

**Title 10 Chapter 6 of the Florence City Code (FCC), Section 10-6-3 “General Conditions” is proposed to be amended as listed below.**

TITLE 10  
CHAPTER 6

**DESIGN REVIEW**

**SECTION:**

- 10-6-1 Purpose
- 10-6-2: Design Review Board
- 10-6-3: General **Applicability Conditions**
- 10-6-4: Drawings to be Approved
- 10-6-5: General Criteria
- 10-6-6: Drawing Submittal
- 10-6-7: Drawings Submitted to Design Review Board
- 10-6-8: Action of Design Review Board
- 10-6-9: Appeal
- 10-6-10: Lapse of Design Review Approval

**10-6-1: PURPOSE:** The design review process is intended to:

- A. Create an attractive appearance that will enhance the City and promote the general welfare of its citizens.
- B. Provide property owner the means to protect and conserve the architectural tone of their neighborhood.
- C. Recognize areas of existing or potential scenic value.
- D. Protect and preserve buildings and sites that are of significant architectural or historic merit. (Ord. 625, 6- 30-80)

**10-6-2: DESIGN REVIEW BOARD:** The Planning Commission shall act as the Design Review Board. Planning Commission and Design Review action may take place simultaneously.

**10-6-3: GENERAL **APPLICABILITY CONDITIONS:****

- A. The Design Review Board shall, in exercising or performing its duties or functions, determine whether the proposed development ~~with the exception of single family residences,~~ is appropriate to the character of the neighborhood, according to the general criteria listed in Section 10-6-5.
- ~~B.~~ The Design Review Board shall provide this monitoring in the Multiple-Family Residential, Neighborhood Commercial, Commercial, Highway, Waterfront, Marine, ~~Limited Industrial~~ and Open Space Districts for all signs, new construction, alterations to the exterior of structures or additions involving twenty five percent (25%) or more of the floor area of a building, prior to the issuance of a building permit. In addition, all conditional use permits granted by the Planning Commission and any expansion of a pre-existing, nonconforming use requires approval by the Design Review Board. Single Family and Duplex residential use and land uses in the Limited Industrial and Pacific View Business Park Districts are exempt from Design Review requirements.
- ~~BC.~~ When a use changes in the Commercial, Highway, Waterfront, or Marine ~~or Limited Industrial~~ Districts, the applicant will be required to receive approval of the site and structures in accordance with Section 10-6-5 of this Chapter.
- ~~CD.~~ The Design Review Board shall have authority to require changes in the planned appearances of proposed signs, buildings, structures and alterations in accordance with Section 10-6-1 hereof.
- ~~DE.~~ The Design Review Board shall review any proposed external alteration, demolition, or change of use for any building shown on the historic resources map of the Comprehensive Plan. The Board may delay action on such a permit for a period of ninety (90) days to explore with the owner options for rehabilitation and preservation of the structure.