

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 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 December 27, 2022.

PLANNING COMMISSION REORGANIZATION

2.
 - a. Chair.
 - b. Vice-Chair.
 - c. Joint Park Planning Board (will meet the second Tuesday of the month at 6:00pm if called). Two Members.
 - d. Meeting Rescheduling: July 4, 2023, Independence Day.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

3. Architectural Standards: Community Ordinances and Material Examples

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

The Preliminary Plat and Conditional Use Permit for Katie's Glen were approved by the City

Council on January 3, 2023.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 27, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chair West called the Regular Meeting of the Wyoming Planning Commission for December 27, 2022 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: Michael Naumann, Katie West, and Dan Iverson

ABSENT: Mark Lobermeier

Also Present: Fred Weck Zoning Administrator and Council Liaison Brett Ohnstad

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 December 13, 2022

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 13, 2022 AS SUBMITTED.

Voting Aye: Naumann, Iverson, and West

Voting Nay: None

Abstain: None

Absent: Lobermeier

SCHEDULED PUBLIC HEARINGS:

2. **Rezone: Z-22-004 – Rural Residential 1 (R-1) to Office and Health Care District (OHC)**
Location: 257th Street, South end of cul-de-sac
Applicant/Owner: 257 Land Holdings, LLC Brian Solsrud
Property ID Numbers: 21.10605.00 and 21.10542.10

Zoning Administrator Weck gave an overview of the proposed rezoning for the two vacant parcels located on 257th Street. He noted that the Comprehensive Plan has these parcels guided for Office and Health Care District and staff recommended approval.

Ed Severson, White Bear Lake, representing 257 Land Holdings, LLC, stated that they are excited to begin the dialogue with the City for this project.

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

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

Dan Zienty, 25383 Heims Lake Circle, he stated that he feels this proposed change will directly impact the adjacent properties, including the Heims Lake Villas neighborhood. He stated that the neighborhood had put together a petition and would be presenting it to the City opposing the rezoning of these parcels. He explained that a major component of the consideration for building their homes in the Heims Lake Villas neighborhood was knowing the current zoning. He stated that properties around this area are zoned similarly and are in keeping with the strategic planning of the watershed district. He stated that they believe that allowing this change will disrupt the continuity of the area explained that they were also concerned about negative impacts on their neighborhood if a health care facility or office is built because it would bring more traffic, noise, and parking lot lights to a very quiet street. He noted that their direct neighbor Rosenbauer activities cease every day at 4:30 p.m. and have been excellent neighbors. He stated that he believed that rezoning this property would have a negative impact on the ecosystem because the wetlands are home to a diverse amount of native wildlife including numerous species of nesting and migrating waterfowl. He stated that they feel that a business would be much more devastating to the destruction of habitat than existing residential development. He asked the Commission to take the time to visit the area to see the importance in maintaining the continuity of the land surrounding Heims Lake and that they keep the land as it is presently zoned.

A petition was presented to Zoning Administrator Weck.

Tim Montzka, 5294 250th Street, noted that his property adjoins the parcels being discussed tonight and explained that he has lived on the lake since 1968. He stated that he is troubled because he has seen this happen in the neighborhood in the past where a developer has come in and the City has bent over backwards and changed zoning with the expectation of certain things to be done. He stated that he has seen his long term neighbors lose their properties because of the assessments due to development. He stated that these things sound really good up front, but it does not always work as well for the neighbors. He stated that the conversation started tonight by saying they are 'starting a discussion', which concerns him because he did not see a plan presented. He stated that he doesn't know that once the developer gets their approvals that the City will have much control over it. He stated that he would encourage the Planning Commission to know what is going to happen to this neighborhood before they allow it to be rezoned. He referenced the 40-50 new landowners on that side that have recently purchased the property. He stated that he assumes that many of them spent their entire life savings on this purchase and that decision was made with an expectation and understanding and asked that the City consider those people and that this decision be considered very carefully. He stated that the company that made this investment made an investment with the hope of getting a rezoning and to make some money.

Kevin Kirvida, Lindstrom, stated that he is the owner of the Rosenbauer building. He stated that he is not here to oppose the rezoning request. He noted that he did have a few concerns to bring to the Planning Commission's attention. He explained that the current footprint of their building has about 3-5 acres to the south that they may someday expand onto and expressed concern that the high and dry area of the proposed development would be very close to where they would be placing the buildings. He explained that he did not want it to turn into a situation where people move in near an airport and start complaining about the noise and the statement is made "the airport was there first". He stated that there is also an access road that traverses across this

property that is intended to be for emergency access, but noted that he has seen vehicles using the roadway. He noted that if this request is granted, he would very much like to move the road so it is on the property line rather than cutting across this property.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:12 P M.

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

Commissioner Iverson asked about the applicant's plans for the property.

Mr. Severson stated that their plans will really celebrate the green space and will be tucked back. He explained that the tree plan essentially drove the proposed building placement of an "L-shape" on the highway side. He briefly discussed the existing assessment and the discussions they have been having with the County regarding a possible financing packet for the property.

Commissioner Iverson asked if the plans were for residential development.

Mr. Severson stated that as it is right now, the engineer has not worked out the final plans.

Commissioner Iverson noted that the request is for rezoning to Office and Health Care and asked what Mr. Severson was actually planning to build in this area.

Mr. Severson explained that they are planning 13 units that are 3 bedroom units with 2 car garages, that would be townhouse style, slab on grade construction.

Vice-Chair West asked if Zoning Administrator Weck felt that this proposal would add traffic to the area.

Zoning Administrator Weck stated that when Rosenbauer was brought in, 257th Street was constructed and did not connect to the 250th Street dirt road. He gave an overview of the conditions of approval to provide emergency access and noted that the road referenced by Mr. Kirvida was not intended to be used as a public road and explained that people should not be using it as a road and it should only be for emergency access. He explained that the City ordinances do not allow any commercial traffic to go through residential neighborhoods. He stated that the Heims Lake Villa developments are also zoned Office and Health Care and reviewed the allowed uses including: health clinics, daycares, fitness centers, funeral homes, hospitals, hotels/motels, churches, elderly restricted housing, office buildings, personal services, restaurants, and tutoring services, in addition to residential. He reminded the Commission that the issue under discussion tonight is whether this property should be rezoned to what it is guided for under the Comprehensive Plan.

Vice-Chair West noted that things like the number of units being proposed would be reviewed during the site plan review.

Zoning Administrator Weck reviewed the zoning designations of the surrounding properties.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO REOPEN THE PUBLIC HEARING FOR COMMENT.

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

Absent: Lobermeier

Rick Gierke, 5280 250th Street, asked if the plans were for an apartment building with 13 units or 13 separate structures.

Mr. Severson stated that until they figure out the zoning issue, they cannot really have a plan. He stated that if he wants to apply for grants or any financial aid through the County the zoning needs to be taken care of so he can know what he can build.

Mr. Gierke stated that he understood that but because he mentioned the number 13, he would like to know what his hope is for the project.

Zoning Administrator Weck stated that this is located in the Shoreland District and until the City sees what is going on there, the density cannot be figured out. He explained that it is a complicated formula.

Mr. Gierke reiterated that he was just wondering if the plans were for apartment style units or something else.

Zoning Administrator Weck stated that they are not far enough into the process to know those details yet.

Mike Deneen, 25347 Heims Lake Circle, noted that his understanding was that there was only 3 acres of buildable property on these lots even though the total amount is between 11-17 acres. He noted some others lots located near DaVita that were also available in the County auction, but was unsure if they had sold. He stated that he believes those parcels were already zoned for commercial use.

Zoning Administrator Weck stated that the Comprehensive Plan has them guided for commercial, but have the same zoning as this parcel as Rural Residential 1. He stated that he was unsure about how much buildable property there is on these lots and would be determined later in the process.

Mr. Zienty asked if there was a height restriction.

Zoning Administrator Weck explained that the height restriction would be for 45 feet.

Mr. Montzka asked if he was correct in thinking that if the rezoning is approved that any one of the permitted uses in that zoning would be acceptable.

Vice-Chair West confirmed that was correct.

Mr. Montzka asked if the City would have the legal authority to say no to one of those permitted uses.

Zoning Administrator Weck explained that it was more than just being 'on the list' and noted that the plans also have to meet all the other standards and referenced examples such as setbacks, parking and other required permitting.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO CLOSE THE PUBLIC HEARING AT 7:29 PM.

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

Commissioner Iverson asked how the City has high density residential as options under both OHC and High Density Residential.

Zoning Administrator Weck stated that it is similar to how there can be single family residential homes in R-1, R-2, R-3, and R-6.

3. MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE REQUEST TO REZONE: Z-22-004 – RURAL RESIDENTIAL 1 (R-1) TO OFFICE AND HEALTH CARE DISTRICT (OHC) LOCATION: 257TH STREET, SOUTH END OF CUL-DE-SAC FOR 257 LAND HOLDINGS, LLC BRIAN SOLSRUD, PROPERTY ID NUMBERS: 21.10605.00 AND 21.10542.10

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

NEW BUSINESS

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that the Council had adopted the Comprehensive Plan. He noted that Katie's Glen discussion was tabled until the full Council could be present. He reviewed the proposed agenda items for the next Commission meeting.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE DECEMBER 27, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:33 PM.

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

Architectural Standards - 2023

The City of Wyoming amended the Architectural Standards Division of the Zoning Ordinance in 2018. Primarily what was changed was 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. Below you will find ordinance examples from a number of communities, some of which were evaluated in 2018, and a very brief synopsis of changes, if any, since then.

Chisago City – rewritten to add new zoning districts; materials and percentages were not changed.

Forest Lake – no changes.

Cambridge – was not evaluated in 2018.

Lindstrom – Rewritten completely; in 2018 they used a document titled “Design Character Statement for Lindstrom MN”; this document is no longer referenced.

Stacy – was not evaluated in 2018.

Lakeville – minor changes.

North Branch – complete rewrite used Wyoming’s ordinance as the template.

East Bethel – no changes.

Woodbury – was not evaluated in 2018.

West St. Paul – no changes.

East Bethel – no changes.

Columbus – complete rewrite after the township incorporated as a city.

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:

Wyoming

- (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.*

Wyoming

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.*

Chisago City

4.3.1 Neighborhood Commercial (NC)

Performance and Architectural Standards

It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

1. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 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 1, 2, or 3
3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.
4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

Classes of Material		
Class 1	Class 2	Class 3
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

4.3.2 Central Business (CB)

5. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

6. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade.

Classes of Material		
Class 1	Class 2	Class 3
- Brick - Natural Stone - Glass - Seamless metal panels - Other materials not listed elsewhere as approved by the City Administrative	- Masonry Stucco - Decorative Concrete Block - Decorative Concrete Panels - Tile - Other materials not listed elsewhere as approved by the City Administrative	- Industrial grade concrete panels - Smooth concrete - Scored concrete - Ceramic - Wood - Aluminum or vinyl Siding - Other materials not listed elsewhere as approved by the City Administrative

4.3.3 Highway Commercial (HC)

D. Performance and Architectural Standards It is in the best interest of the City to promote high standards of architecture design, provide visual interest, at the scale of the pedestrian, reduce massive aesthetic effects, and be compatible with surrounding structures and neighborhoods.

3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.

4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

8. Acceptable exterior materials are divided into Class 1 and Class 2 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 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 1, 2, or 3.

Classes of Material		
Class 1	Class 2	Class 3
- Brick - Natural Stone - Glass - Seamless metal panels - Other materials not listed elsewhere as approved by the City Administrative	- Masonry Stucco - Decorative Concrete Block - Decorative Concrete Panels - Tile - Other materials not listed elsewhere as approved by the City Administrative	- Industrial grade concrete panels - Smooth concrete - Scored concrete - Ceramic - Wood - Aluminum or vinyl Siding - Other materials not listed elsewhere as approved by the City Administrative

Chisago City

4.4.1 Light Industrial (LI)

9. Architectural Standards: It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

a. Classes of Material Front facades must be composed of at least 75 percent of Class 1 or 2 materials, with at least 25 percent of Class 1 material on the total façade. Side and rear facades visible to public right-of-ways, parks, or residential property must be composed of at least 25 percent of Class 1 or 2. Side and rear facades not visible from public right-of-way, parks, residential property or district may use any combination of Class 1, 2, or 3 materials.

Classes of Material		
Class 1	Class 2	Class 3
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

4.4.2 Office Park Industrial (OPI)

D. Performance and Architectural Standards:

2. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 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 1, 2, or 3

Forest Lake

153.324 Minimum Standards for Design: Applicable To All Commercial/Business Districts (NC, B-1, B-2).

(A) Visual interest and building materials.

(1) All new building fronts and refacing of existing buildings shall include a minimum of 3 of the following elements:

- (a) Architectural detailing, such as cornice, awning, parapet, or columns;
- (b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;
- (c) A minimum of 30% window coverage on each front that faces a street or similar based on requirements in § 153.306(E)(1);
- (d) Contrasting, yet complementary material colors;
- (e) A combination of horizontal and vertical design features;
- (f) Irregular building shapes;
- (g) Other architectural features in the overall architectural concept.

- (2) No wall shall exceed 50 feet in length without at least 1 visual interest element, such as windows, horizontal and vertical facade articulation, contrasting material colors, vertical or horizontal patterns.
Accent materials. Accent materials shall be wrapped around walls visible to public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement may also be used as accent materials for the trim, soffit, and/or fascia.
- (3) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.
- (4) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems (only within the B-2 District) and fiber cement siding which may be painted.
- (5) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal or unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.
- (6) Roofs. Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

153.330 Minimum Standards for Design: Applicable To All Industrial Districts (I, BP) and the B-3 DISTRICT.

Same as previous section except the wall length in Item (2) was increased to 75 feet.

153.334 Downtown Mixed Use (MU-1) District.

- (A) (H) Building design requirements. To maintain the character of the downtown area, the MU-1 District is subject to the following standards to reflect the character of the district. The design standards are explained in further detail and illustrated in the **Forest Lake Design Requirements Manual**.
 - (1) All new building fronts and 100% refacing of existing buildings shall include a minimum of 4 of the following elements:
 - (a) Architectural detailing, such as cornice, awning, parapet, or columns;
 - (b) A minimum of 30% window coverage on each front that faces a street;
 - (c) Contrasting, yet complementary material colors;
 - (d) A combination of horizontal and vertical design features;
 - (e) Irregular building shapes;
 - (f) Horizontal offsets of at least 4 feet in depth;
 - (g) Vertical offsets in the roofline of at least 4 feet;
 - (h) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;
 - (i) Using remaining 35% street frontage (if available based on building design) provide a variation in setback at a minimum of 5 feet to provide open plaza, seating area or expanded building entry;
 - (j) Other architectural features in the overall architectural concept.
 - (2) Visual interest and building design.

- (a) Buildings may be designed in a variety of styles but must relate to surrounding buildings and the overall downtown character.
 - (b) Architectural styles, materials, color, and detailing should be used to provide continuity of design elements.
 - (c) Building massing, scale, and height will be varied within a block.
 - (d) Bay widths of more than 24 feet shall be designed with architectural detailing to achieve an appearance of bay widths of no more than 24 feet. Building jogs, column spacing, width of window bays, placement of windows and variation in roof height lines, and setback and similar design can be used to achieve this requirement.
 - (e) Buildings shall be finished in acceptable tones and colors, such as dark earth tones and muted colors. Brighter colors shall be used sparingly only for trim and details.
 - (f) Multi-story buildings shall have the ground floor distinguished from the upper floors (used to identify separate tenants) by having 1 or more of the following:
 - 1. Awning;
 - 2. Trellis;
 - 3. Arcade;
 - 4. Window lintels;
 - 5. Intermediate cornice line;
 - 6. Brick detailing such as quoins or corbels.
 - (g) Building fronts. Building fronts shall include a minimum of 2 of the following elements:
 - 1. Recessed entries;
 - 2. Canopies;
 - 3. Window boxes;
 - 4. Narrow (4 feet or less) windows;
 - 5. Recessed or projected windows and transoms.
 - (h) Building roofs. Acceptable building roof designs include flat, pitched, or curved. Buildings shall include a variety of roof lines within a block. Mansard roofs and mansard style roofs are not permitted except for mansard styled cornices. Building roofs shall incorporate a minimum of 1 of the following elements:
 - 1. Parapets or cornices;
 - 2. Varying building heights;
 - 3. Sloped roofs where the historical character of the original building dictates.
- (3) Accent materials. Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefabricated decorative metal, and fiber cement trim, soffit, and fascia.
- (a) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior. Brick shall not be painted.
 - (b) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated except that architectural concrete precast panel systems and fiber cement siding may be painted.
 - (c) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line.

No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

153.335 General Mixed Use (MU-2) District.

(B) (K) Building design requirements. To maintain the character of the downtown area the MU-2 District is subject to the following standards to reflect the character of the district. The design standards are explained in further detail and illustrated in the Forest Lake Design Requirements Manual.

- (1) All new building fronts (single-story or multi-story) and 100% refacing of existing buildings, shall include a minimum of 4 of the following elements:
 - (a) Architectural detailing, such as cornice, awning, parapet, or columns;
 - (b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;
 - (c) A minimum of 30% window coverage on each front that faces a street;
 - (d) Contrasting, yet complementary material colors;
 - (e) A combination of horizontal and vertical design features;
 - (f) Irregular building shapes;
 - (g) Horizontal offsets of at least 4 feet in depth;
 - (h) Vertical offsets in the roofline of at least 4 feet;
 - (i) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;
 - (j) Other architectural features in the overall architectural concept.
- (2) Multi-story buildings shall have the ground floor distinguished from the upper floors by having 1 or more of the following:
 - (a) Awning;
 - (b) Trellis;
 - (c) Arcade;
 - (d) Window lintels;
 - (e) Intermediate cornice line;
 - (f) Brick detailing such as quoins or corbels.
- (3) Residential uses on first floors. Whenever residential uses are included on the first floor of a building the first floor elevation shall be a minimum of 2 feet 6 inches above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is raised from the public space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure.
- (4) Any exterior building wall adjacent to or visible from a public street, public open space or abutting property may not exceed 50 feet in length without significant visual relief consisting of 1 of the following:
 - (a) The facade shall be divided architecturally by means of significantly different materials or textures;
 - (b) Horizontal offsets of at least 4 feet in depth;
 - (c) Vertical offsets in the roofline of at least 4 feet; or
 - (d) Fenestration at the first floor level that is recessed horizontally at least 1 foot into the facade.
- (5) Accent materials. Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal, and fiber cement trim within soffit and fascia areas.
- (6) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable

Forest Lake

as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.

- (7) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems and fiber cement siding which may be painted.
- (8) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.
- (9) Building roofs. Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched, or curved. Building roof styling shall incorporate a minimum of 1 of the following elements:
 - (a) Parapets or cornices;
 - (b) Varying building height and variety of roof lines (while meeting requirements in division (D)).

Cambridge

156.088 Exterior Building Wall and Roof Finishes

- (A) Purpose and intent. All commercial and industrial buildings shall be designed to accomplish the goals and policies of the Comprehensive Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is both compatible with adjacent structures and consistent with the City's standards for the zoning district in which the building is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes, or other architectural features in the overall architectural concept.
- (B) Major exterior wall surface materials.
 - (1) Commercial buildings.
 - (a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, stucco, or synthetic stucco, or their aesthetic equivalent.
 - (b) Finished log wood siding is acceptable if it is incorporated into the overall design of the building or as an accent material.
 - (c) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.
 - (2) Industrial buildings.
 - (a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels.
 - (b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.
- (C) Minimum percentage of major exterior surface materials.
 - (1) Commercial buildings.
 - (a) In commercial areas, at least 75% of the exterior surface must be covered with the major exterior surface materials required in subpart (B)(1) above.

Cambridge

- (b) The remainder of the exterior surfaces may be engineered wood siding (i.e. LP SmartSide), architectural concrete, cast in place or precast panels or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.
- (2) Industrial buildings.
 - (a) In industrial areas, the exterior surface must be covered with the major exterior surface materials required in subpart (B)(2) above as follows: 1. 2. 3.
 - (b) I-1, Low Impact Business - Industrial District 65% coverage I-2, Light Industrial District I-3, General Industrial District 50% coverage 25% coverage The remainder of the exterior surfaces may be architectural concrete, or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.
- (C) Accent materials. Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage. Accent materials shall not comprise more than 25% of a building exterior.
- (D) Exceptions. The following exceptions are permitted:
 - (1) Exterior walls that are built within six inches of and parallel to an existing wall of an adjacent building shall be exempt from the requirements of subparts (B) and (C) above.
 - (2) The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section may be required to receive a variance from the Planning Commission and City Council for final approval.
- (E) Roofs. Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

Lindstrom

151.02.41 Central Business District

- 4) Building Entrances
 - a) One or more prominent entries are required on any building façade fronting on a public street, park, or plaza.
 - b) Prominent entries should be designed with a canopy, portico, arch, display windows, architectural molding, or other details to announce its location.
- 5) Horizontal Building Façade Articulation
 - a) A building facade fronting on a public street, park, or plaza shall have an architectural feature along the top of the ground story and along the bottom of the top story.
 - b) A horizontal architectural feature is composed of a decorative, three-dimensional, horizontal element that projects out or is recessed in from the exterior facade of a building at least two (2) inches.
- 6) Vertical Building Façade Articulation
 - a) Any ground story facade fronting on a public street, park, or plaza that exceeds 48 feet in width shall be visually divided into smaller sections through articulation of the façade, every 48 feet at a minimum.
 - b) For upper stories, façade articulation shall occur for facades exceeding 72 feet in width on a public street, park, or plaza, every 72 feet at a minimum.
 - c) Articulation techniques include vertical recesses or projections of the building façade, window bays, balconies, and changes in exterior materials.
- 7) Rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas shall be screened or enclosed with materials compatible with the principal structure.

8) Building Façade Transparency

Lindstrom

- a) Tinted windows shall be no darker than 20 percent tint.
- b) Reflective glass is prohibited for windows and doors on ground story facades fronting on a public street, park, or plaza. Non-tinted, clear low-e window coatings are permitted.
- c) Glass block is prohibited on all facades, ground and upper stories, fronting on a public street, park, or plaza.

Stacy

153.050 CBD Central Business District.

(H) Building design standards.

- a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
- b. Exterior finishes. The following materials are permitted for exterior finishes:
 - i. Face brick;
 - ii. Natural stone;
 - iii. Stone or glass curtain walls;
 - iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
 - v. Break-off block;
 - vi. Stucco; and
 - vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
 - viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
- c. Prohibited materials. The following materials are prohibited for exterior finishes:
 - i. Temporary construction.

153.051 GB General Business District.

(F) Building design standards.

- a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
- b. Exterior finishes. The following materials are permitted for exterior finishes:
 - i. Face brick;
 - ii. Natural stone;
 - iii. Stone or glass curtain walls;
 - iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
 - v. Break-off block;
 - vi. Stucco; and
 - vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
 - viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
- c. Prohibited materials. The following materials are prohibited for exterior finishes:
 - i. Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
- d. Building construction prohibited.

- i. Temporary construction.

153.052 I Industrial District.

(F) Building design standards.

- a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
- b. Exterior finishes. The following materials are permitted for exterior finishes:
 - i. Face brick;
 - ii. Natural stone;
 - iii. Stone or glass curtain walls;
 - iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
 - v. Break-off block;
 - vi. Stucco; and
 - vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
 - viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
- c. Prohibited materials. The following materials are prohibited for exterior finishes:
 - i. Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
 - ii. Structures that have only an outside skin.
- d. Building construction prohibited.
 - i. Temporary construction.

153.053 LI Light Industrial District.

(H) Building design standards.

- (1) Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
- (2) Exterior finishes. The following materials are permitted for exterior finishes:
 - (a) Face brick;
 - (b) Natural stone;
 - (c) Stone or glass curtain walls;
 - (d) Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
 - (e) Break-off block;
 - (f) Stucco; and
 - (g) Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
 - (h) Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
- (3) Prohibited materials. The following materials are prohibited for exterior finishes:
 - (a) Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
- (4) Building construction prohibited.
 - (a) Temporary construction.

Lakeville

11-17-9: Building Type and Construction:

Buildings in all zoning districts shall maintain a high standard for exterior architecture to ensure a high quality of development and land use compatibility that contribute positively to community image in regard to material quality, visual aesthetics, permanence and stability and to prevent use of materials that are unsightly, deteriorate rapidly, contribute to depreciation of area property values, or cause urban blight.

A. General Provisions:

1. General Design Concept: Building and/or project designs shall utilize materials, colors, or details to meet the intent of these architectural standards.
2. Design Elements: Projects may be required to utilize building ornamentation features, including, but not limited to: columns, arches, parapets, cornices, friezes, canopies, moldings, dentils, corbels, quoins, rustication, vaults, domes, and cupolas.
3. Corporate Identity: The intent and purpose of these architectural standards supersede corporate identity designs; when a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design shall be limited to the area immediately adjacent to the main entry but shall otherwise be consistent with the intent of this section.
4. Area Plans: Projects in special areas of the City shall comply with the standards adopted by the City Council. The special areas, as defined by the comprehensive plan or specialized studies, are:
 - a. Central Business District: "Historical Fairfield District of Downtown Lakeville Design Guidelines".
 - b. Community corridors and gateways: "Corridor and Gateway Design Study".
 - c. Downtown development guide.
5. Definitions: For the purposes of this section, the allowed building materials or finishes shall be defined as:

ACID ETCH: A finish achieved by casting concrete against a smooth, hard surface. After removal from the form the element is allowed to harden to a uniform hardness. The element is then washed with an acid solution and scrubbed to remove the cement surface to a sand level resulting in a smooth, sand textured surface.

BRICK: The conventional molded rectangular block of baked clay, nominal four inch (4") width.

BRICK AND STONE FACE: A thin fired clay brick faced or stone faced architectural precast or tilt-up concrete panel with a cavity cast in, or a plate cast in if the brick runs to the bottom of the edge so that the brick can be set in the panel after its removal from the form exhibiting coursing and joint treatment to match hand-laid brickwork or stonework aesthetic.

CAST STONE: A finish achieved by ramming moist zero slump concrete against smooth rigid formwork until the product is densely compacted and ready for removal from the form. After curing, the panel may be hand rubbed or acid etched.

EXPOSED AGGREGATE: A finish achieved by:

- a. Casting against a form surface that has been painted with retarder that retards the set of the concrete at its surface.
- b. Application of a chemical retarder to the surface of the form. The retarder prevents the matrix from hardening at the surface of the panel to a specific depth, controlled by the strength of the retarder. After curing, the unhardened layer of matrix at the surface of the panel is removed by a high pressure water washing, thus, exposing the aggregate used in the concrete.

- c. Casting concrete against a smooth hard surface. After removal from the form, the finished surface is sandblasted to remove the matrix and expose, as well as etch, the coarse aggregate.

FORM LINERS: A finish achieved by the use of plaster, rubber, grained wood, rope or other material as a liner in the casting form to impart a particular finish to the face of the panel.

LIGHT SANDBLAST: A finish achieved by casting concrete against a smooth, hard surface. After removal from the form, the element is given a light sandblasting removing the cement skin from the surface resulting in a smooth, sand textured surface.

MASONRY VENEER: A finish having a manufactured non-structural external veneer layer of thin fired clay brick, or natural/artificial stone exhibiting coursing and joint treatment to match hand-laid brickwork or stonework aesthetic either anchored or attached directly to an internal structural wall manufactured as a unit off-site.

SMOOTH AS CAST: Concrete placed against a hard, smooth formwork to achieve a smooth "as cast" finish on the precast element.

TOOLED: A finish achieved by casting concrete against a smooth or specifically textured or patterned formwork. After removal from the form, the hardened surface is treated mechanically to create the desired effect such as "fractured fin" or "bush hammered."

- B. Exterior Building Finishes: For the purpose of this subsection, materials shall be divided into grades and categories as follows:
 - 1. Grade A:
 - a. Brick, brick face, or custom masonry units (CMU) having a bricklike appearance.
 - b. Natural or artificial stone.
 - c. Glass.
 - d. Copper panels.
 - 2. Grade B:
 - a. Specialty concrete block such as textured, burnished block or rock faced block with integral color or stain exceeding ASTM G154.
 - b. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, masonry veneer, and/or cast stone type finish.
 - c. Masonry stucco.
 - d. Ceramic.
 - 3. Grade C:
 - a. Exterior insulation and finish system (EIFS).
 - b. Opaque panels.
 - c. Ornamental metal.
 - d. Fiber-cement exterior siding.
 - e. Architectural panels with simulated wood or other natural material finish.
 - 4. Grade D:
 - a. Smooth as cast concrete block.
 - b. Smooth scored concrete block.
 - c. Glass block.
 - d. 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.
 - 5. Grade E:
 - a. Steel, aluminum.
 - 6. Grade F:
 - a. Vinyl.

7. Steel Or Aluminum Buildings: Except in association with farms as defined by this title, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish such as COR-TEN steel shall be permitted in any zoning district.
 8. Integral Color: For the purpose of this section, exterior finish materials requiring integral color shall not include natural gray.
 9. Foundations: Building foundations not exceeding one foot (1') and other such portions of a building's facade below the elevation of the first floor need not comply with the requirements for the primary facade treatment or materials.
 10. Exceptions: 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.
- C. Residential Uses:
1. The primary exterior building finish for residential uses shall consist of grade A, B, C, D, E and/or F materials.
 2. Required use of exterior building materials for buildings within the RST-2, RM-1, RM-2, RM-3, RH-1 and RH-2 Districts shall be as set forth by the respective zoning districts.
 3. Required use of exterior building materials for buildings within the M-1 and M-2 Districts shall be as provided for by Section 11-17-9 .D.1 of this Title.
- D. Commercial, Office And Institutional Uses: The exterior of commercial, office and institutional buildings shall include a variation in building materials and forms to be distributed throughout each exterior elevation and coordinated into the design of the structure to create an architecturally balanced appearance and shall comply with the following requirements:
1. Commercial Districts (except O-P District):
 - a. The exterior building finish shall use at least three (3) grade A materials.
 - b. The exterior building finish shall be composed of at least sixty five percent (65%) grade A materials; not more than thirty five percent (35%) grade B or grade C material and not more than ten percent (10%) grade D materials.
 - c. Masonry veneer may be used for principal buildings with a gross floor area of less than ten thousand (10,000) square feet to satisfy the grade A material requirements of this section.
 2. O-P District uses and all institutional uses regardless of zoning district:
 - a. The exterior building finish shall be composed of at least sixty five percent (65%) grade A materials, not more than thirty five percent (35%) grade B and grade C materials, and not more than ten percent (10%) grade D materials.
 - b. Architecturally precast concrete panels with a form liner, tooled, brick and stone face, and/or cast stone type finish may be used to satisfy the grade A material requirements of this section.
 - c. Masonry veneer may be used for principal buildings with a gross floor area of less than ten thousand (10,000) square feet to satisfy the grade A material requirements of this section.
 3. All elevations of the principal and accessory structures are to have essentially the same or coordinated harmonious exterior finish.
- E. Industrial Uses:
1. The primary exterior building finish for buildings within Industrial Districts shall consist of grade A, B, C, D and/or E materials.
 2. Steel or aluminum curtain wall panels (nonstructural, nonload bearing) shall be allowed within Industrial Districts provided that:
 - a. The panels are factory fabricated and finished with a durable nonfade surface and their fasteners are of a corrosion resistant design.
 - b. The building shall be required to be faced with grade A, B, C or D material on wall surfaces abutting public rights-of-way, a nonindustrial zoning district, an adjacent industrial building with brick, wood, stone or decorative concrete wall

surfaces, residential uses, or public areas. The required wall surface treatment may allow a maximum of fifty percent (50%) of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design and is similar to the building frontage.

F. Other Requirements:

1. One Grade A Material: Buildings may be constructed primarily of one specific grade A material provided the design is obviously superior to the general intent of this title, provides variation in detailing, footprint of the structure or deviations in long wall sections to provide visual interest.
2. Color Variations: Minor blended color variations shall not be considered as a separate material, except that a distinctively different color of brick may be considered as a second grade A material.
3. Primary Material: To be counted as a primary material, the product shall comprise at least five percent (5%) of the exterior wall.
4. Back Of Parapets: The back of parapets that are visible shall be finished with materials and colors compatible with the front of the parapet.
5. Exposed Roof Materials: Exposed roof materials shall be similar to, or an architectural equivalent of a three hundred (300) pound or better asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better.
6. Contrasting Colors: Use of contrasting colors for building elements such as cloth or metal awnings, trim, banding, walls, entries or any portion of the overall building shall be minimized, but in no case shall such coloring exceed ten percent (10%) of each wall area.
7. Painting Brick Or Stone: Grade A brick or stone exteriors of multiple family residential, commercial, industrial, or institutional buildings shall not be painted during the life of the exterior materials. (Ord. 996, 5-7-2018)
8. Accessory Structures:
 - a. Except in the A-P and RA Zoning Districts, all accessory buildings in excess of two hundred (200) square feet that are accessory to residential dwelling units shall be constructed with a design and exterior building materials consistent with the general character of the principal structure on the lot.
 - b. Accessory buildings for nonresidential uses, including those allowed in the Residential Districts, shall be of a similar character, design, and facade as the principal structure.
9. Expansions:
 - a. Remodeling or maintenance of existing buildings that do not increase the floor area of the existing structure shall be regulated by chapter 15 of this title.
 - b. Additions of less than fifty percent (50%) of the floor area of the existing building may use the same or higher grade materials as the existing structure.
 - c. Not more than one exterior wall designed for removal to allow future building expansion may be allowed to use grade D materials notwithstanding other applicable provisions of this section provided that the wall does not face a public street.

G. Exceptions: Exceptions to the provisions of this section may be granted as a conditional use subject to the following criteria:

1. The use is an airport or essential service as defined by this title; or
2. The applicant shall have the burden of demonstrating that:
 - a. The proposed building maintains the quality in design and materials intended by this title.
 - b. The proposed building design and materials are compatible and in harmony with other structures within the district.
 - c. The justification for deviation from the requirements of this section shall not be based on economic considerations.

Lakeville

3. A maintenance plan for use of alternative materials or for an exception to the exterior finish requirements of this section may be required by the City Council as a condition of approval to insure consistency with the intent of this section.

North Branch

(b) Architectural standards.

The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

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 Section 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 North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(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 Zoning Administrator approval and the following:

- (a) Zone 1: 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 materials.
- (b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.
- (c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be minimally composed of thirty-five percent (35%) Class I materials; with the remaining being sixty-five percent (65%) percent Class II materials.
- (d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

1. Class I consisting of:

- i. Brick,
- ii. Natural stone (or similar appearing, high quality manufactured stone),

North Branch

- iii. Glass curtain wall,
- iv. Copper,
- v. Other comparable or superior materials, or
- vi. 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.
- vii. Exterior finish installation system (EFIS),
- viii. Opaque panels,
- ix. Ornamental metal,
- x. Smooth concrete block,
- xi. Scored concrete block,
- xii. Smooth concrete tilt-up panels,
- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. 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:

North Branch

- (a) Vinyl Siding.
- (b) Metal Siding, except as provided above.
- (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 or II 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) 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.

East Bethel

SECTION 28. - ARCHITECTURAL STANDARDS

1. Purpose.

The purpose of architectural standards is to ensure the exterior of new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural designs.

2. Planned business district (PBD), city center (CC), limited business (B-1), central business (B-2), highway business (B-3), and non-residential uses in residential districts.

- A. *Building design.* Building design shall exhibit architectural control which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.
 - 1) Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.
 - 2) At least 50 percent of all exterior wall finishes shall be comprised of any combination of at least two of the following materials:
 - a) Brick.
 - b) Natural stone.
 - c) Glass.
 - d) Stucco or stucco-like finishes.
 - e) Other comparable or superior material approved by city council.
 - 3) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials that meet or exceed the quality of the primary exterior materials and shall be consistent with the building design.
 - 4) In the PBD, CC, B-1, B-2 districts, and non-residential uses in residential districts, a minimum of 30 percent of the facade facing the public right-of-way shall be glass.
 - 5) In the B-3 districts, a minimum of 20 percent of the facade facing the public right-of-way shall be glass.

- 6) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building.

3. Light industrial (I).

Building design. Building design shall exhibit architectural control which seeks to be creative and utilize building lines, shapes, and angles to maximize architectural integrity.

- B. *[Agricultural standards.]* Industrial properties which are located within 1,320 feet of the centerline of the right-of-way of Highway 65 shall meet the following architectural standards. Where only a portion of the parcel lies within 1,320 feet of the Highway 65 centerline, the standards shall apply to the entire parcel:

North Branch

- 1) Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.
 - 2) Building exterior wall finishes shall be comprised of any combination of at least two of the following materials:
 - a) Brick.
 - b) Natural stone.
 - c) Glass.
 - d) Masonry stucco.
 - e) Other comparable or superior material approved by city council.
 - 3) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials comparable in grade and quality to the primary exterior materials.
 - 4) A minimum of 20 percent of the facade facing the public right-of-way shall be glass.
 - 5) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building
- C. *[Architectural standards.]* Industrial properties which are not located within 1,350 feet of the centerline of the right-of-way of Highway 65 shall meet the following architectural standards:
 - 1) Exterior wall surfaces of all buildings shall be faced with brick, stone, architecturally enhanced pre-cast and cast-in-place panel, architectural concrete in combination with other permitted materials or glass.
 - 2) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials comparable in grade and quality to the primary exterior materials.
 - 3) A minimum of 20 percent of the facade facing the public-right-of way shall be glass.
 - 4) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building.

4. Two-family and townhome dwellings.

Exterior building finish: The exterior of two-family and townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, two-family and townhome dwelling structures shall comply with the following requirements:

- A. A minimum of 25 percent of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco, and/or natural or artificial stone.
- B. Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than 75 percent of one type of exterior finish.
- C. For the purpose of this section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.
- D. No more than three buildings within 300 feet of each other shall consist of the same building facade.

5. Exceptions.

- A. The proposed building maintains the quality and value intended by this section.
- B. The proposed building is compatible and in harmony with other structures designed by standards in this section within the district.
- C. The design exceeds the intent of the ordinance.

- D. Any building is subject to denial that does not meet architectural excellence as determined by the planning commission and the city council.

Woodbury

Sec. 24-235. Architecture, nonresidential buildings.

- (a) *Purpose.* The purpose of this section is to establish minimum standards for exterior architecture of commercial, office, industrial, institutional and warehouse buildings and to ensure a high quality of development, redevelopment and compatibility with evolving architectural or planning themes that contribute to a community image of quality, visual aesthetics, permanence and stability which are in the best interest of the citizens of the city. These standards are intended to prevent use of materials that are unsightly, deteriorate rapidly, contribute to depreciation of area property values, or cause urban blight.

These standards are further intended to ensure coordinated design of building exteriors, additions and accessory structure exteriors in order to prevent visual disharmony, minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and buildings that detract from the character and appearance of the area. 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. However, modifications to the exterior design may be required to promote compatibility with the desired architecture in the immediate vicinity and/or the general architectural character of the area and the city in general.

- (1) *General design concept.* Building and/or project designs may be required to modify building materials, colors, details, site plan, landscape plantings, or other features to meet the intent of these architectural standards.
 - (2) *Modifications.* Projects may be required to utilize building ornamentation features, including but not limited to: columns, arches, parapets, cornices, friezes, canopies, moldings, dentils, corbels, quoins, rustication, vaults, domes, and cupolas.
 - (3) *Corporate identity.* The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design shall be limited to the area immediately adjacent to the main entry and may require modification to meet the intent of the ordinance.
- (b) *Applicability and review.* This section shall apply to all commercial, office, institutional and industrial buildings, additions, exterior remodeling and accessory structures, unless different exterior materials are specifically approved. The review and approval process shall be the same as outlined in section 24-123 of the City Code.
- (c) *Submission requirements.* The applicant shall submit the following minimum information to demonstrate conformance with exterior design standards in section 24-235.
- (1) Elevations and dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line.
 - (2) Elevations and dimensions of all existing or proposed solid waste and recycling containment areas.
 - (3) Detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.
 - (4) To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing, if applicable, window locations, doors, loading docks, projected interior layouts, seating, bar areas, waiting areas, vestibules, patios and outdoor seating, storage areas, food preparation areas, interior trash or recycling space and the like.
 - (5) Heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials.
 - (6) Colored renderings, exterior building and finish material samples and color pallets.

- (7) Sightline diagrams are required. Rooftop units must be hidden from view from all locations.
- (8) Other information as required.
- (d) *Exterior design standards.* Building exteriors shall be subject to the following standards:
 - (1) Classes of materials. For the purpose of this subsection, materials shall be divided into class I, class II, class III and class IV categories as follows:
 - a. Class I.
 - 1. Conventional brick, nominal four-inch width.
 - 2. Natural or cultured stone.
 - 3. Glass.
 - 4. Copper.
 - b. Class II.
 - 1. Specialty concrete block such as textured, burnished block or rock faced block.
 - 2. Architecturally precast textured concrete or brick panels.
 - 3. Masonry stucco.
 - 4. Ceramic.
 - c. Class III.
 - 1. Exterior insulation and finish system (EIFS).
 - 2. Opaque panels.
 - 3. Ornamental metal.
 - 4. Fiber-cement exterior siding.
 - 5. Thin brick veneer.
 - d. Class IV.
 - 1. Smooth concrete block.
 - 2. Smooth scored concrete block.
 - 3. Smooth concrete tip up panels.
 - 4. Glass block.
 - 5. Wood.
 - (2) Buildings shall incorporate classes of materials in the following manner:
 - a. Office, place of worship, school and commercial buildings must use at least three class I materials and must be composed of at least 65 percent class I materials; not more than 35 percent class II or class III material and not more than ten percent class IV materials.
 - b. Industrial and warehouse buildings must use at least two different class I or II materials and be composed of at least 65 percent class I or class II; not more than 35 percent of class III or class IV materials. Not more than ten percent of the building shall be class IV materials.
 - c. Any nonresidential structure adjacent to an interstate highway, or any multi-tenant office/warehouse or showroom/warehouse or other combinations shall be 65 percent class I materials on primary exteriors. Exterior walls with limited public exposure may use combinations of class II, III or IV materials unless otherwise approved by the city council.
 - d. Buildings in nonresidential zoning districts that are not office, commercial, industrial or warehouse uses shall conform to the exterior finish materials and proportions of office or commercial buildings unless otherwise approved by the city council as meeting the purpose of this division.
 - e. The use of class II, III or IV materials shall be distributed throughout the exterior of a building unless the city agrees that materials consolidated on more visible locations provides the most positive architectural appeal to the general public.

Woodbury

- f. Expansions of less than 50 percent of the floor area of the existing building may use the same or superior materials as the existing structure.
 - g. A distinctively different color of brick may be considered as a second class I material. However, minor blended color variations shall not be considered as a separate material.
 - h. To be counted as a primary material, the product must comprise at least five percent of the exterior wall.
- (3) Buildings may be constructed primarily of one specific class I material provided the design is obviously superior to the general intent of this division, provides variation in detailing, footprint of the structure or deviations in long wall sections to provide visual interest.
- (4) Garage doors, window trim, flashing accent items and the like, shall not constitute required materials that make up the exterior of a building.
- (5) As viewed from ground levels from all locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be hidden by a raised parapet or with materials comparable and compatible with exterior building materials.
- a. A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views. If shown that rooftop units will be visible, an increased parapet height or additional screening shall be required so that the rooftop equipment is hidden from view.
 - b. The back of parapets that are visible must be finished with materials and colors compatible with the front of the parapet.
 - c. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
 - d. Screening methods of incidental rooftop equipment deemed unnecessary to be hidden from view by the community development director or a designee shall be approved by the city.
 - e. Metal cabinets used to enclose and protect rooftop mechanical equipment shall not substitute as screening.
 - f. Wood, wood fencing, and other materials requiring maintenance or that may become unsightly, are not permitted.
- (6) Exposed roof materials shall be similar to, or an architectural equivalent of a 300-pound or better asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better.
- (7) Garish or bright accent colors (i.e. orange, bright yellow or fluorescent colors) for such buildings such as cloth or metal awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent of each wall area.
- (8) Brick or stone exteriors shall not be painted during the life of the exterior materials.

West St. Paul

(F) Construction design requirements.

- (1) *Exterior building materials.* Exterior building materials are classified as primary or secondary. Primary materials must comprise at least 60% of the building facade. Secondary materials must comprise no more than 40% of the building facade.
- (a) *Primary materials in the B-1, B-2, B-3, B-5 and B-6 Zoning Districts.* Primary exterior building materials in the B-1, B-2, B-3, B-5 and B-6 Districts include brick, stone, stucco or glass. Materials must be colored only by means of a pigment integral to the material, not applied to the surface.
 - (b) *Primary materials in the B-4, I-1 and I-2 Zoning Districts.* Primary exterior building materials in the B-4, I-1 and I-2 Districts include brick, stone, stucco or glass, concrete masonry units (CMU)

which are textured, burnished or decorative. Materials must be colored only by means of a pigment integral to the material, not applied to the surface.

- (c) *Secondary materials in the B-1, B-2, B-3, B-5 and B-6 Zoning Districts.* Secondary exterior building materials in the B-1, B-2, B-3, B-5 and B-6 Districts include, textured, burnished or decorative integrally colored block, or synthetic stucco above eight feet. Materials must be colored only by means of a pigment integral to the material, not applied to the surface. Other secondary exterior building materials include wood or metal. Any metal surface must be coated or anodized with a non-reflective glare-free finish.
- (d) *Secondary materials in the B-4, I-1 and I-2 Zoning Districts.* Secondary exterior building materials in the B-4, I-1 and I-2 Districts include synthetic stucco above eight feet, wood or metal. Any metal surface must be coated or anodized with a non-reflective glare-free finish.

Columbus

C. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.

1. At least 70% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.

2. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible the public via public right of way and adjacent property.

3. Accent materials shall be consistent in grade and quality of the primary building materials. For each wall exceeding 200 feet in length there shall be an architectural feature or accent feature every 1/3rd of the wall length.

4. Visible joints in all siding materials shall be architecturally integrated into the building design.

5. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may also be permitted provided they are compatible with the primarily masonry exterior.

6. A visually distinct front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.

7. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.

8. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.

9. In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.

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.

Preamble

(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.

CLASS I



i, Brick
Widseth & Associates

Also Standing Seam Roofing



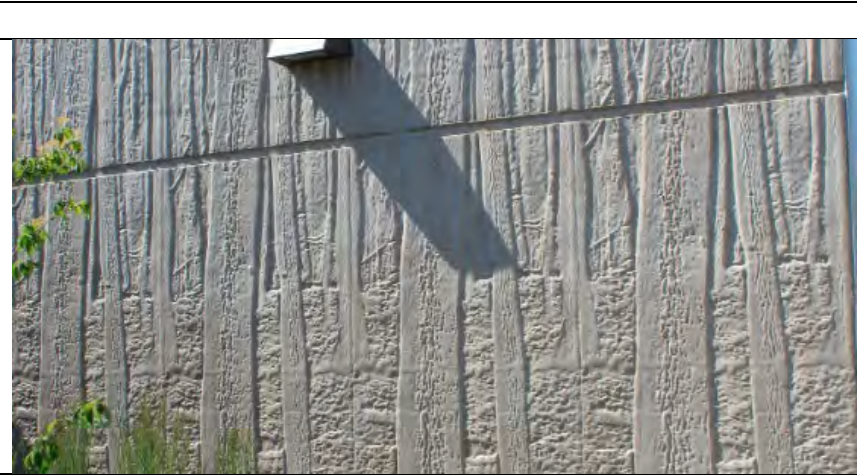
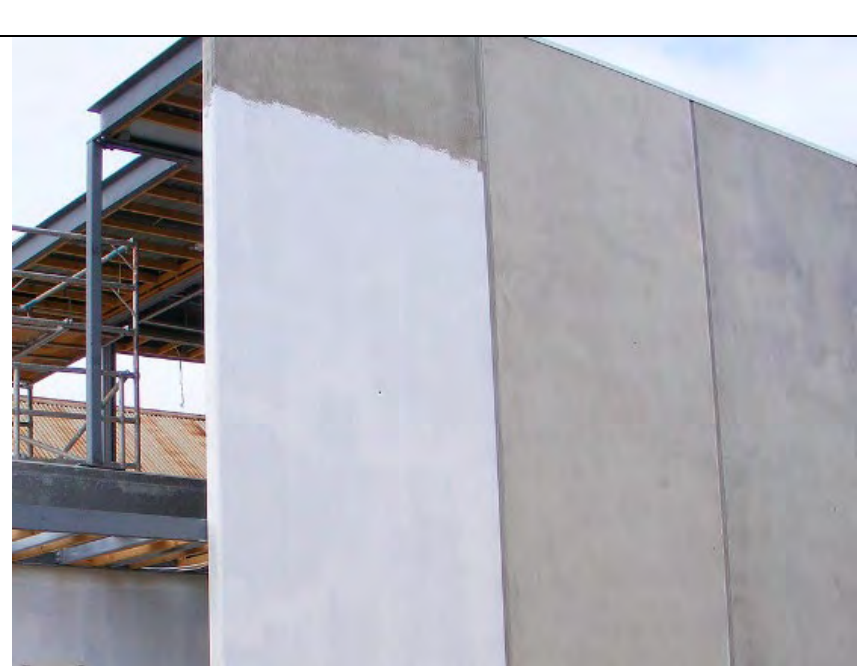
Class I i, Brick
Cornerstone Pub & Prime

Also Class II i, Specialty concrete block
such as burnished, textured or rock face

	Class I ii, Natural stone (or similar appearing, high quality manufactured stone) <i>Rick's Liquors</i> Also Class III vi, Smooth Concrete Block
	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. <i>Mike's Bait</i>
	iv Glass Curtain Wall <i>Fairview Hospital</i>

	v Copper <i>Internet</i>
	v Copper (green patina) <i>Internet</i>
vi Other Comparable or Superior Materials	
vii New materials that meet the intent of the preamble above	
CLASS II	
	i Specialty concrete block such as burnished, textured, or rock face. Burnished <i>Internet</i>

	Textured <i>Internet</i>
	Rock face <i>Internet</i>
	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 Exposed Aggregate <i>Internet</i>
	light sandblast, <i>Internet</i>

	acid etch, <i>Internet</i>
	form liner, <i>Internet</i>
	Smooth as cast <i>Internet</i>



Textured,
Rosenbauer (formerly Xccent)



natural stone veneer, (*Water Works at
Mill Ruins Park, Minneapolis*)

	brick face <i>Internet</i>
	cast stone type finish <i>Internet</i>
	iii Masonry stucco <i>Home on East Comfort Drive</i>



iv Fiber-cement exterior siding
Home on West Comfort Drive



- v Other comparable or superior materials,
- vi New materials that meet the intent of the preamble above.

CLASS III



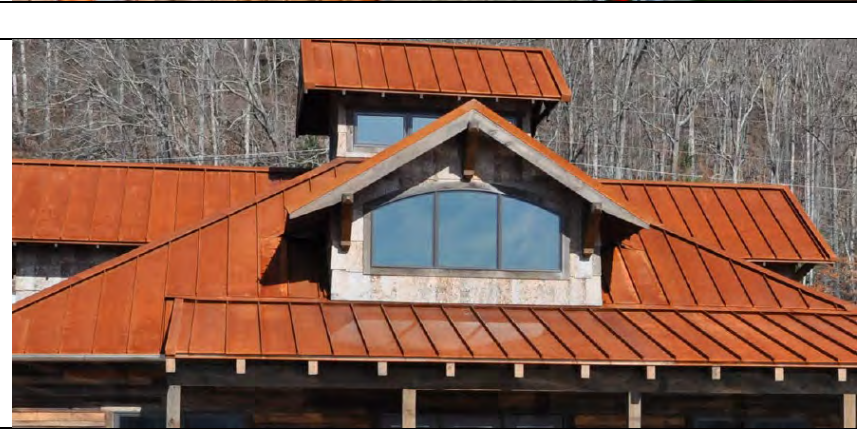
i Exterior finish installation system (EIFS)
Bruce's Foods

	- ii Opaque panels - iii Ornamental metal <i>RJI Professional Exteriors</i> <i>(old Hardware Hank)</i>
<i>This item does not exist do to an auto number format error</i>	<i>iv (formatting error)</i>
	- v Smooth concrete block - vi Scored concrete block <i>City Hall</i>
	vii Smooth concrete tilt-up panels <i>Sunrise Fiberglass</i>

	viii Glazed block <i>Internet</i>
	ix Glass block <i>Internet</i>
	x Ceramic <i>Internet</i>
xi Other comparable or superior materials, xii New materials that meet the intent of the preamble above.	

PROHIBITED EXTERIOR MATERIALS	
	(a) Vinyl Siding. <i>ABBRA Carpet Cleaning, Greenway Ave.</i>
	(b) Metal Siding. <i>Internet</i>
	(c) Formed Metal Panels with exposed fasteners. <i>Gopher Mini Storage, Greenway Road</i>
	(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted. <i>Hallberg Boat Storage</i>

	<i>Liberty Ponds Park</i>
Roofing Materials	
	Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), <i>Home on Hillside Court</i>
	3-Tab Shingle

	wood shingle <i>Internet</i>
	standing seam metal roof <i>Internet</i>
	or better Cedar Shakes <i>Internet</i>



or better
Slate & Copper
Internet



or better
Spanish Tile
Internet