

OFFICIAL  
BOROUGH OF AVALON  
ORDINANCE 1193

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF AVALON ORDINANCE NO. 1123, AND IN PARTICULAR SECTION 603 ENTITLED THE C-1 CENTRAL BUSINESS DISTRICT COMMERCIAL DISTRICT ADDING TO ACCESSORY USES IMPROVEMENT TO THE SIGNS AND FACADE IMPROVEMENTS.

WHEREAS, the Borough of Avalon has attempted to improve the C-1 Central Business District and Commercial Districts in conjunction with the County of Allegheny; and

WHEREAS, in order to make certain changes and improvements it is necessary to improve the definitions of signs and facades.

NOW THEREFORE, be it ordained and enacted by and with the authority of the same by the Council of the Borough of Avalon that Section <sup>603</sup>602 of Ordinance No. 1123 entitled C-1 Central Business District Commercial District B. Accessory Uses shall be amended so as to read as follows:

Section 1. Accessory uses shall be amended to read as follows:

B. Accessory Uses

1. Accessory uses on the same lot with and customarily incidental to a principal use.
2. Signs as herein provided are permitted.
  - a. Signs directly relating to a use conducted on the premises providing that the total area in square feet of all such signs including signs on marquees, and canopies shall not exceed the number of lineal feet of street frontage and no individual projecting sign shall exceed 30 square feet in area.

- b. No sign shall exceed the height of a related building or 28 feet, whichever is greater.
- c. Except as provided herein, no sign shall extend more than 48 inches over a public right-of-way and none shall extend past the centerline of a public sidewalk.
- d. The use of signs with moving devices, intermittent lighting or sign similar to traffic control devices are prohibited.
- e. Signs directing and guiding traffic and parking on private property but bearing no advertising matter.
- f. Lighting - storefront signs shall be illuminated if desired by an external source such as a spot light.
- g. A good sign should express a simple and clear message. Lettering should be legible and materials and colors should be selected to relate to the other parts of the building.
- h. Signs shall consist of individual letters applied to the signboard at the top of the storefront opening. In extraordinary circumstances the sign might be individual letters applied to a signboard attached to the brickwork above the storefront.
- i. Window signs at eyelevel in the store window made from white die cut vinyl letters not more than three inches high are recommended.
- j. Hanging signs are not permitted.

k. Letters shall be cast metal, cast plastic, cut out metal, cut out wood, or may be painted directly on the signboard. Letters shall be black, white, gold or red. All letters in any one sign shall be the same color.

l. Type faces listed below are approved for Avalon:  
Clarendon Bold, Garamond Bold, Times Roman Bold,  
Prismatic Bold

### 3. Facade Improvements

#### a. The Roof

(1) Unseen roofs may be replaced or repaired with any useful material which conforms to building code requirements.

(2) Visible roofs which require repairs should be repaired with materials that match existing materials.

(3) Visible roofs which must be replaced, should be constructed from the best materials available that approximate the original construction.

(4) Construction of new mansard type roofs where none existed before shall not be permitted.

#### b. The Top of the Wall

(1) The top of the building wall and its decoration are commonly called the cornice of the building.

- (2) If a decorative cornice exists, do not alter it.
- (3) When buildings do not have a decorative cornice the owner is encouraged to build a new cornice from wood, plastic or stucco (according to Appendix "A", design standards) as recommended by the Borough Facade Improvement Guidelines adopted.

c. Upper Floors

(1) The upper floors comprise everything above the first floor and below the cornice.

(2) Windows: For the most part the size, location, proportion and style of the windows originally provided seem to be appropriate for the building and in many cases they relate to other buildings on the street.

- i. If windows have to be replaced, replace them with windows that (comply with Appendix "A" design standards). Follow the recommended Borough Facade Improvement Guidelines adopted.
- ii. Windows should be energy efficient.
- iii. Replacement windows shall fill the entire existing opening.
- iv. Windows shall have new window heads applied over brick lintels designed (according to Appendix "A") as recommended.

d. Upper Floor Walls:

- (1) Walls which are unaltered should be repaired where necessary and cleaned to restore the luster of original brickwork.
- (2) Existing unpainted masonry surfaces shall remain unpainted.
- (3) Existing brickwork shall not be covered with other materials. Where such coverings have been previously applied they shall be removed and the underlying brickwork shall be restored.
- (4) Brickwork which has been painted shall be removed or preferably removed of paint if the existing paint is in poor condition.
- (5) Removing architectural features such as columns, window trim, door trim, balconies, brackets, railings and cornices is prohibited.

e. The Base of the Building

- (1) Historically the stores at the building base have been changed and personalized more than any portion of the building. We propose that the owner should have flexibility with designing his store within the design guidelines (listed in Appendix "A") as recommended.
- (2) The components of the building base are store windows, main entrances, areas under store windows, lighting, painting, signs and awnings. Each of the components is discussed as follows:

f. Store Windows

- (1) The commercial character of the building should be preserved. Filling in the storefront with brick is inappropriate.
- (2) Storefronts would be designed with an understanding of the building's architecture and the adjacent streetscape.
- (3) The new design should look like a storefront.

g. Main Entrances

- (1) The entrance door shall be recessed so that when opened the door does not project more than six inches beyond the storefront.

h. Areas Under Store Windows (Bulkheads)

- (1) The area under the store window is part of the storefront design and is not part of the building structure. The design should relate to the storefront through similar materials, colors and textures.
- (2) It is advisable to place the bulkhead on a four inch concrete or limestone base.

i. Painting

- (1) The color of your structure should be related to the colors of other structures on the block. Generally, no more than three colors should be used on the facade. Either natural or painted brick counts as one color. Trim details may be painted either in a color which contrasts with

walls, or blends with them as a lighter or darker shade of the same hue.

- (2) Colors shall be selected from Pittsburgh Paint's collection of historic colors. Charts are on file at the Avalon Revitalization Corporation office.

4. Awnings

Awnings are discouraged. It is noted that all storerooms in phase one are facing north. Awnings may be allowed at the discretion of the design review committee.

Section 2. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason the remainder of such Ordinance shall not be invalidated by such action.

Section 3. Any Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed insofar as the same affects this Ordinance.

This Ordinance ordained and enacted into law this 19TH day of MARCH, 1991, by the Council of the Borough of Avalon at a regular Council Meeting.

AVALON BOROUGH COUNCIL

By [Signature]  
President

Attest:

[Signature]  
Secretary

This Ordinance examined and approved by me this 19TH day of MARCH, 1991.

[Signature]  
Mayor

## APPENDIX "A"

### FACADE IMPROVEMENT GUIDELINES AVALON BOROUGH

#### CORNICES

1. ANY NEW DECORATIVE CORNICES SHALL FOLLOW THE OUTLINE OF THE ORIGINAL BUILDING. CORNICES SHALL BE ABOUT 18" HIGH COMPOSED OF A FLAT BAND AGAINST THE BRICK WALL WITH A CROW MOLD AT THE TOP SUPPORTING A SMALL OVERHANGING ROOF. THE HEIGHT OF THE CORNICE SHALL BE IN SCALE WITH THE HEIGHT OF THE BUILDING. THAT IS, THE MAXIMUM HEIGHT OF 18" WOULD BE USED FOR A THREE STORY BUILDING AND LESSER HEIGHTS WOULD BE APPROPRIATE FOR TWO AND ONE STORY BUILDINGS.

#### WINDOWS IN UPPER FLOORS

1. WINDOWS SHALL BE DOUBLE OR SINGLE HUNG WHITE WINDOWS WITH DIVIDED LITES OR THE ILLUSION OF DIVIDED LITES.
2. CORNICES ABOVE WINDOWS OR WINDOW HEADS SHALL BE RELATED TO THE BUILDING CORNICE IF A NEW ONE IS PART OF THE OVERALL DESIGN. WINDOW CORNICES SHALL BE A MAXIMUM OF 12" HIGH. TOPS OF CORNICES SHALL BE COVERED WITH METAL AND SHALL BE FLASHED INTO THE BRICKWORK OR OTHERWISE ATTACHED TO PREVENT WATER INTRUSION BEHIND THE CORNICE.

#### BRICKWORK

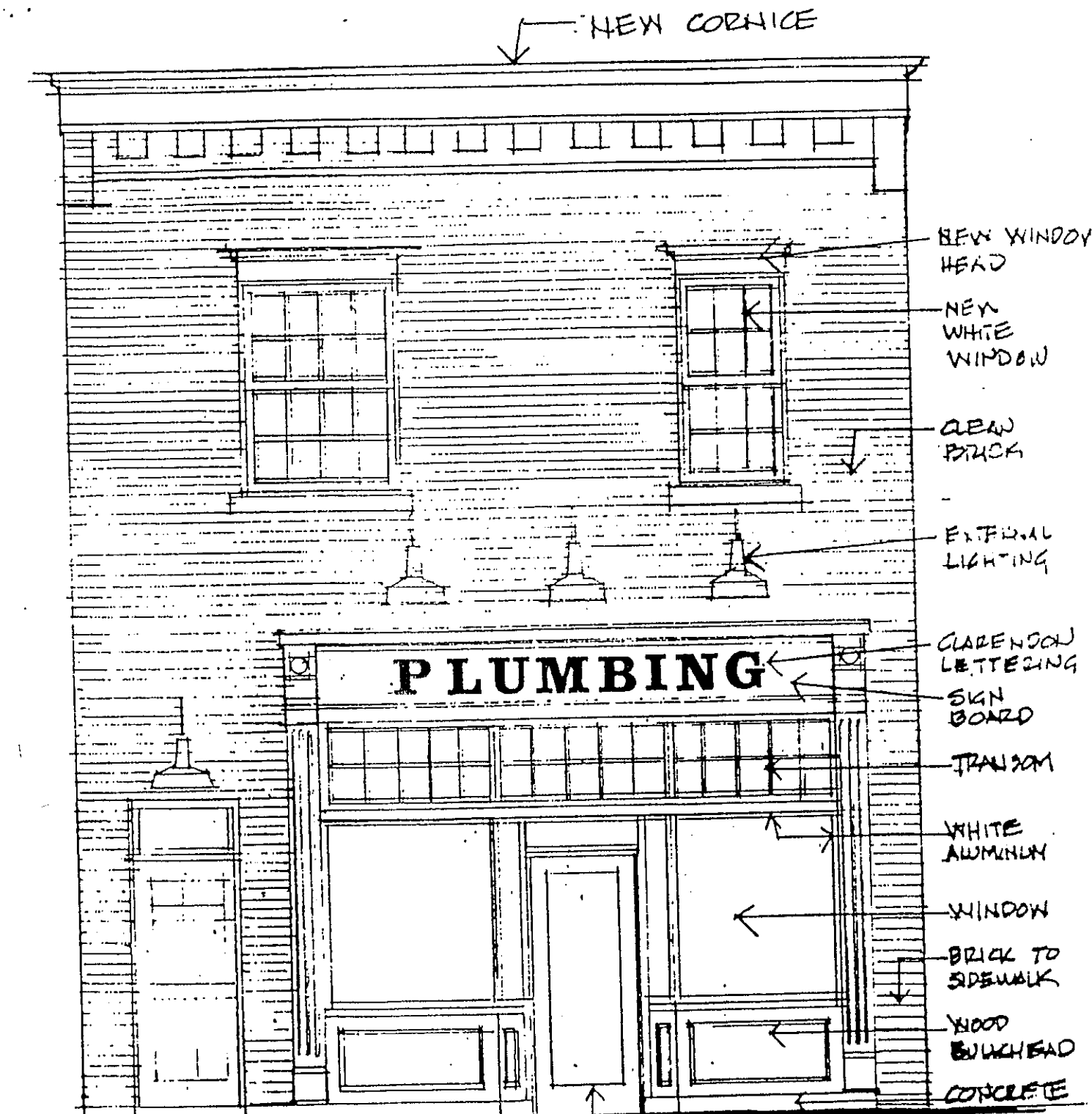
1. ALL OF THE STRUCTURES IN PHASE ONE EXCEPTING THE CHURCH BUILDING ARE CONSTRUCTED WITH BRICK. ONE OF THE OBJECTIVES OF THE DESIGN STANDARDS IS TO HAVE ALL BUILDINGS SHOW BRICK DOWN TO THE SIDEWALD ON BOTH ENDS AND ON BOTH SIDES OF THE DOOR TO THE UPPER FLOORS. THUS, MATERIALS WHICH HAVE BEEN APPLIED OVER THE BRICKWORK SHOULD BE REMOVED IF AT ALL POSSIBLE.

#### STOREFRONTS

1. THE STOREFRONT SHALL FILL THE ENTIRE MASONRY OPENING WITH A GLASS TRANSOM AT THE TOP, GLASS WINDOWS BELOW, AND A BULKHEAD BELOW THE WINDOWS. THE TRANSOM CAN BE MADE FROM UNDIVIDED GLASS LITES OR MAY BE DIVIDED LIKE THE SECOND FLOOR WINDOWS. THE STOREFRONT WINDOWS SHALL BE LARGE GLASS AREAS. GLASS SHALL BE FRAMED IN ALUMINUM SECTIONS PAINTED WHITE. GLASS SHALL BE CLEAR, INSULATED, AND TEMPERED WHERE REQUIRED.
2. DECORATIVE COLUMNS IF USED SHALL FIT WITHIN THE WIDTH OF THE STOREFRONT, BUT MAY PROJECT AN INCH OR MORE FORWARD OF THE PLANE OF THE BRICKS WHEN A SIGNBOARD SITS ON TOP OF THE COLUMNS.
3. A SIGNBOARD SHALL EXTEND ACROSS THE TOP OF THE STORE OPENING AND SHOULD BE CAPPED WITH A CORNICE.
4. SIGNBOARDS, COLUMNS AND BULKHEADS SHALL BE PAINTED WOOD OR PLASTIC.
5. ENTRANCE DOORS SHALL WHERE GLASS IS DESIRED BE WIDE STILE TYPE. DOORS SHALL SWING OUT.



NOTE: THESE BUILDING REHABILITATION GUIDLINES ARE OFFICIALLY ADOPTED BY THE AVALON REVITALIZATION CORPORATION. PERSONS USING FUNDING ASSISTANCE THROUGH ALLEGHENY COUNTY'S COMMUNITY DEVELOPMENT PROGRAM MUST COMPLY, AT A MINIMUM, WITH THESE GUIDELINES. IF THESE GUIDELINES OR A PART THEREOF CONFLICT WITH REGULATIONS AND CONTROLS CONTAINED IN ANY AVALON BOROUGH ORDINANCE OR CODE, THE ORDINANCE OR CODE REGULATION OR CONTROL SHALL PREVAIL.



**PLUMBING**

WIDE STILE DOOR

RECESSED ENTRY

STOREFRONT CONSTRUCTED WITHIN MASONRY OPENING

FACADE GUIDELINES

1/4" = 1'-0"

JAN. 25, 1989