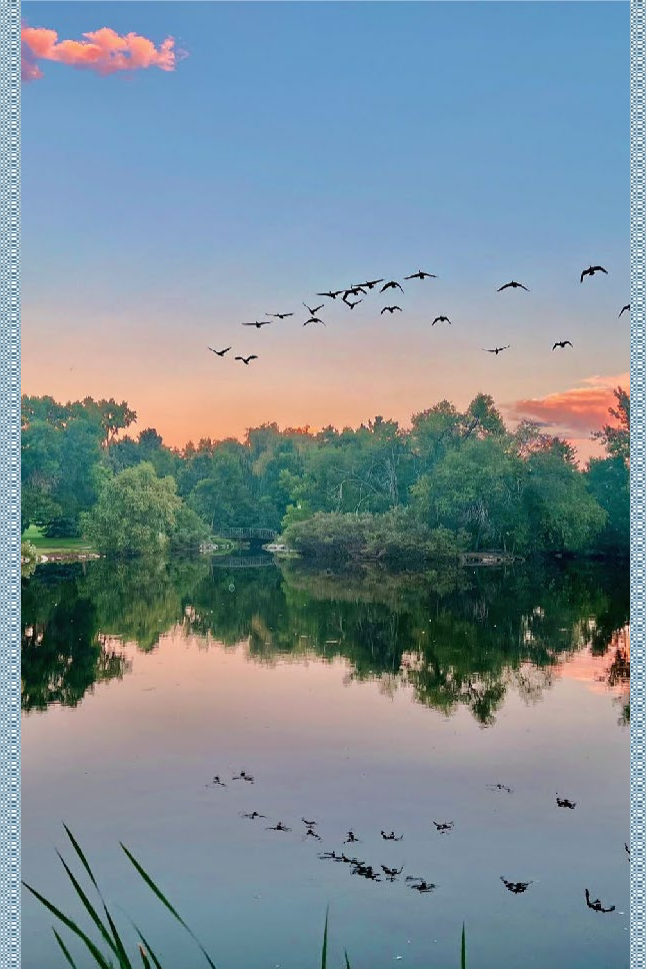


# ULUC and Major-Minor Chart Amendments Discussion

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# AMENDMENT TO DT STANDARDS

**B. Applicability.** The standards of this Section apply to:

1. *New.* New principal buildings;
2. *Minor Expansions or [Alterations](#).* An expanded or altered portion of any existing principal building; and
3. *Major Expansions or Alterations.* The entire existing principal building when an expansion or alteration exceeds 50 percent of the building's existing square footage prior to the expansion or alteration.
4. ***Exemptions.*** Alterations and minor expansions to locally landmarked and contributing properties within the Downtown Historic District shall be exempt from the standards of this section with the approval of a Certificate of Appropriateness.

## VINYL DECAL WINDOW SIGNS

- Research of other communities found guidance silent on decals or explicit of what materials are allowed.
- Staff recommendation is neutral on allowing vinyl decal signs



# ADMINISTRATIVE SIGN COA

- Review of the material, location, and type of sign is a common practice.
- COA required for new signs or those that do not constitute a face change
- ***Any new signs or changes to existing signs that affect the structure or cabinet of the sign.***

# COA AMENDMENT PROCESS

- Research found very little related to an amendment process for COAs, especially those reviewed by an appointed body.
- Staff does not recommend pursuing an administrative amendment process.

# NON-HISTORIC, IN-KIND REPLACEMENT

- In-kind replacement of certain non-historic features may be handled administratively.

***a. In-kind replacement of any of the following, non-historic features:***

- ***windows***
- ***doors***
- ***porches***
- ***chimneys, stoops and handrails***
- ***skylights***

Any other Major-Minor  
Alterations Chart amendments  
to consider?