

CITY OF NAPOLEON

Downtown Facade Enhancement Program (DFEP)

1. Program Purpose

The City of Napoleon Downtown Facade Enhancement Program (DFEP) is established to encourage private reinvestment within the downtown and designated Preservation Districts by providing financial assistance for exterior building improvements. The program supports economic vitality, visual enhancement, pedestrian safety, and preservation of the City's historic and architectural character.

2. Regulatory Framework

All DFEP projects shall comply with the City of Napoleon Codified Ordinances, including but not limited to:

- **Planning and Zoning Codes**
- **Commercial Districts Requirements**
- **Preservation District Requirements**
- **Historic District Guidelines**
- **Applicable building, fire, accessibility, and sign codes**

Projects within the Preservation District or involving designated historic resources must obtain a Certificate of Appropriateness from the Preservation Commission prior to issuance of zoning or building permits.

3. Eligible Area

Eligible properties must be located:

- Within downtown commercial zoning districts (including **C-4 Planned Commercial**)

4. Eligible Applicants

- Commercial property owners
- Business owners with written property owner authorization
- Nonprofit organizations owning or leasing (with property owner authorization) eligible downtown buildings

5. Eligible Improvements

Eligible improvements must be permanent, exterior, and visible from the public right-of-way, including:

- Facade repair and rehabilitation
- Masonry repair, repointing, and cleaning (non-abrasive methods)
- Exterior painting consistent with historic guidelines
- Storefront windows and doors
- Awnings, canopies, and attached exterior lighting
- Signage compliant with zoning and sign regulations
- ADA-accessible exterior improvements

All improvements in the Preservation District shall conform to the [Secretary of the Interior's Standards for Rehabilitation](#), as adopted by City ordinance

6. Funding Structure

- **Reimbursement grant** covering up to **50%** of eligible costs
- **Maximum award:** \$10,000 per property per program year
- Matching funds must be private cash expenditures
- One award per property per program cycle