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2025-016-O: AN ORDINANCE TO AMEND CHAPTER 17 OF THE CODE OF ORDINANCES OF THE TOWN OF SELMA

WHEREAS, Town of Selma staff has initiated text amendments to Chapter Seventeen of the Town Code of Ordinances to amend Section 17-528.- Central Business District (CB) design standards. and

WHEREAS, On September 22, 2025, the Planning Board reviewed the amendment(s); and made a motion to recommend to Town Council with a statement that the proposal is consistent with the Town of Selma Land Use Plan; and

WHEREAS, On January 13, 2026, the Town of Selma Town Council conducted a public hearing after due notice was provided, reviewed the formal amendment(s) and unanimously voted to approve all proposals as submitted.

NOW, THEREFORE, BE IT ORDAINED THAT:

Section 1. The Town of Selma Code of Ordinance is hereby amended to read as follows:

Sec. 17-528. Central Business District (CB) design standards.

This section is intended to protect the historic and aesthetic character of uptown Selma, by ensuring quality design and appropriate materials are used in the construction of new buildings. In addition to all other design and improvement regulations within this ordinance, sites and buildings within the CB District (Uptown Selma) are regulated in accordance with specific standards described herein.

A. Pedestrian Spaces, Building Setbacks and Entries.

1. The intent of the pedestrian space is to allow the property owner to develop a usable size space for gathering, including but not limited to, outdoor seating, art displays, eating, or a plaza. The pedestrian space shall be accessible, visible, and easy to use. Substantial grade changes creating isolated or hidden spaces shall be avoided.
2. Setbacks may be staggered to create a private pedestrian space. The minimum front yard setback for a portion of the building may be increased to any depth for the purposes of creating a patio or courtyard space so long as at least fifty (50) percent of the total building frontage meets the minimum setback of Section 17-430 Table of Density and Dimensional Regulations. (Example: A building with fifty (50) linear feet of frontage and a ten-foot front setback requirement may setback twenty-five (25) feet of frontage more than ten (10) feet.) (See Figure 1.) For corner lots, this provision may be used to create a corner public space.

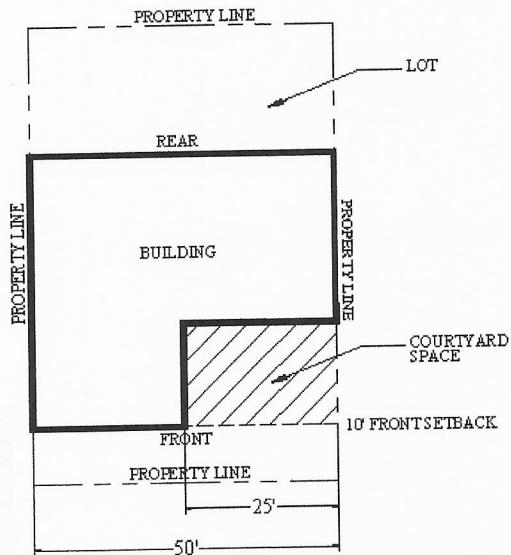


Figure 1: Illustration Showing Staggered Setback

- 3. Where the pedestrian space is adjacent to the public right-of-way, there shall be an architectural (or defined) edge that complies with all requirements of the CB District to define the pedestrian space. All buildings shall have their principal entrance opening to a street, sidewalk or pedestrian space such as a courtyard, square or plaza. The principal entrance shall not open onto an off-street parking lot. Pedestrian access from the public sidewalk, street right-of-way or driveway to the principal structure shall be provided through appropriate pedestrian paving and landscaping where required.
- 4. Landscaping is required and shall include a combination of trees, groundcover and plants as required by Appendix C of this ordinance; however, the following shall supersede the landscape requirements of Appendix C:
 - a) Within the pedestrian space, one (1) canopy tree must be planted for each five hundred (500) square feet; or one (1) ornamental tree for each two hundred fifty (250) square feet of created pedestrian space.
 - b) A minimum of one (1) ornamental tree is required for any space of two hundred fifty (250) square feet or less.
 - c) Existing street trees should not be removed as part of the creation of a pedestrian space. Any existing trees or plant material, which is part of a previously approved landscape plan, shall be replaced.
- 5. The following permitted amenities within the interior of the non-public pedestrian space include but are not limited to: ornamental fountains, stairways, waterfalls, sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, public telephones, awnings, canopies, decorative benches, tables and similar structures.

B. General Design Standards. To promote pedestrian activity and to avoid the impacts of traffic crossing sidewalks, the following uses shall be regulated as follows:

- 1. The first floor (street level) of any new multi-story building shall be devoted to retail, commercial, and service uses, as listed in Table 17-410. Multi-story buildings shall include non-residential uses along not less than fifty (50) percent of their street frontage. Residential dwellings shall be permitted above the first floor of any building with commercial and/or retail uses on the first floor.

2. No "9.0000 Motor Vehicle-Related Sales and Service Operations" use(s) listed in Table 17-410 shall be located within four hundred (400) feet of another motor vehicle use, as measured from the exterior boundaries of the buildings, or not more than one (1) shall be located along any single block frontage, whichever is less.

2. Accessory structures, additions, remodels and rehabilitation projects shall be designed and constructed using the same general form and materials as the principal building, if the principal building is architecturally consistent with the general character of the CB District. For the purposes of this ordinance, brick and/or brick with stone is considered the general character of the buildings in the Central Business District.

3. The design requirements of this section apply to all building walls that are visible from any public right-of-way.

4. The preferred wall material for structures in the CB District is brick or predominantly brick colored material that is complementary to surrounding structures. The Administrator may waive the brick requirements based on certain circumstances included, but not limited to:

- Stucco may be approved to cover damaged or deteriorated brick.
- Structural wood may be used as decorative elements as trim, in windows or on doors.

Any waivers beyond the authority of the Administrator shall be subject to approval by the Town Council.

5. Under no circumstances shall metal siding, unfinished concrete block, precast concrete, split-faced block, or vinyl siding be allowed for any building surface. Split-faced block may be used as an accent material so long as it does not cover more than twenty (20) percent of the total building surfaces.

6. The first floors of all buildings shall be designed to encourage and to complement pedestrian-scale activity using windows and doors arranged so that the uses are visible from and/or accessible to the street on not less than fifty (50) percent of the length of the first-floor street frontage. Not less than fifty (50) percent of the length and twenty-five (25) percent of the surface of the primary structure(s) shall be in public entrances or windows (including retail display windows). Where windows are used, they shall be transparent. Solid walls shall not exceed twenty (20) feet in length. All street level retail uses with sidewalk frontage shall be furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

7. Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e., Fiberglass with a wood grain pattern) is permitted. All materials shall be identified on the architectural drawings submitted for review.

8. Reflective or tinted glass is not permitted on window or door surfaces. Glass surfaces shall not have a reflectivity more than thirty-six (36) percent. Submitted plans shall clearly indicate the type of glass being used and its reflectivity index.

9. Doors shall be recessed into the face of the building (to provide a sense of entry and to add variety to the streetscape). An entryway shall not be less than one (1) square foot for each one thousand (1,000) square feet of floor area, and in all cases, shall not be less than fifteen (15) square feet.

10. Decorative fences such as those constructed of brick and wrought iron are allowed within the CB District. Screening fences shall be opaque and either painted or stained with the decorative side adjacent to the public right-of-way. In no instance, will a chain link or barbed wire fence be acceptable except around construction sites. Plywood, sheet metal, fiberglass or other such panel fences are also prohibited. Temporary plywood screening fences shall be allowed during construction.

11. Canopies, awnings, and similar appurtenances may be constructed over the entrance to any building, and/or over windows subject to the following criteria:

(Ord. No. 2021-64-R, 7-13-21)

Section 2. The Clerk is hereby authorized to insert such amendments into the official Code of Ordinances of the Town of Selma kept on file in the Office of the Clerk.

Section 3. This ordinance shall become effective upon adoption.

This is the 13th day of Jan ., 2026.

Byron James McAllister
Byron James McAllister, Mayor

ATTEST:

Dalton Larsen-Batten
Dalton Larsen-Batten, Town Clerk

