



Agenda
City of Clarkesville
Planning Commission Work
Session
6:00 AM October 8, 2024

1. Call to order
2. Unfinished business
 - 2.a Vacant buildings; windows ordinance.
3. New business
4. Adjournment

VACANT BUILDINGS; WINDOWS:

The following standards shall apply to all commercial property located on the first or ground floor:

A. Window Displays: Any commercial property located on the first or ground floor that remains vacant for more than thirty (30) days must, within thirty (30) days from the initial vacancy, erect an approved temporary decorative window display ~~depicting a cultural, educational, historical, municipal or other community related theme~~ in all windows facing the street, public right of way or any sidewalk. Any decorative window display shall have as its backdrop a screen, blind, curtain, partition, or some other article preventing a clear view into the interior of the property. The Zoning Administrator or designee shall approve ~~village will cooperate in facilitating~~ compliance with this requirement, ~~if requested~~, and will provide guidance as to appropriate themes.

B. Construction Vacancies: Any commercial property located on the first or ground floor that will be vacant due to construction on the property and where a valid building permit has been obtained and is displayed must, within thirty (30) days from the initial vacancy, either erect window displays pursuant to subsection A of this section, or erect temporary backdrops in all windows, consisting of either screens, blinds, curtains, partitions, or other articles preventing a clear view into the interior of the property.

C. Actions Prohibited: No windows of any vacant commercial property shall be covered with butcher block paper or black paper, plastic garbage bags or similar material and no soaping of windows shall be permitted.

D. Signs: All signs on vacant commercial properties must be maintained in good order, and shall comply with all provisions of Article VIII of this ordinance and any exterior business signs and window signs relating to a closed business must be removed within thirty (30) days of the closing of the business. Any signs yellowed or damaged from excessive age or exposure to sunlight, heat, cold or water or other liquids shall be removed immediately. In addition, "For Lease" signs and signs advertising future tenants shall be permitted to be displayed on vacant commercial properties, subject to the same conditions and provided they contain clear and accurate contact information.

PENALTIES: Penalties for violating this ordinance are described in Section 2606 of the Code of the City of Clarkesville.