority (See attached map). Priority is given to buildings with inappropriately applied facades that cover the body of the building or windows, facades that are unsightly, are out-of-scale, or are in need of general repair work. **Landscape is not part of the façade improvement.**

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CRITERIA

1. Petitioner must be located within the Downtown Development Authority boundaries.
2. Historic or architecturally significant buildings will be given priority.
3. Visually prominent and economically blighted buildings will be given priority.
4. Project should have a positive impact on the downtown streetscape.

GUIDELINES

1. Planned improvements must preserve the architectural integrity of the building, and when possible, restore the historic appearance of the façade.
2. Colors should be harmonious with neighboring structures, and chosen from the Historical Collection of any paint supplier.
3. Sandblasting is NOT an approved method of cleaning. Inappropriate chemical cleaners should also be avoided due to possible damage to aged building components. The surface cleaning of structures must be by the gentlest methods available.
4. The size, color, and shape of a sign should compliment the building and add to the historic flavor of the area. All signage must comply with the local sign ordinances.

GRANT SPECIFICATIONS

Funds are in the form of a grant, not a loan, and is available as follows:

First time improvements	=	Up to a 50% Match Basis
After 5 years	=	A second rehab of the same façade may receive up to 25% on a Match Basis
After 10 years	=	A second rehab of the same façade may receive to 50% on a Match Basis

The number of feet that a building fronts on a major public street will determine the maximum amount of the grant.

\$2,500 - Up to 40 feet wide

\$3,500 – 40 feet up to 80 feet wide

\$5,000 – 80 feet wide and up

Note: No façade grant shall exceed \$5,000

Work on the project must begin within 90 days after approval by the Downtown Development Authority. Grant moneys will be paid to the recipient after work is completed and all invoices relating to said work are paid.

APPLICATION FORM

NAME: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS: _____

DAYTIME PHONE NUMBER: _____

TYPE OF FAÇADE IMPROVEMENTS: PAINTING _____ SIGN _____
AWNING _____ OTHER _____

DETAILED OUTLINE OF WORK TO BE DONE: (attached the following)

1. Photographs clearly showing existing condition of the façade
2. Plans drawn to scale
3. Specifications outlining scope of work
4. Samples of all paint colors, signs, awnings, and other materials to be used

TOTAL COST OF IMPROVEMENTS \$ _____

AMOUNT REQUESTED \$ _____

I understand that in order for my request for matching funds to be approved, I must agree to work with and follow the recommendations of the Downtown Development Authority. I also understand that funds are granted on a reimbursement basis following completion of work and that improvements/changes not approved by the Downtown Development Authority will not be funded.

Signed _____ Date _____

Date received by the City of Cairo Office: _____

*****To be filled out by the Downtown Development Authority*****

Review by Downtown Development Authority: _____
(Date)

Project Approved by: _____

Hold for Funding: _____

Denied _____ Reason(s) _____

Building permit date if applicable: _____

Approved for payment by _____
(Downtown Development Authority Chairman Signature)

Amount Approved \$ _____

City Approval: _____ (City Manager)

Sec. 22-398. - Prohibited signs.

The following types of signs are prohibited throughout the city:

- (1) Roof signs;
- (2) Signs on public rights-of-way other than publicly owned or maintained signs;
- (3) Window signs which exceed thirty (30) percent of the window area;
- (4) Signs which contain words, pictures, or statements which are obscene, as defined by O.C.G.A. § 16-12-80;
- (5) Signs which simulate an official traffic control or warning sign or hide from view any traffic or street sign, signal or public service sign;
- (6) Signs which emit or utilize in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing;
- (7) Signs which interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic; and
- (8) Signs erected by nailing, fastening or affixing the sign in any manner to any tree, post, curb, utility pole, or other structure except as set forth herein.
- (9) Portable signs.

(Ord. No. 755, § 1, 2-10-14)

Sec. 22-399. - Restrictions in residential zoning districts.

- (a) Within residential areas zoned R-1AA, R-1A, R-1, and R-2 there shall be no signs having an aggregate sign area greater than twelve (12) square feet nor violating the requirements set forth in [subsections] (b)(2)—(7). Signs having a height of greater than five (5) feet above the grade level of the center line of the adjacent street to which the parcel on which the sign is located shall not be located in residential zoning districts. Signs meeting the standards of this section are exempt from permitting requirements. Further, signs within residential areas shall be subject to the following requirements:
 - (1) There shall be no general advertising sign.
 - (2) No sign that projects from the building shall be larger than twenty-five (25) square feet.
 - (3) Each sign shall be compatible with adjoining signs and shall not compete for attention.
 - (4) There shall be no animated signs.
 - (5) No sign shall be closer than thirty-six (36) inches to the adjacent property lines.
- (b) Central business district (CBD). Each permitted business within the CBD may have two (2) permanent signs. The signs may be a window sign, crossing sign, ground sign or wall sign subject to restrictions within the sign ordinance. The signs within the CBD shall be subject to the following requirements:
 - (1) Each permitted business within the CBD may have two (2) permanent signs in the form of identification, window signs, awning signs, or a combination of thereof. Structures that are located on a corner so as to face two (2) streets may have one (1) additional sign. Said additional sign shall be no

larger than seventy (70) percent of the largest sign.

- (2) There shall be no general advertising sign.
- (3) No sign shall exceed one hundred (100) square feet in size.
- (4) No sign that projects from the building shall be larger than twenty-five (25) square feet.
- (5) Each sign shall be compatible with adjoining signs and shall not compete for attention.
- (6) There shall be no animated signs.
- (7) No sign shall be closer than twenty-four (24) inches to the adjacent property lines.
- (8) No sign shall obscure any significant architectural feature of the building or site.
- (9) All signs shall be appropriate for an early twentieth century southern town.

(Ord. No. 755, § 1, 2-10-14)

Sec. 22-400. - Height requirements.

The following height requirements shall be applicable to signs located in nonresidential zoning districts:

- (1) No ground sign shall exceed eighteen (18) feet in height at the highest point on the sign.
- (2) All sign heights shall be measured from the grade level of the center line of the adjacent street to which the property on which the sign is located has access. The level of the ground shall not be altered in such a way as to provide additional sign height.

(Ord. No. 755, § 1, 2-10-14)

Sec. 22-401. - General size and location requirements in nonresidential districts.

- (a) No freestanding sign may be located within thirty (30) feet of the intersection of street right-of-way lines extended.
- (b) No sign shall be located on any building, fence or other property belonging to another person without the consent of the owner, and as permitted under the provisions of this article.
- (c) Billboard signs.
 - (1) Billboard signs shall not exceed two hundred forty (240) square feet of sign area. Billboard signs shall not exceed fourteen (14) feet in height or twenty (20) feet in length.
 - (2) Billboard signs shall only be located on parcels in commercial or industrial zoning areas.
 - (3) Billboard signs shall only be located on parcels adjacent to designated state or federal highways and shall be oriented only towards those highways.
 - (4) No billboard sign shall be located within [a] one-thousand-three-hundred-foot radius of another billboard sign, measured from the closest points on each sign.
 - (5) No billboard sign shall be located within three hundred (300) feet of a single-family residence upon a lot zoned residential.
 - (6) No billboard sign shall be located within five hundred (500) feet in any direction of a public park, public playground, public recreation area, public forest, scenic area, or cemetery; provided, however, that

such sign may be located within five hundred (500) feet of a public park, public playground, public recreation area, public forest, scenic area, or cemetery when the sign is separated by buildings or other obstructions so that the sign located within the five-hundred-foot zone is not visible from the public park, public playground, public recreation area, public forest, scenic area, or cemetery.

- (7) No billboard sign shall be erected to a height in excess of thirty-six (36) feet.
 - (8) Billboard signs shall be allowed to utilize multiple message technology to the extent permitted by the Georgia Department of Transportation.
- (d) Ground signs. Ground signs shall not exceed one hundred twenty (120) square feet of total area, which shall include signage and structure, and shall be limited to one (1) such sign per parcel per street frontage.
- (e) Wall and awning signs.
- (1) Wall and awning signs shall not project above the parapet wall.
 - (2) Wall signs shall not project beyond the building face. Awning signs shall not project beyond the building face by more than six (6) feet.
 - (3) Wall and awning signs shall not exceed a sign area of two hundred (200) square feet or twenty (20) percent of the wall face of the premises to which the sign relates, whichever is less, on each street facing wall.
 - (4) Wall signs shall only be located on property in commercial or industrial zoning areas.
 - (5) Each building tenant shall be limited to one (1) wall or awning sign on each street facing wall.
- (f) Maximum aggregate sign area. Parcels may contain more than one (1) freestanding sign, provided that:
- (1) Parcels exceeding three (3) acres shall be allowed a maximum aggregate sign area of three hundred (300) square feet for the entire parcel.
 - (2) Parcels less than three (3) acres but greater than thirty thousand (30,000) square feet shall be allowed a maximum aggregate sign area of one hundred eighty (180) square feet for the entire parcel.
 - (3) Parcels less than thirty thousand (30,000) square feet in size shall be allowed a maximum aggregate sign area of one hundred twenty (120) square feet for the entire parcel.
 - (4) These limits shall not include the area of any wall signs, window signs or billboard signs located on the parcel.
 - (5) These limits shall include the area of all ground signs on the parcel.

(Ord. No. 755, § 1, 2-10-14)