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**Staff Report**

**Planning and Zoning Commission**

**DATE:** September 21<sup>st</sup>, 2021

**CASE:** TA-09-21 Text Amendment (Center City Design Standards)

**PREPARED BY:** Scott Sherrill, AICP –Development Review Manager

**BACKGROUND**

In 2007, as part of a larger re-write of Article 7 of the Concord Development Ordinance, a standard was imposed that required:

H. Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e. fiberglass with a wood grain pattern) is permitted. All materials shall be identified on the architectural drawings submitted for review.

This language has not changed since its adoption; however, this standard has been inconsistently enforced and applied in the Center City District with regard to aluminum windows and door frames, and City Staff is now seeking to revise the language to:

**H.** Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. ~~Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e. Fiberglass with a wood grain pattern) is permitted. Vinyl windows are not permissible on the first floor of any building in the CC district, nor on any commercial space, nor on contributing or pivotal structures in the CC National Register Districts.~~ All materials shall be identified on the architectural drawings submitted for review.

This language is permissible with regards to aluminum, but establishes a new standard regarding vinyl windows. The presentation at the meeting will include Center City images.