

**ORDINANCE NUMBER 2021-**

**AN ORDINANCE AMENDING CHAPTER 153 OF THE CITY CODE  
OF THE CITY OF STACY AMENDING SUBSECTION 153.050(H) BUILDING  
DESIGN STANDARDS, 153.051(F) BUILDING DESIGN STANDARDS, 153.052  
ESTABLISHING BUILDING DESIGN STANDARDS, AND 153.053(F) BUILDING  
DESIGN STANDARDS**

The City Council of the City of Stacy hereby ordains:

That Subsection 153.050 (H) Central Business, Building Design Standards shall be vacated in its entirety and amended to read as follows:

- (H) Building design standards.
- (1) *Quality*. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
- (2) *Exterior finishes*.
- (a) The following materials are permitted for exterior finishes:
1. Face brick;
  2. Natural stone;
  3. Stone or glass curtain walls;
  4. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
  5. Break-off block;
  6. Stucco; and
  7. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
  8. Curtain wall panels of steel, metal or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
- (b) The following materials are **prohibited for exterior finishes**:
1. Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
- (3) Lighting and screening plans shall be developed and submitted and are subject to approval by the City Council with input and recommendation by the City Engineer.
- (4) The following **building construction is prohibited**:
- (a) Buildings with wood poles or timbers as the primary support for the roof system and foundation structure (pole buildings); and
- (b) Temporary construction.

Proposed Ordinance Posted:  
Public Hearing Date:  
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**Commented [SP1]:** Is this the correct city code section for this?  
In the (K) LI district it is separate from Design Standards, in GB it is (J) Outdoor Lighting

**That Subsection 153.051(F) General Business, Building Design Standards shall be vacated in its entirety and amended to read as follows:**

(F) *Building design and construction standards.*

(1) Quality.

- (a) Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.

(2) Exterior finishes.

- (a) The following materials are permitted for exterior finishes:

1. Face brick;
2. Natural stone;
3. Stone or glass curtain walls;
4. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
5. Break-off block;
6. Stucco;
7. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a three-dimensional character; and
8. Curtain wall panels of steel, metal or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
9. Prohibited materials include face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, common clay brick.

- (b) The following materials are **prohibited for exterior finishes**:

1. Prohibited materials include face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, common clay brick.

(3) The following building **construction is prohibited**:

- (a) Buildings with wood poles or timbers as the primary support for the roof system and foundation structure (pole buildings); and
- (b) Temporary construction.

**That Subsection 153.052(H) Industrial District, Building Design Standards shall be created to read as follows:**

(F) *Building design and construction standards.*

- (a) Structures will require decorative design elements as approved by the City Council.

**That Subsection 153.053(F) Light Industrial District, Building Design Standards shall be vacated in its entirety and amended to read as follows:**

**(F) *Building design and construction standards.***

(1) All buildings shall be designed to be compatible with surrounding uses.

(2) Exterior wall finishes.

(a) Permitted materials for exterior wall finishes are as follows: face brick; break off block; stone or glass curtain wall; natural stone; precast concrete units and concrete block provided surfaces are molded, serrated or treated with a textured material to create a three-dimensional character; curtain wall panels of steel, plastic, fiberglass, metal or aluminum provided the panels are factory fabricated and of a high quality material with a matte or non-luster finish. These structures will require decorative design elements as approved by the City Council.

(c) Prohibited materials for exterior wall finishes are as follows: face materials that rapidly deteriorate or become unsightly such as galvanized metal, common clay brick, unfinished structural clay tile, and metal panels not factory finished with a permanent surface, or buildings comprised exclusively of metal.

(d) In the case of metal buildings, the Planning Commission shall prefer masonry buildings; but other types of construction shall be considered during the plan review.

(e) Buildings with wood poles or timbers as the primary support for the roof system and form the foundation structure (pole buildings) and temporary construction are prohibited.

**(3) *Loading and unloading.***

(a) Each building or structure in the LI District shall be so located on the lot it occupies to allow off- street loading and unloading. The use of the street for loading or unloading is prohibited.

(b) No loading docks shall be located to the front of any building in the LI district.

(c) No loading or unloading shall take place in front of any building in the LI district.

(4) Maximum building height shall be 35 feet.

(5) All mechanical equipment located around the perimeter of a structure shall be screened.

Passed and adopted by the City Council of the City of Stacy, Minnesota this 8th day of December, 2020.

This ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Stacy.

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Mark Utecht  
Mayor

**ATTEST:**

Proposed Ordinance Posted:  
Public Hearing Date:  
Adoption Date:  
Published:

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Sharon MT Payne  
City Clerk

Proposed Ordinance Posted:  
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