

An Ordinance to Create the Boundaries of an Urban Core Within the Established Boundaries of the Downtown Development Authority District of the City of Powder Springs Georgia

Article V

Division VI Historic Urban Core

Sec. 5-101 Purpose and Intent Statement

It is hereby established that an Urban Core within the boundaries of the Downtown Development Authority of the City of Powder Springs with its own geographically described boundaries is hereby established.

The purpose and intent of such a boundary is to protect the historic nature and character of the area by establishing architectural styles, permitted building materials and colors in order to enhance the historic area, provide uniformity in future construction and/or rehabilitation of the existing building stock, to protect the investment of properties and building stock and to further promote the economic development of properties within said boundaries.

The Powder Springs downtown area has a long history and was established as early as 1838 when it was first incorporated as the City of Springville and grew to become a vibrant commercial area in the 1800s with a resort, hotel, retail shops, homes, medical offices and a school.

The existing Urban Core includes a number of historically significant structures made up of certain architectural elements and materials that create an architectural style of its own and is reflective of the original designs from the major development pattern of the 19th century to mid 20th century.. Construction was primarily of one and two story buildings with large plate glass storefront windows to allow natural light in the buildings. Materials were of brick, wood horizontal siding, and architectural shingles on the roofs while some were flat but with a parapet. Homes at that time had large sweeping porches with some being two stories.

Therefore it is hereby established that the architectural style of the Urban Core shall be that of what was originally established in the period that is significant of when the area was first developed. The following materials, architectural design and colors are hereby established within the geographical boundaries of the Powder Springs Urban Core. Said boundaries are attached hereto and shown as Exhibit A to this ordinance

Sec. 5-102 Establishment of Architectural Design Style

The existing Urban Core is a style that includes a number of historically significant structures made up of certain architectural elements and materials that create an architectural style of its own. It is hereby established that the architectural style of the Urban Core shall be that of what was originally established in the period that is significant of when the area was first developed.

Sec. 5-103 Establishment of Building Materials

It is hereby established that the following building materials or a combination thereof be required

- a. Brick
- b. Stone
- c. Wood (horizontal siding)
- d. Glass
- e. Cement Siding (horizontal siding)
- f. Roofing
 - a. Architectural shingles
 - b. Flat with an architectural parapet

Sec 5-104 Establishment of Traditional Storefront Elements

It is hereby established that the following elements shall be contained within the storefront

- a. Bulkheads/kick plates
- b. Display windows
- c. Transoms
- d. Pilasters
- e. Belt course where applicable
- f. Cornices
- g. Entryway

Article 5-105 Establishment of a Color Palette

It is hereby established that the color palette Fundamentally Neutral and manufactured by Sherwin-Williams shall be the colors used or a gradation of the same for the Urban Core.

5-106 Other Applicable Codes Used with this Ordinance

The following codes shall be used where appropriate in conjunction with this Ordinance. The Community Development Director shall determine which of the following codes are applicable and meet the requirements of the Urban Core.

- a. Article Five: Site and Architectural Design Review, Powder Springs Unified Development Code;
- b. Historic Property Design Guidelines of Powder Springs
- c. Powder Springs Overlay Standards
- d. Springs In Motion Powder Springs LCI Plan Update 2016
- e. Powder Springs Zoning Ordinance

Sec 5-107 Review and Approval Authority

It is hereby established that the Community Development Director for the City of Powder Springs, Georgia shall have the authority to review and approve the design of new construction, addition, rehabilitation or a combination of the same for any building construction with the boundaries of the Urban Core.