



DATE: October 16th, 2018
CASE: TA-07-18 – Metal Awnings
PREPARED BY: Julian Burton, AICP – Development Review Administrator

BACKGROUND

Section 7.9 of the Concord Development Ordinance (CDO) regulates the Center City Design Standards, and Section 7.9.4.L prohibits metal awnings within the Center City Zoning District. Recently, Planning Staff has had several requests to amend our requirements to allow metal awnings in order to give property owners and tenants more flexibility in building design. Planning Staff believes that metal awnings, when well designed, can be more durable and aesthetically pleasing than canvas awnings. Furthermore, it is possible that a metal awning could align more appropriately with the historic design of a particular building in the Center City.

Concord participates in the North Carolina Main Street Program, which is focused on economic development through historic preservation and therefore adheres to the standards of the Secretary of the Interior for restoration and rehabilitation of historic buildings. In order to remain consistent with the City’s efforts in historic preservation while still promoting creativity in downtown, Staff has proposed an amendment to allow metal awnings when a property meets the following condition:

“Any awning on a pivotal or contributing historic property in a National Register District or on any property individually listed on the National Register must be consistent with the Secretary of the Interior’s Standards.”

Glass surfaces must be transparent or lightly tinted, allowing views from habitable areas within the building to the street or property line, and allowing passers-by a view into the habitable area of the building. Shelves and/or fixtures shall not obstruct the view to the interior of the building. Submitted plans shall clearly indicate the type of glass being used and its reflectivity index.

- J. Doors shall be recessed into the face of the building (to provide a sense of entry and to add variety to the streetscape). An entryway shall not be less than one (1) square foot for each 1,000 square feet of floor area, and in all cases shall not be less than 15 square feet.
- K. Decorative fences such as those constructed of brick and wrought iron are allowed within the CC District. Screening fences shall be opaque and either painted or stained with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable except around construction sites. Plywood, sheet metal, fiberglass or other such panel fences are also prohibited. Temporary plywood screening fences shall be allowed during construction.
- L. Canopies, awnings, and similar appurtenances may be constructed over the entrance to any building, and/or over windows subject to the following criteria:
 - 1. Such appurtenances shall be constructed of material designed to complement the streetscape.
 - 2. In no instance shall these appurtenances utilize internal illuminated backlights in their design or mounting.
 - 3. Awnings shall be made of canvas, or treated fabric/canvas material. Awnings may also be made of metal with the following condition:
 - Any awning on a pivotal or contributing historic property in a National Register District or on any property individually listed on the National Register must be consistent with the Secretary of the Interior's Standards.
 - 4. Vinyl, ~~metal~~, or Plexiglas awnings are not permitted.
 - 5. An encroachment agreement is required for awnings or signs that hang over the public rights-of-way.
- M. Any such appurtenance may extend from the building to up to 80 percent of the width of the sidewalk area in front of the building or nine

(9) feet, whichever is less, subject to any encroachment permit which may be required by the North