

1 **March 16, 2021, Planning Commission**
2 **Review Building Design Standards in CBD, GB, LI and I**
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4 **Central Business:**

5 (H) *Building design standards.*

6 (1) *Quality.* Buildings shall maintain a high standard of architectural and aesthetic
7 compatibility with surrounding properties to ensure that they will not adversely impact
8 the abutting properties.

9 (2) *Exterior finishes.* The following materials are permitted for exterior finishes:

- 10 (a) Face brick;
11 (b) Natural stone;
12 (c) Stone or glass curtain walls;
13 (d) Wood, provided surfaces are finished for exterior use and wood of proven
14 exterior durability is used, such as cedar, redwood, or cypress;
15 (e) Break-off block;
16 (f) Stucco; and
17 (g) Precast concrete and integral colored concrete block, provided surfaces are
18 molded, serrated or treated with a textured material to create a 3-dimensional character.

19 (3) The following materials are prohibited for exterior finishes:

- 20 (a) Curtain wall panels of steel, metal or aluminum; and
21 (b) Face material that rapidly deteriorate or become unsightly such as exposed
22 cinder blocks, galvanized metal, unfinished tile, and common clay brick.

23 (4) Lighting and screening plans shall be developed and submitted and are subject
24 to approval by the City Council with input and recommendation by the City Engineer.

25 (5) The following building construction is prohibited:

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

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30 **General Business:**

31 (F) *Building design standards.*

32 (1) *Quality.*

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

36 (b) Buildings with wood poles or timbers as the primary support for the roof
37 system and foundation structure (pole buildings) are prohibited.

38 (c) Temporary construction is prohibited.

39 (2) *Exterior finishes.*

- 40 (a) The following materials are permitted for exterior finishes:
41 1. Face brick;
42 2. Natural stone;
43 3. Stone or glass curtain walls;
44 4. Wood, provided surfaces are finished for exterior use and wood of proven
45 exterior durability is used, such as cedar, redwood, or cypress;
46 5. Break-off block;

- 47 6. Stucco;
- 48 7. Precast concrete and integral colored concrete block, provided surfaces are
- 49 molded, serrated or treated with a textured material to create a three-dimensional
- 50 character; and
- 51 8. Curtain wall panels of steel, metal or aluminum provided the panels are
- 52 factory fabricated and of a high quality material with a matte or non-lustre finish.
- 53 (b) Prohibited materials include face material that rapidly deteriorate or become
- 54 unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, common clay
- 55 brick. Buildings may not contain more than 25% of any kind of metal.
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57 **Light Industrial:**

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

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

60 (2) Exterior wall finishes.

61 (a) Permitted materials for exterior wall finishes are as follows: face brick; break

62 off block; stone or glass curtain wall; natural stone; precast concrete units and concrete

63 block provided surfaces are molded, serrated or treated with a textured material to

64 create a three dimensional character; curtain wall panels of steel, plastic, fiberglass,

65 metal or aluminum provided the panels are factory fabricated and of a high quality

66 material with a matte or non-luster finish, no more than 20% of the area of the front

67 exterior walls, or any exterior wall facing a street may consist of these panels.

68 (b) Side and rear walls must have a minimum of 4 feet of decorative masonry

69 facing along the entire length of each wall, or its equivalent or better.

70 (c) Prohibited materials for exterior wall finishes are as follows: face materials

71 that rapidly deteriorate or become unsightly such as galvanized metal, common clay

72 brick, unfinished structural clay tile, and metal panels not factory finished with a

73 permanent surface, or buildings comprised exclusively of metal.

74 (d) In the case of metal buildings, the Planning Commission shall prefer masonry

75 buildings; but other types of construction shall be considered during the plan review.

76 (e) Buildings with wood poles or timbers as the primary support for the roof

77 system and form the foundation structure (pole buildings) and temporary construction

78 are prohibited.

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80 **Industrial:**

81 No building design standards currently in the city code.

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