

DIVISION 2: - EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS

Section 4.4.2.1 - Exterior Material Requirements for Buildings

- (a) *Applicability.* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new construction, and to alterations, remodeling or repairs (if the value of the work is more than 50% of the current value) of multi-family residential and nonresidential buildings within the City.
- (b) *Exemption.* The following properties are exempt from standards applied to exterior materials:
 - (1) Property located within a Heavy Industrial zoning district;
 - (2) Property located within the municipal airport;
 - (3) Residential uses other than multi-family;
 - (4) Property located within a light industrial district that abuts a Heavy Industrial zoning district;
 - (5) Existing buildings located within light industrial districts that are not being expanded over 20% of existing gross floor area; and
 - (6) Portions of building elevations that are not generally visible from public view (streets, trails, parks or similar property).
- (c) *Exterior material standards.* Exterior materials for buildings shall be classified as permitted either by right or by Conditional Use Permit. The official listing of exterior materials and their appropriate uses is found as an attachment to site preparation and building permits in the Technical Manual.

(Ord. No. 2005-59, § 6, 8.16.05; Ord. No. 2006-45, § 39, 9-19-06)

Section 4.4.2.2 - Exterior Design Requirements for Buildings

- (a) *Applicability.* In order to ensure the aesthetic value and visual appeal of the City to residents and to visitors and potential businesses, the standards and criteria contained within this section are established as minimum standards. These standards shall apply to all construction (new, altered or repaired if more than 50% of the property's current value) or multi-family, residential and nonresidential properties within the City.
- (b) *Exemptions.* The following properties are exempt from standards applied to exterior building design:
 - (1) Property located within Heavy Industrial zoning districts;
 - (2) Property located within the airport;
 - (3) Residential uses other than multi-family;
 - (4) Property located within light industrial districts zoned district that abut Heavy Industrial zoned districts;
 - (5) Buildings located within light industrial districts that are not being expanded over 20% of existing gross floor area; and
 - (6) Portions of building elevations that are not generally visible from public view (from streets, trails, parks or similar property).
- (c) *General Design Standards.* The design of all applicable properties shall utilize at least three of the five listed design elements found in the Technical Manual. Each design element includes multiple techniques for achieving compliance. The Director shall have all plans reviewed to assure the adequacy and application of these design elements to meet the purposes of this Land Development Code.
- (d) *Design Requirements for Specific Types of Structures.*

- (1) For all multi-family residential structures, at least one window shall be constructed on facades facing streets.
- (2) *Temporary Construction Buildings.* Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the Building Official and subject to periodic renewal by the Building Official for cause shown. Upon completion or abandonment of construction or expiration of a permit, the field offices or buildings and material storage areas shall be removed to the satisfaction of the Building Official.

(Ord. No. 2006-45, § 39, 9-19-06; [Ord. No. 2013-35, § 1\(Exh. A\), 8-6-13](#))

Section 4.4.2.3 - Procedure for Review of Exterior Design and Materials

- (a) Drawing(s) depicting the exterior design and materials of buildings, in sufficient detail to verify compliance with the requirements of this section, shall be submitted at the time the Site Preparation Permit application is submitted, and again at the time the Building Permit application is submitted. These requirements shall be illustrated, along with calculations and/or specifications of how building envelopes shown on Site Preparation Permits will meet the requirements for materials and design.
- (b) If requested by the City, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the Site Preparation Permit application.
- (c) If the Director cannot determine compliance with design or materials requirements through the variety of mechanisms and alternatives provided in this Land Development Code, the Site Preparation Permit shall not be approved until the applicant either revises the proposed design or materials to comply with the requirements, or the applicant obtains a Conditional Use Permit for alternative design or materials under Section 4.4.2.4.

(Ord. No. 2006-45, § 39, 9-19-06; [Ord. No. 2013-35, § 1\(Exh. A\), 8-6-13](#))

Section 4.4.2.4 - Procedure for Approving Alternative Exterior Designs or Materials

- (a) All requests for alternative exterior design or materials shall be clearly written, specifically noted, and described on the Site Preparation Permit application.
- (b) If the Planning and Zoning Commission determines an alternative exterior design or material to be equivalent to or better than the standards referenced in this division, the Commission may approve an alternative design or material by granting a CUP in connection with the Site Preparation Permit.
- (c) A CUP for alternative design compliance or exterior materials shall be approved or disapproved by the Planning and Zoning Commission based solely on the criteria set forth in subsection (e) of this Section.
- (d) Relief from a decision of the Commission on a CUP application shall follow the procedures set forth for appeal of Site Preparation Permit applications that are denied.
- (e) The Planning and Zoning Commission shall be required to make findings of full compliance with each of the following criteria in any motion for approval of a CUP for an alternative exterior design or material:
 1. The grounds for the CUP are specific to a unique character of the property or use in question;
 2. Financial hardship is not the basis for the CUP; and
 3. The proposed alternative achieves the intent of the code to an equivalent or better degree than the standards cited in this division.

(Ord. No. 2006-45, § 39, 9-19-06)