

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 24, 2023
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for October 10, 2023.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. Architectural Standards - Final Draft.

COMMUNICATIONS:

UPDATES:

All-Safe Global's application was tabled by staff to allow the applicant time to submit revised drawings.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 10, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 10, 2023 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, and Dan Iverson

ABSENT: Commissioner Mark Holl

Also Present: Fred Weck Zoning Administrator, City Planner Kim Lindquist, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for September 12, 2023**

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 12, 2023 AS SUBMITTED.

*Voting Aye: Naumann, West, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Holl*

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS

- 2. Conditional Use Permit C-23-002 and Site Plan Review SP-23-003**
Location: 26443 Fallbrook Avenue
Applicant: All Safe Global
Owner: Morgan Industries, Inc.
Property ID Numbers: 21.00054.00 and 21.00231.00

City Planner Lindquist gave a presentation outlining the request for expansion of exterior storage at 26433 Fallbrook Avenue. She explained that there are really 4 parcels that function as one

property. She noted that they had included a condition of approval that the applicant enter into a Development Agreement with the City in order to recognize that the 4 parcels function as one and explained that this means that the properties cannot be sold independently without coming into compliance. She reviewed the site and noted that it is zoned for industrial and has a CUP for exterior storage, but the property is designated as commercial. She noted that one other condition is for fencing to ensure that there are no materials visible above the fence height. She reviewed details of the planned infiltration basin, the easement necessary around the wetland, landscaping, and open space on the property. She explained that staff is recommending approval subject to the conditions included in the staff report.

Zoning Administrator Weck noted that there may be an additional condition added related to requirements from the fire marshal due to some recent incidents in the area.

Commissioner Iverson asked about item #5 within the staff recommendation of fencing up to 6 feet high and noted that the fencing right now looks like it is closer to 8 feet in height.

Building Official Weck stated that he wasn't sure and noted that they could go up to 8 feet in industrial district.

Commissioner Iverson stated that he thought may also help with items being visible. He stated that the fencing will be close to the downtown area and asked if they could add some type of architectural interest to the fence since it will be so visible. He stated that this is adjacent to the downtown area and there have been many conversations about improving the aesthetics of the downtown areas and suggested that it could even be something such as bump-ins every so often along the fence in order to change it from a linear wall of fencing.

City Planner Lindquist stated that they could do something to break it up visually and suggested shrubbery rather than coming up with a way to change the color or material of the fencing.

Commissioner Iverson reiterated his suggestion that there be some type of bump-ins every 50 feet or so, that the line of fencing is broken up. He noted that it would add an area of interest and they could add a shrub at that bump-in point. He reiterated that he was trying to get away from having a straight, 200 foot line of fencing, especially with its proximity to downtown.

Chair Lobermeier clarified that this is guided for commercial use and asked if this as the southerly tip of what the City had as the commercial zone.

City Planner Lindquist stated that was correct.

Chair Lobermeier asked about the setbacks for industrial and if the fences were right on the property lines.

Building Official Weck stated that the fences can be right on the property lines.

Chair Lobermeier asked why type of fire suppression vehicle would be able to access the access aisles. He asked if the fire chief had reviewed the proposal for those types of questions.

Building Official Weck explained that part of the orders from the State Fire Marshal were to have access aisles that would be usable.

Glen Wedll, All Safe Global, explained that they were looking to expand because of their incident last spring where fire trucks could not get to the back of the property. He stated that they want access for fire trucks and explained that moving the fence back will allow them to have that access. He noted that it will also help them bring their piles down and explained that they have grown and are taking in a lot of recycling. He explained that their proposal will also allow them to segregate some of those materials so the site is better organized. He stated that they would like to add some curb appeal with the new fence and landscaping.

Commissioner West stated that she lives nearby and asked what is stored on the property and how high is currently was above the fence line.

Mr. Wedll stated that he believes it is about 3 feet above the fence line in some places. He explained that they are storing cylinders and noted that they recertify high pressure cylinders. He noted that they usually don't store the gases, but some of the recycling comes in with gases in it, so they empty them out.

Commissioner West asked if they would be willing to bring all the fencing up to 8 feet tall, if it was approved. She stated that she felt that curb appeal was a big deal and noted that this is the entrance into the business district. She explained that she supported the idea shared by Commissioner Iverson for some bump-ins and landscaping along the fence line and asked Mr. Wedll if that was something they would be willing to do.

Mr. Wedll stated that they could look into it and noted that it would add to the cost.

Commissioner Naumann asked if the fence height of 6 feet versus 8 feet would make a big difference in what people would be able to see.

Mr. Wedll explained that if the fence was moved out, they would not stack above the fence line like they have been doing currently. He stated that the material will be below the fencing whether it is 6 feet or 8 feet high.

Commissioner Naumann asked if there were flammable materials within the pressurized cylinders.

Mr. Wedll stated that most of the service ones are empty when they come in, but the recycling ones sometimes do have gases in them. He reiterated that they take out the gases and then recycle the cylinders. He noted that since the fire last spring, they have worked with OSHA and have been following their recommendations.

Commissioner Naumann asked if there was security at the facility.

Mr. Wedll stated that they do have cameras all around the building with data kept on a hard drive.

Commissioner Naumann asked about the communications between this business and the City regarding the priority of places that could potentially be harmful if threatened or breached.

Mr. Wedll noted that an 8 foot fence could also help in that situation.

Commissioner Iverson stated that a lot of stuff is visible in looking at the aerial photo.

Mr. Wedll stated that he agreed that they have a lot of stuff and noted that they are trying to shed some of those items. He stated that they just purchased a shredder and have been working on shredding some of those items.

Commissioner Iverson asked if there was any material on site that would pose a threat to the groundwater.

Mr. Wedll stated that it would not because it was all gases and would escape to the air.

Commissioner Iverson reiterated that because of the location of the trail and the road, he appreciated the thought behind getting the material down below the fence. He stated that if an 8 foot fence is what is needed to keep that sight line for people traveling by, then that is what he would recommend.

Chair Lobermeier stated that because the material comes in and stays for quite a while he thinks of it more as a storage facility than a recycling facility.

Mr. Wedll stated that the recycled stuff does sit for a while and takes a long time to go through it. He explained that they use their labor as fill-in work to take care of the recycling and reiterated that over the last month they have made a concerted effort to get some of it out of there.

Chair Lobermeier asked how long some of the material stays on site.

Mr. Wedll stated that they have about 10 months of recycling sitting there.

Chair Lobermeier asked if they had projected when they may be at capacity at this site.

Mr. Wedll stated that they are currently at capacity, but does not know if they have made those calculations for the expansion.

Frank Brodeen, Civil Engineer, Widseth, stated that to address the possible nefarious acts brought up earlier, he wanted to point out that in the outdoor storage plans, and they are proposing to construct 3 flammable control areas that will be made of precast concrete block. He stated that the plan is to store the canisters that come in with gas in them inside if those areas.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING.

Voting Aye: Naumann, West, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Holl

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING.

Voting Aye: Naumann, West, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Holl

Commissioner West stated that her thoughts mirror what Commissioner Iverson was saying about this being the entrance into the business district. She stated that this is important because they are really trying to turn their downtown area into something nice. She stated that she would support having some architectural details or a higher fence along with adding some shrubs.

Commissioner Iverson stated that he supports all the recommendations included in the staff report.

Chair Lobermeier asked if he would rather see an 8 foot high fence rather than 6 feet high.

Commissioner Iverson confirmed that he would like to see an 8 foot fence rather than a 6 foot and reiterated that he believes the fencing is already 8 feet high.

Chair Lobermeier stated that it is not entirely visible right now and his hope is that it will not become any more visible. He stated that this is guided for commercial and at some point they will have to take a look at that, but understands the potential for expansion. He stated that his hope was that this expansion would improve the 'invisibility' of the site, but also the safety, for example things like the recent fire issues.

Commissioner West stated that the fire last spring was very large and she could see it from her deck. She asked if they could add in what they are already doing as part of the conditions with the precast block mentioned by the engineer.

Building Official Weck explained that was a requirement that they have to do and it comes from the fire marshal. He noted that the original conditions from the CUP should also remain valid.

Commissioner West stated that she was happy to hear about the requirements from the fire marshal because she has little kids and is close by.

Chair Lobermeier asked about fire suppression equipment on the site.

Zoning Official Weck reviewed the original permit language.

City Planner Lindquist stated that she thinks the City is interested in maintaining this site to the best of its ability. She noted that the concern about future expansion because they are taking in more equipment than they are putting back out is something they have some control over, so they will need to control their inventory so it I not just continue to stack up and move towards another expansion.

Commissioner Iverson asked about possible landscaping options with the fence and suggested that it be included as a condition.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT C-23-002 WITH 16 CONDITIONS, AS DISCUSSED (CONDITIONS: 1-4 AS THEY APPEAR IN STAFF REPORT; 5 - AMENDED TO INCREASE THE HEIGHT OF THE FENCE TO 8 FEET; AND THAT FENCING INCLUDE BUMP-INS AND BUMP-OUTS FOR PLANTINGS; 6-14 AS LISTED; 15 – APPLICANT SHALL STAY IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE MINNESOTA STATE FIRE MARSHAL FOR SAFE OPERATION OF THE FACILITY; AND 16 – THAT ALL OF THE CONDITIONS OF THE ORIGINAL CUP WOULD CONTINUE TO APPLY); AND APPROVE SITE PLAN REVIEW SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR APPLICANT: ALL SAFE GLOBAL, AND OWNER: MORGAN INDUSTRIES, INC., FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00

City Planner Lindquist suggested that they modify the language of #11 to specifically add language addressing the shrubbery and fencing.

Voting Aye: Naumann, West, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Holl

OLD BUSINESS:

3. Architectural Standards Definitions

Zoning Administrator Weck noted that he had come up with a number of definitions and reviewed some of the information he had gathered.

Chair Lobermeier noted that the Commission had discussed in the past LP material versus other types and asked if it should be included in the list.

Commissioner West noted that LP material is common and is frequently used.

Zoning Administrator Weck asked if the Commission wanted to do any shuffling of materials.

City Planner Lindquist suggested the idea that if a property is on the edge or in a transition area, for example, a business near a residential area that the City could then allow more residential type materials because it may be more complementary.

Chair Lobermeier noted that he thought that was a great suggestion.

Commissioner West agreed and stated that she agreed that it made a lot of sense.

City Planner Lindquist stated that in her mind residents would appreciate it more as well.

Chair Lobermeier suggested that it be written in a way to say that the City 'may' consider complementary materials. He reiterated that if fiber cement was no long the correct terminology that should be changed to LP. He referenced Section 40-451 which stated that any applicant 'may' request a meeting and asked if that should say 'must' so it doesn't seem optional.

The Commission discussed changing the wording to state that a meeting is 'recommended' with staff.

Chair Lobermeier referenced Section 40-458 and asked if that should be up front before many of the other categories.

Zoning Administrator Weck stated that he thinks that is a good idea. He stated that he will pull together a final draft for Commission review at a future meeting with the idea of the public hearing being held on November 28, 2023.

COMMUNICATIONS:

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE OCTOBER 10, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:53 PM.

Voting Aye: Naumann, West, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Holl

Architectural Standards - 2023

2018 – Current Ordinance. The City of Wyoming amended the Architectural Standards Division of the Zoning Ordinance in 2018. Primarily what was changed were the addition of the preamble to Section 40-451, a reworking of the percentage of, and specific materials within, the three classes of materials listed in the ordinance, and the addition of exceptions (a), (b), & (e). The preamble language was added to provide guidance to the city and developers as to the intent of the regulations. The materials and their percentages were updated to account for newer materials and to be on par with other communities.

2023 – The existing ordinance was again compared to a number of adjacent communities. The draft Architectural Standards ordinance has been reformatted so that each zoning district has its own table; this was done to help alleviate any confusion a developer may have regarding their site.

Section 40-40 – Building material definitions have been added. These will be added to the Definitions chapter of the Zoning Ordinance.

Section 40-450 – Scope. Acronyms were added to the zoning districts.

Section 40-451 - The “Additions and Repairs to Existing Buildings” section has been moved from the end of the ordinance to right after the Scope section. This, and the addition of the tables for each district, necessitated the re-numbering of the remaining ordinance sections. February 2, 1998 was the date that the City began to prohibit “pole barn” type structures with exposed fasteners.

Section 40-452 - The first paragraph of the section, the preamble, was revised to reflect the goals of the recently adopted comprehensive plan update.

- (1) Preliminary Meeting with Staff. This item was added.
- (2) No changes.
- (3)-(6) These items were reorganized with the addition of the zoning district tables.

Sections 40-453 – 40-458 – These sections contain the tables for each district; ‘engineered wood siding’ was added as a Class II material to all of the tables.

- (1) The percentages of building material classes have been changed from:
Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II or Class III materials.

To:

Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

Section 40-458 – Item (5) is an exception for buildings in the Industrial (I) district that is in the current ordinance.

The proposed draft ordinance and the current ordinance follow.

City of Wyoming Architectural Standards Ordinance – 3rd Revision

ARTICLE IV. DEFINITION OF TERMS

Sec. 40-40. Definitions. *(Terms will be renumbered and added to the Definitions chapter of the Zoning Ordinance)*

- (1) **Architectural precast concrete panel** is a construction product produced by casting concrete in a reusable mold or "form" which is then cured in a controlled environment, transported to the construction site and maneuvered into place.
- (2) **Brick** is a building material typically being rectangular and made of moist clay hardened by heat.
- (3) **Burnished concrete block** is concrete blocks polished to expose the natural aggregates in the concrete mix.
- (4) **Ceramic tile** a tile made from clay that has been permanently hardened by heat, often having a decorative glaze.
- (5) **Copper** is a soft, malleable, and ductile metal used for roof and wall cladding.
- (6) **Engineered wood siding** is a type of exterior cladding that is designed to mimic the look of natural wood. It is made by bonding together wood fibers, strands, or particles with resins and adhesives to create a durable and long-lasting material.
- (7) **Exterior finish installation system (EIFS)** is a nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.
- (8) **Fiber-cement exterior siding** is a composite material made of cement reinforced with cellulose fibers.
- (9) **Formed metal panels with exposed fasteners.** A panel system is where the panels are fastened directly onto the roof deck or exterior wall with screws that penetrate the panels. The screw heads are left visible.
- (10) **Glass block** is masonry composed of glass units bonded by mortar.
- (11) **Glass curtain wall** a lightweight aluminum-framed facade housing glass or metal panels. These glazing systems don't support the weight of a roof or floor.
- (12) **Glazed block** is a concrete masonry unit with a permanent smooth resinous tile facing applied during manufacture. Also called prefaced block.
- (13) **Ground face block:** A concrete masonry unit in which the surface is ground to a smooth finish exposing the internal matrix and aggregate of the unit. Also called burnished or honed block.
- (14) **Manufactured stone** is made of a concrete mix that is molded and colored to simulate the color and texture of natural stone.
- (15) **Masonry stucco** is an exterior finish for masonry or frame walls, usually composed of cement, sand, and hydrated lime mixed with water that will adhere to a surface and preserve the texture imposed on it.
- (16) **Metal Siding** is steel or aluminum exterior siding used for decoration and weatherproofing, imitating wood clapboard, batten board, and batten or shakes.
- (17) **Natural stone** is naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material.
- (18) **Natural wood** is unprocessed and unmixed with other materials (plastics, fibers, glues, etc.) as is the case with plywood or chipboard.
- (19) **Opaque panels** are an exterior wall cladding system comprised of weather resistant panels of various materials.
- (20) **Ornamental metal** is a screening made of various weather resistant iron, metal, or similar materials.
- (21) **Pole barn.** Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, typically with exposed fasteners.
- (22) **Scored concrete block** is a block with grooves on the face for aesthetic purposes. For example, the grooves may simulate raked joints.
- (23) **Smooth concrete block** is concrete block with a smooth face without ornamentation.
- (24) **Smooth concrete tilt-up panels** are concrete panels that are cast in forms on a building's slab and are then lifted into place after curing.
- (25) **Split block:** A concrete masonry unit with one or more faces purposely fractured to produce a rough texture for aesthetic purposes. Also called a split-faced or rock-faced block.
- (26) **Standing seam metal roofing system** features panels consisting of formed sheet metal with vertical ribs at the panel edges, installed by lapping and interlocking edges of adjacent panels. The panels are attached to the substrate using concealed clips and fasteners.

- (27) **Textured or rock face concrete block** is produced by mechanically splitting concrete block resulting in a surface with a very rough texture.
- (28) **Vinyl Siding** is plastic exterior siding used for decoration and weatherproofing, imitating wood clapboard, batten board, and batten or shakes.

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DIVISION 5. ARCHITECTURAL STANDARDS

Sec. 40 – 450. Scope.

The requirements contained within this Division shall apply to all nonresidential structures in the Agricultural, Rural Residential I (R-1), Rural Residential II (R-2), Single-Family Residential (R-3), One- and Two-Family Residential (R-4), and Manufactured Home Districts (R-5), and all structures in the Multiple Family Dwelling (R-6), Central Business (CBD), Commercial (C), Industrial (I), Office and Health Care (OHC), or Mixed-Use Districts (MXD).

- (1) Architectural Standards for dwellings are contained in Article VII, Division 6.
- (2) These standards shall not apply to farm structures that are allowed as a permitted use in the Agricultural District.

Sec. 40 – 451. Additions and Repairs to Existing Buildings.

- (1) Nonconforming buildings existing as of February 2, 1998 and allowed under Article VII, Division 22, shall not be prohibited by this Division; however, additions to or enlargements of such structures or repairs or restorations for damage or destruction of the structure as described in Sec. 40 – 651, (5) shall be done in compliance with this Division.
- (2) All subsequent additions and accessory buildings constructed after the erection of the original building or buildings shall be reviewed by the Planning Commission.

Sec. 40 – 452. Architectural standards.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to provide visual harmony; enhance the character and appearance of the district that the building is located in; and to aid in improving the overall economic viability of the district. These standards are intended to prevent the use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics, and interior building layout. While the City of Wyoming has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a small city atmosphere is desired within the Central Business District (CBD).

- (1) **Preliminary Meeting with Staff.**
Applicants shall request a meeting with City staff prior to Planning Commission and City Council review to determine general compliance with the code.
- (2) **Architectural Plans:**
Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:
 - (a) Elevations of all sides of the building.
 - (b) Type and color of exterior building materials.
 - (c) Typical floor plans.
 - (d) Dimensions of all structures.
 - (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
 - (f) Utility plans including water, sanitary sewer, and storm sewer.
 - (g) Additional plans deemed necessary by the Zoning Administrator.
- (3) **Exterior building materials:**
Exterior building materials shall be subject to Planning Commission approval and the following:
 - (a) Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose.
 - (b) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.
 - (c) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.
 - (d) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.
 - (e) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

- (f) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.
- (4) **Roofing:**
 - (a) Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.
- (5) **Prohibited Exterior Materials:**
 - (a) Vinyl Siding.
 - (b) Metal Siding.
 - (c) Formed Metal Panels with exposed fasteners.
 - (d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted.
- (6) **Exceptions:**
The following exceptions to the exterior building material requirements may apply:
 - (a) The use is an essential service as defined by this Division; or
 - (b) The applicant shall have the burden of demonstrating that:
 1. The proposed building maintains the quality in design and materials intended by this Division,
 2. The proposed building design and materials are compatible and in harmony with other structures within the district that were constructed after February 2, 1998,
 3. The justification for deviation from the requirements of this Division shall not be based on economic considerations.

Sec. 40 – 453. R-6 Medium and High Density Housing District, and all nonresidential structures in the R-1, R-2, R-3, R-4, R-5, and A Districts.

- (1) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

Sec. 40 – 454. Central Business District (CBD).

- (5) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (6) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (7) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

Sec. 40 – 455. Commercial District (C).

- (8) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (9) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (10) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (11) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

Sec. 40 – 456. Office and Health Care District (OHC).

- (12) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (13) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (14) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (15) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

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Sec. 40 – 457. Mixed Use District (MXD).

- (16) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (17) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (18) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (19) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

Sec. 40 – 458. Industrial District (I).

- (20) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, <u>Engineered wood siding.</u> Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (21) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (22) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (23) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.
- (24) Buildings in the Industrial District must have the lower seventy-five percent (75%) of all exterior wall surfaces be at least one or a combination of Class I, II, or III materials. The remaining twenty-five percent (25%) of the building may be any material subject to final approval by the Planning Commission and City Council.

Sec. 40 – 459. Reserved.

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Current City of Wyoming Ordinance

DIVISION 5. ARCHITECTURAL STANDARDS

Sec. 40 – 450. Scope.

The requirements contained within this Division shall apply to all nonresidential structures in the Agricultural, Rural Residential I, Rural Residential II, Single-Family Residential, One- and Two-Family Residential, and Manufactured Home Districts, and all structures in the Multiple Family Dwelling, Central Business, Commercial, Industrial, Office and Health Care, or Mixed-Use Districts.

- (1) *Architectural Standards for dwellings are contained in Article VII, Division 6.*
- (2) *These standards shall not apply to farm structures that are allowed as a permitted use in the Agricultural District.*

Sec. 40 – 451. Architectural standards.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics, and interior building layout. While the City of Wyoming has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a small city atmosphere is desired within the Central Business District.

Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

- (a) *Elevations of all sides of the building.*
- (b) *Type and color of exterior building materials.*
- (c) *Typical floor plans.*
- (d) *Dimensions of all structures.*
- (e) *The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.*
- (f) *Utility plans including water, sanitary sewer, and storm sewer.*
- (g) *Additional plans deemed necessary by the Zoning Administrator.*
- (2) *Exterior building materials shall be subject to Planning Commission approval and the following:*
 - (a) *Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II or Class III materials.*
 - (b) *Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I, Class II, and Class III categories as follows:*
 1. *Class I consisting of:*
 - i *Brick,*
 - ii *Natural stone (or similar appearing, high quality manufactured stone),*
 - iii *Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress,*
 - iv *Glass curtain wall,*
 - v *Copper,*
 - vi *Other comparable or superior materials,*
 - vii *New materials that meet the intent of the preamble above.*

2. *Class II consisting of:*
 - i *Specialty concrete block such as burnished, textured or rock face,*
 - ii *Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,*
 - iii *Masonry stucco,*
 - iv *Fiber-cement exterior siding,*
 - v *Other comparable or superior materials,*
 - vi *New materials that meet the intent of the preamble above.*
 3. *Class III consisting of:*
 - i *Exterior finish installation system (EIFS),*
 - ii *Opaque panels,*
 - iii *Ornamental metal,*
 - v *Smooth concrete block,*
 - vi *Scored concrete block,*
 - vii *Smooth concrete tilt-up panels,*
 - viii *Glazed block,*
 - ix *Glass block,*
 - x *Ceramic*
 - xi *Other comparable or superior materials,*
 - xii *New materials that meet the intent of the preamble above.*
- (c) *A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.*
 - (d) *Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.*
 - (e) *Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.*
 - (f) *Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.*
- (3) *The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.*
 - (4) *Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.*
 - (5) *All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.*
 - (6) *All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.*
 - (7) *Prohibited Exterior Materials:*
 - (a) *Vinyl Siding.*
 - (b) *Metal Siding.*
 - (c) *Formed Metal Panels with exposed fasteners.*
 - (d) *Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted.*
 - (8) *Exceptions – The following exceptions to the exterior building material requirements may apply:*

- (a) *The use is an essential service as defined by this Division; or*
- (b) *The applicant shall have the burden of demonstrating that:*
 - 1. *The proposed building maintains the quality in design and materials intended by this Division,*
 - 2. *The proposed building design and materials are compatible and in harmony with other structures within the district,*
 - 3. *The justification for deviation from the requirements of this section shall not be based on economic considerations.*
- (c) *Sides of a building which are not visible from any public road may use any combination of Class I, II, or III materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.*
- (d) *Buildings in the Industrial District must have the lower seventy-five percent (75%) of all exterior wall surfaces be at least one or a combination of Class I, II, or III materials. The remaining twenty-five percent (25%) of the building may be any material subject to final approval by the Planning Commission and City Council.*
- (e) *Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.*

Sec. 40 – 452. Additions and Repairs to Existing Buildings

- (9) *Nonconforming buildings existing as of February 2, 1998 and allowed under Article VII, Division 22, shall not be prohibited by this Division; however, additions to or enlargements of such structures or repairs or restorations for damage or destruction of the structure as described in Sec. 40 – 651, (5) shall be done in compliance with this Division.*
- (10) *All subsequent additions and accessory buildings constructed after the erection of the original building or buildings shall be reviewed by the Planning Commission.*