

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 14, 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 24, 2023.**

SCHEDULED PUBLIC HEARINGS:

- 2. O-23-005 Ordinance Amendment -- Ordinance 2023-05, Architectural Standards.**

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 24, 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, Dan Iverson, and Mark Holl

ABSENT: None

Also Present: Fred Weck Zoning Administrator 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 October 10, 2023**

Chair Lobermeier noted a typographical error on page 2, paragraph 8 where a word should be changed from ‘as’ to ‘was’.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 10, 2023, AS AMENDED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. Architectural Standards – Final Draft**

Zoning Administrator Weck explained that he had included a synopsis of the changes that have been made. He suggested that if the Commission approves of the proposed changes, they could go ahead and schedule the public hearing for the next Planning Commission meeting on

November 14, 2023.

Chair Lobermeier commended Zoning Administrator Weck for his hard work and noted that he thought he did a great job grabbing some of the comments made at the last meeting and incorporating them into the document.

Commissioner Iverson asked about the preliminary meeting with staff and if it was a requirement or a recommendation.

Zoning Administrator Weck explained that the wording used to be 'may' but after their past discussions, he thought there was consensus that the applicants should come in and meet with staff, no matter what.

Commissioner Iverson referenced the Industrial section, item #24 and noted that there is a statement that says 'must have the lower 75%'. He asked if that mean from a vertical perspective of the structure.

Zoning Administrator Weck confirmed that was what it meant, but noted that he needs to fix the numbering in that section.

MOTION BY COMMISSIONER WEST SECONDED BY COMMISSIONER IVERSON, TO SCHEDULE A PUBLIC HEARING ON NOVEMBER 14, 2023, FOR CONSIDERATION OF THE REVISED ARCHITECTURAL STANDARDS.

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

COMMUNICATIONS:

Commissioner West stated that she had been contacted by some residents asking about the Kettle River and Pinehaven area regarding the increased accidents that have been happening in that area.

Zoning Administrator Weck stated that they are aware of the issue and will be looking into it and may be looking at redoing their CUP. He noted that there may need to be a two pronged approach with getting the nearby development going but they have also asked the City Engineer have a discussion with MnDot about what may be able to be done at that intersection, but noted that MnDot has shot down every idea up to this point.

UPDATES:

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

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE OCTOBER 24, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:15 PM.

Voting Aye: Naumann, West, Holl 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 then 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 – Final Draft

ARTICLE IV. DEFINITION OF TERMS

Sec. 40-40. Definitions. *(Terms will be renumbered when they are 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).

- (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 – 455. Commercial District (C).

- (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 – 456. Office and Health Care District (OHC).

- (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.

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

- (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 – 458. Industrial District (I).

- (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.
- (5) 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.

- (1) 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

- (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.*