

5D.7 Window Displays and Plywood Store Fronts for Spaces not occupied for 90 Days

Whether or not a vacant commercial space is registered pursuant to this chapter, if any commercial space in the Downtown Historic District or Expansion District has been unoccupied for more than 90 consecutive days at the time this chapter becomes effective or any time thereafter, **a code enforcement officer will send a certified letter to the responsible person(s)** and the owner(s) shall immediately construct and/or install at least one of the following types of displays on or inside all ground-floor windows that face sidewalks, streets, alleys, or public open spaces:

- (a) Faux window dressings containing goods or services with the visual characteristics of a vibrant business using background panels or other methods to screen views of the unoccupied space from the street, sidewalk and public areas.
- (b) Works of art or other displays of cultural, historical, or educational value, using background panels or other methods to screen views of the unoccupied space from the street, sidewalk and public areas. **(Community Development will provide examples of appropriate artwork.)**
- (c) Window paintings featuring visually appealing scenes depicting or suggesting business or cultural activities.
- (d) Drywall, sheeting, plastic, butcher paper, plain paper or other raw coverings are strictly prohibited. All windows, openings, doors, facades, awnings, etc. must be finished in appearance or in compliance with one or more of the above methods.**

Plywood Utilization: If the building façade needs to be removed, plywood may be utilized. Within 90 days of installation, plywood must be decorated following the above criteria. (Section B) If not, the building owner will be fined \$500 per month to be placed on the property tax bill until the temporary front complies with this ordinance.

The temporary front needs to be removed after one year. No additional permits will be approved until the active permit is completed, the temporary front is removed and all applicable fines are paid. After one year if the plywood is still in place, the building owner is subject to fines of up to \$250 per month which will appear on the property tax bill. If there are extenuating circumstances why the temporary front has not met this deadline, the building owner will ask the community development director to grant a one year extension.

- (e) Decorative artwork and mural proposal designs should be respectful and appropriate for all ages in the community. (Examples of artwork on file with Planning Dept.)**

(Ord. No. 2012-02, 1, 2-6-12)

