

COMMERCIAL MASONRY COMPARISONS

CITY	ZONING DISTRICT(S)	PERCENTAGE REQUIRED	PRIMARY MATERIALS	SECONDARY MATERIALS*	LOCATION	NOTES
San Marcos	Mixed Use / Vertical Mixed Use	100%	Brick, Stone, Stucco, Architectural Metal	Hardi (accents)	All facades	
	Non Residential	Not Specified	Brick, Stone, Stucco, Wood, EIFS, Hardi, Concrete Tiltwall, D-CMU	Glass (50%), Tile (30%), Metal, Concrete (with CUP)	ROW Visible Facades	Material requirements are currently located in the City's Technical Manual
Kyle	Entertainment, Retail and Services, Neighborhood & Community Commercial	100%	Brick, Stone, Stucco, Masonry, Masonry Veneer or Similar	Wood, Metal (accents)	All facades	
	I-35 Overlay	90%	Brick, Stone, D-CMU, Concrete - textured & painted	Stucco, Plaster, Synthetic Stucco(details)	All facades	Incentives for use of Red Brick & White Limestone
	Hospital Service District	75%	Brick, Stone, Stucco, Masonry, Masonry Veneer or Similar		ROW Facing Facades	No Mirrored Glass
Buda	Non Residential & Mixed Use	Not Specified Up to 85%	Brick, Stone, Decorated Concrete Block	Stucco (30%) Hardi, EIFS, Wood, Insulated Architectural Metal (15%)	All facades	No Metal & Plywood based sidings. CMU with veneer only
	Gateway Corrior Overlay	Not Specified Up to 100%	Brick, Stone, Stucco, D-CMU	CMU with veneer only	All facades	Generally along major corridors & Main Street (not I-35)
New Braunfels	Non Residential	80%	Brick, Stone, Stucco, Tile, Rock, Marble, Granite, Glass Block, Concrete, Hardi	Glass	All facades	Concrete must be textured. Additions to existing buildings can use existing material types

*Secondary Materials are permitted with limitations on amount, location and / or other limiting regulations. (see notes)
D-CMU = Decorative Concrete Masonry Units CMU = Concrete Masonry Units (not decorative) Hardi = Cementitious Fiber Board / Plank, Hardiplank or the like

COMMERCIAL MASONRY COMPARISONS (PG. 2)

CITY	ZONING DISTRICT(S)	PERCENTAGE REQUIRED	PRIMARY MATERIALS	SECONDARY MATERIALS*	LOCATION	NOTES
Round Rock	Palm Valley Overlay	100%	Brick, Stone, or similar, Stucco (50%),	Brick, Stone, Stucco, D-CMU, EIFS, Concrete Tiltwall or similar (non ROW sides)	ROW facing sides: Primary Materials Other sides: Secondary Materials	Non residential buildings generally along , also dictates Pioneer Architectural Style
Georgetown	Non Residential	80%	Brick, Stone, Stucco, Tile, Rock, Marble, Granite, Glass Block, Concrete	EIFS, Hardi (60% & 4 ft above ground level)	All facades	Concrete must be textured.
Schertz	Commercial	80%	Brick, Stone, Faux Brick or Stone, Tile	Stucco (50%) Concrete tiltwall, CMU (30%)	All Facades	
	Office, Public	75%	Brick, Stone, Faux Brick or Stone, Tile	Concrete tiltwall, CMU (30%)	All Facades	
Cibolo	Commercial, Mixed Use, Public, Non Residential Buildings in Residential	100%	Brick, Stone	Stucco (50%) Concrete tiltwall, splitface & CMU (30%)	ROW visible & Residential facing facades	may consider metal, tiles, EIFS, block glass
College Station	Krenek Tap Corridor Overlay	100%	Brick, Stone, Stucco, D-CMU, Hardi, Solid Wood Planking		ROW visible facades	No metal siding
North Richland Hills	Non Residential	70% (primary facade) 20% (other facade)	Brick, Stone, Ceramic Block	Stucco, EIFS, CMU (30% Primary, 50% Other), Hardi, Metal, Wood, Tile (15%)	All facades	
San Antonio	Riverwalk & River Improvement Overlay	75%	Brick, Stone, Stucco, Tile, Painted Concrete Rusticated Masonry Block, Terra Cotta		Primary Wall Surfaces	Stucco & Painted Concrete must be detailed. No CMU, Metal, Mirror Glass.

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INDUSTRIAL MASONRY COMPARISONS

CITY	ZONING DISTRICT(S)	PERCENTAGE REQUIRED	PRIMARY MATERIALS	SECONDARY MATERIALS*	LOCATION	NOTES
San Marcos	Heavy & Light Industrial					Most industrial properties are exempt from Material Standards
Kyle	Transportation & Utilities	40%	Brick, Stone, Stucco, Masonry, Masonry Veneer or Simlar		ROW facing facades	
Buda	Industrial & Public Infrastructure	50%	Brick, Stone, Stucco	CMU with veneer only	All facades	material in natural color
Schertz	Industrial	80%	Brick, Stone Faux Brick or Stone, Stucco, Tile, CMU, Concrete Tiltwall		All facades	OR 100% of front facade and 75% of entire building
Cibolo	Industrial (1&2)	100%	Brick, Stone, Stucco, Tile, Split Faced Block	Some Metal, EIFS, Block Glass (may be considered)	ROW & Residential facing facades	painted smooth finishes ok for accessory bldgs. not facing the ROW if adjoining Industrial
College Station	Research & Development	90%	Brick, Stone, Stucco, Precast Concrete Panels		All facades	
San Antonio	Mixed Light Industrial	100%*	Brick, Stone, or similar	Stucco (50%)	All facades within 100 ft. of ROW	For Non Residential

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