1. Call To Order/Roll Call

1.A. 2-18-2020 Agenda

Documents:

02-18-2020 AGENDA.PDF

2. Approve Minutes

2.A. Minutes Of February 3, 2020

Documents:

2A. 2020-02-03 PC MEETING MINUTES.PDF

3. Public Hearings


Documents:

3A. ZTA 02-2020 COM - IND FACADE RULES ORD.PDF

4. Routine Business

4.A. None

5. Work Session

6. Adjourn
FARIBAULT PLANNING COMMISSION
AGENDA

Tuesday, February 18, 2020 City Hall, City Council Chambers 7:00 PM

1. CALL TO ORDER

2. APPROVAL OF MINUTES
   A. Minutes of February 3, 2020

3. PUBLIC HEARINGS
   A. ZTA 2020-002 a proposal by the City for zoning text amendments related to commercial and industrial building design standards and façade materials specifications citywide (continued from January 21, 2020 public hearing)

4. ROUTINE BUSINESS
   A. None.

5. ADJOURN

Please contact the City Planning Division (507.334.0100) if you need special accommodations related to a disability to attend this meeting.
The Public Hearings are broadcast live on FCTV.
FARIBAULT PLANNING COMMISSION
MINUTES
February 3, 2020

1. CALL TO ORDER

Chair Albers called the meeting to order at 7:00 p.m. Commissioners present: Chuck Ackman, Dave Albers, Faysel Ali, Dave Campbell and Samuel Temple.

Commissioners Absent: Joe Faugstad and Steve White.

Staff present: City Administrator, Tim Murray, City Planner, David Wanberg and Administrative Assistant I, Kari Casper.

Others Present: Ken Sourbeck, Andrew Dziel

2. Oath of Office given by City Administrator

2. APPROVAL OF MINUTES

A motion was made by Commissioner Ackman and seconded by Commissioner Campbell to approve the minutes of the January 21, 2020 regular meeting minutes as presented. Motion carried (5/0).

3. PUBLIC HEARINGS

A. PUDA 50-19, Planned Unit Development Amendment for the 23rd Street Apartments at 310 23rd Street NW (continued from the January 6 and 21, 2020 meeting).

Wanberg presented a short overview of the previous two meetings for the two new members. He introduced information from the Park Board recommending that if they knew for a fact that the site were mostly seniors, they would recommend a potential pickle ball court rather than horseshoe and shuffleboard in lieu of the play equipment which was originally agreed to in the executed Development Agreement.

Albers they brought the matter up for discussion and began with stating that he felt that the horseshoe and shuffleboard are not really children’s activities and also require having something to play the game. He then opened the matter up to the public for input and then no one was present and then closed
it bringing it back to the board for further discussion. Ackman stated that he seeing that the same thing was brought back, didn’t feel that he could approve this. Temple asked how many units. There are 31 units. He asked if it had the capacity to hold family and Wanberg affirmed. Campbell then reminded the board that there should be no deviation from the original Development Agreement.

A motion was made by Commissioner Ackman to deny approval of the request to amend the PUD to not put in the play equipment at 210-310 23rd Street NW. The Planning Commission has discussed this topic at three consecutive meetings. It is the consensus of the Commission, that it is important to follow the precedent that the City has set over the previous decades, to require a play area as an amenity for the tenants. The Planning Commission also acknowledged comments from the Parks Board and Park and Rec director. The motion was seconded by Commission Campbell. The motion carried on a (5/0) vote.

B. IUP 2020-003, Interim Use Permit to place Refrigerated Processing/Storage Containers and Trailers in the Front Yard and Corner Side Yard of Living Greens Farm at 1512 30th Street NW.

Wanberg presented the proposal for additional space that is needed to meet the demand of their existing products and open up additional space for a new product that cannot have contamination bringing one product through another product area. They intend on reviewing an extension and this is only a short term request to do some storage and limited number of processing for their existing products. The ordinance states that they cannot have storage in the front yard. The proposed area is not encroaching in the 25’ setback area. They are asking for two years IUP that would allow them to put this in the front area for the short terms use. Wanberg also stated that their request is not based on an economics, short term need, doesn’t encroach and is similar to previous situations before the Commission in the past. This matter is in conformance with the concept plan, DRC, building and fire recommends approval, site will be properly maintained and shall expire on or before 7/31/2022.

Albers opened this up discussion with the Commission. Campbell asked about the site triangle and Wanberg confirmed that there would be no problem with that. Albers asked about how many units. Wanberg deferred to Sourbeck. Albers opened up the Public Hearing and Mr. Ken Sourbeck 1512 30th St. NW is Living Greens Farm. He thanked the Board for hearing the request. He responded to the amount of units and the reason for the need. He mentioned that they will be putting together approx. 58,000/mo. salad kits and explained
the process. He mentioned that they are looking at expansion efforts and hopefully within the next year and a half. Ali asked about time frame. Sourbeck stated in in the next 3 to 4 months and their goal would be a year and a half to get pulled out. Albers asked about power. Sourbeck stated that the project engineer and the city to help them to be up to code. Albers then closed the public hearing and Ackman stated that this is the “poster-child” of an IUP and was very comfortable in voting for this.

A motion was made by Ackman to recommend approval of Resolution 2020-017 Approving an Interim Use Permit to Place Refrigerated Processing/Storage Containers and Trailer in the Front Yard and Corner Side Yard of 1512 30th Street, NW and seconded by Campbell as presented. The motion carried on a (5/0) vote.

4. **ROUTINE BUSINESS**

None.

5. **ADJOURN**

Motion was made by Campbell and seconded by Ackman to adjourn the meeting. The meeting was adjourned at 7:40 p.m. Motion carried (5/0).

Respectfully Submitted,

________________________________________

Kari Casper, Administrative Assistant I

**MINUTES APPROVED:**

________________________________________

Dave Albers, Chair
FARIBAULT PLANNING COMMISSION
PUBLIC HEARING - TUESDAY, FEBRUARY 18, 2020 (CONTINUED FROM JANUARY 21, 2020)

Case Numbers and Requests:  ZTA 2020-002. City Zoning text amendments related to commercial and industrial building design standards and façade materials specifications citywide, and

Applicant:  City of Faribault

Request:  Zoning Text Amendment to the Unified Development Code Chapter 11 and Chapter 12 to update and clarify building design requirements in Commercial and Industrial Districts

Location:  City Wide

Deadline for Council Action:  Not Applicable

Staff Recommendation:  Open the public hearing receive comments and provide direction on the proposed ordinance language

From:  Peter J. Waldock, AICP, Planning Coordinator

BACKGROUND

The City has been receiving feedback from developers and property owners of commercial and industrial sites that current building design regulations are vague and limit creativity of façade design and adds costs without providing the intended level of added value to projects. Staff has found the regulations as currently written vague and difficult to clearly explain and enforce.

The Planning Commission held work sessions with local contractors to discuss the ordinance and receive feedback for practical improvements to clarify the requirements and update them to meet new products and customer needs. Staff reviewed ordinances from Red Wing, Northfield and Owatonna.

DISCUSSION

The Planning Commissioners looked examples of new trends in commercial and industrial façade design. They looked at examples of sites in the City some of which predated the current the code and some built under the current rules. Generally, the commissioners felt the ordinance was necessary, but could benefit from some clarifications. They felt the new construction materials can provide high aesthetic value without being limited to largely masonry façade materials. They also felt that buildings without public street views would not need to meet as high a standard for façade materials as buildings in clear public view.

The building design regulations differ somewhat between commercial and industrial districts. Both specify primary façade materials. Industrial district rules include minimum percentages for masonry, glass and other upgrade materials in all facades. It lists the type of materials, but some terms were not as clear as they needed to be in that applicants and staff reviewers could...
reasonably interpret them differently which is problematic. This also leads to less consistency when approving plans.

To address these issues and update the code for greater clarity and to allow new building materials, staff has proposed several changes to the code language. The goal in this update was to increase clarity, allow more materials for public facing facades, provide greater flexibility for alternative designs and materials that meet the City’s objectives for these codes.

The proposed ordinance language lists more material types for front facades. It allows alternative designs and materials with approval on case by case basis. It clarifies some of the terms used and clarifies the application of building design rules for buildings not easily visible from the street.

At its meeting of January 21, 2020, the Planning Commission opened the public hearing and took public comments regarding the proposed text amendments. The public hearing was continued to an unspecifed date to allow the staff to revise the proposed language to address the comments of the public hearing and later work session discussion of this matter. The Planning Commission generally found that the ordinance revisions were appropriate, but needed further refinement to simplify them, and add additional flexibility.

Staff has revised the ordinance sections accordingly and now presents an for consideration. The Ordinance is in final form, should the planning commission wish make additional revisions it is recommended that this matter be continued to the March 4, 2020 meeting for passage. If the Planning Commission feels this language is suitable as written it can be passed or passed with minor changes.

APPLICABLE CODE SECTIONS

Unified Development Ordinance, Chapter 2, Article 5, Zoning Amendments Process and Approval

Unified Development Ordinance, Chapter 11, Article 1, Sections 11-70 and 11-90 regarding Building Design and Construction and the application of these requirements.

Unified Development Ordinance, Chapter 12, Article 1, Section 12-80 and 11-100 regarding Building Design and Construction and the application of these requirements.

REQUIRED FINDINGS

Section 2-180 of the UDO includes five required findings as a prerequisite for approval of zoning amendments. A draft ordinance has been prepared by staff and provided with this report including detailed findings specific to this text amendment application. The draft ordinance is recommended by staff for Planning Commission approval in this case.

RECOMMENDATION

Approve Ordinance 2020-4 to amend the Unified Development Ordinance regarding architectural design guidelines, commercial building design standards and industrial building design standards.

Attachments:
- Ordinance 2020-4
• Redlined Ordinance sections showing changes proposed
CITY OF FARIBAULT

ORDINANCE No. 2020-4

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, REGARDING COMMERCIAL AND INDUSTRIAL BUILDING DESIGN STANDARDS

WHEREAS, City Staff has proposed to amend the City’s Unified Development Ordinance regarding Commercial and Industrial Building Design Standards Citywide; and

WHEREAS, Building Design Standards were established in the Unified Development Ordinance in the Commercial District and Industrial District regulations with guidelines stated in the Site Plan Review regulations of the ordinance; and

WHEREAS, City Staff and the Planning Commission has found that the community’s architectural preferences and building design trends are changing; and

WHEREAS, the Planning Commission, on the 21st day of January, 2020 following proper notice, opened a public hearing regarding the zoning text amendment proposal; and

WHEREAS, the public hearing was continued to the 18th day of February, 2020 in order to receive further public comments from local contractors and other stakeholders; and

WHEREAS, following said public hearing, the Planning Commission findings in support of the proposal and recommended approval of the proposed ordinance amendments with the following findings as required by Section 2-180 of the City’s Unified Development Ordinance:

1. Criteria: Whether the amendment is consistent with the applicable policies of the City’s Land Use Plan.

   Finding: The Land Use Plan provides land use elements to promote business and industry and provide a high quality of life. The proposed ordinance amendment is consistent with the policies of the City’s Land Use Plan.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

   Finding: The amendment is not intended to benefit only one property owner. It will be effective Citywide in all Districts.
3. **Criteria:** Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

**Finding:** This finding is not applicable as this proposal will amend zoning regulations for Commercial and Industrial Buildings in their respective zoning districts citywide and will not alter the zoning classification of specific properties.

4. **Criteria:** Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.

**Finding:** The zoning classification of specific property would not be changed, nor would the allowed uses be expanded in any districts. The proposed Ordinance amendments revise commercial and industrial building design standards contained in the Unified Development Ordinance.

5. **Criteria:** Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

**Finding:** This zoning text amendment will not be applicable to one particular property within the City. It will be applicable citywide.

**WHEREAS,** the City Council hereby makes identical findings that the proposed ordinance amendments are appropriate; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FARIBAULT ORDAINS:**

**Section 1:** Amendment of Section 4-60 of the Unified Development Ordinance related to architectural design guidelines. The aforesaid section of the Unified Development Ordinance is hereby amended to add expanded guidelines (shown in blue underlined print) to the original ordinance section as follows:

**Sec. 4-60. Architectural design guidelines.**

(A) *In general.* Building materials for all projects should be durable, require low maintenance, and be of the same or better quality than those used at surrounding properties. Special care should be given to
those elevations that face a public street or residential area, with quality building materials selected that will enhance the surrounding neighborhood or view from the street.

Figure 4-1

(B) **Architectural variety.** The use of a variety of architectural features and building materials is encouraged to give each development a distinct character. The use of accent colors and architectural features should be utilized to avoid repetitious and bland building elevations, as shown in Figure 4-1. When accent colors are proposed, the number of colors should be limited to prevent a gaudy appearance. Doors, screening walls, or other architectural features should be painted or finished to complement the color of the building.

Commercial and industrial buildings with elevations with interstate exposure on parcels that abut the interstate right-of-way should be designed so as to increase visual interest and architectural character. This can be achieved by designs that divide the facade into increments by articulation of the building footprint, roofline or wall plain, or by using more than one type of wall material. This can be achieved through a combination of the following architectural techniques and others that may meet the objective:

1. Stepping back or extending forward a portion of the façade.
2. Vertical divisions using different textures or materials.
3. Variation in roof lines such as stepped roofs, multiple gables or other roof elements.
4. Variations in wall materials and colors.
5. Providing architectural lighting techniques, trellises or similar landscape features with each articulation interval.

The use of alternative design methods, or alternative façade materials from those mentioned in this ordinance or increased landscaped screening may be approved as an alternative to required material percentages listed in the Commercial and Industrial District requirements shall be considered on a case by case basis.

(C) **Signage.** Signage should be integrated as an architectural element, with attention given to the color, scale, and orientation of all proposed signs in relation to the overall design of the building.

Section 2: Amendment of Section 11-70 of the Unified Development Ordinance related to building design and construction requirements in Commercial Districts. The aforesaid section of the Unified Development Ordinance is hereby repealed and replaced in its entirety as follows:

Sec. 11-70. Building design and construction.

(A) **In general.** All buildings and structures shall meet applicable Building Code requirements. Additionally, the following standards are established to encourage architectural creativity and diversity,
to create a lessened visual impact upon surrounding land uses, and to establish uniformity in acceptable exterior construction materials for commercial development.

All building facades must be designed with architecturally finished materials, with primary building materials as provided in this section. The public façade shall be constructed of a primary finish made of durable, low maintenance construction material. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this section may be used with the approval of the City Planner or Development Review Committee.

The right to use alternative materials or design methods shall be reviewed on a case-by-case basis, in the context of each individual project in accordance with the architectural guidelines as listed in Chapter 4 of this ordinance.

For the purpose of this Section, the public façade shall be defined as follows:

Public Façade. The building wall providing the main public entrance to the building. For buildings along the interstate or state and county highways the public façade shall be the building wall with main public access into the building and the façade facing the interstate or highway. Corner lots shall have a public façade facing each street. Double fronted lots (with a City street along the front and back of the site) shall have a public façade only on the wall with main public entrance.

(B) Primary Materials. Primary buildings materials shall be used on no less than 75 percent of the public façade of any newly constructed commercial building in any commercial district. The primary exterior materials shall consist of or be a combination of the following:

1. Masonry materials such as brick, architectural block, and stone.
2. Augmented precast concrete or aggregate panels.
3. Stucco or stucco-like materials.
4. Glass.
5. Fiber cement siding panels or planks.
7. Windows and Doors subject to approval by the City Planner or Development Review Committee.

(D) Secondary Materials. No more than 25 percent of the public façade shall be constructed of a secondary wall finish which may include the following if used in combination with approved primary materials.

1. Painted concrete block
2. Prefinished metal architectural panels, subject to the provisions indicated below:
   a. No such material shall be utilized Heritage Preservation District unless approved by the Heritage Preservation Commission.
(E) The following building types and materials are not allowed as primary or secondary façade materials in the commercial districts:

(1) Sheet Metal

(2) Plain Plywood (except architectural plywood designed and manufactured for exterior finishes)

(3) Exposed, untextured, uncolored, unaugmented concrete.

(6) Corrugated fiberglass, plastic, or metal roofing or siding. For the purpose of this section, corrugated panels for siding or roofing shall be defined as panels having ridges and troughs of equal widths as determined by the City Planner or Development Review Committee.

(F) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

Section 3: Amendment of Section 12-80 of the Unified Development Ordinance related to building design and construction requirements in Industrial Districts. The aforesaid section of the Unified Development Ordinance is hereby repealed and replaced in its entirety as follows:
Sec. 12-80. Building design and construction.

(A) In general. All buildings and structures shall meet applicable Building Code requirements. Additionally, the following standards are established to encourage architectural creativity and diversity, to create a lessened visual impact upon surrounding land uses, and to establish uniformity in acceptable exterior construction materials for industrial development.

(B) Generally, industrial buildings must be designed with architecturally finished materials on the public façade. The public façade shall be constructed of a primary vertical finish made of durable, low maintenance construction material. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials or design methods other than those specified in this section may be used with approval by the City Planner or Development Review Committee.

The right to use alternative materials or design methods shall be reviewed, in the context of each individual project in accordance with the architectural design guidelines as listed in Section 4-60 of this ordinance.

Public façade. The building wall providing the main public entrance to the building. For buildings along the interstate or state and county highways the public façade shall be the building wall with main public access into the building and the façade facing the interstate or highway.

The primary façade shall be designed with building materials to include the following:

1. Brick,
2. Painted or augmented concrete block
4. Precast concrete or aggregate panels.
5. Stucco or stucco-like materials.
7. Prefinished Stucco Style Architectural Metal Panels
8. Prefinished metal architectural panels, subject to the provisions indicated in Section 12-80(C) below.
Examples of ribbed metal architectural panel styles that are allowed

(C) The use of prefinished metal architectural panels shall be allowed, provided that no more than seventy (70) percent of the public facade and no more than eighty (80) percent of any street-facing elevation consists of such material, unless otherwise approved by the City Planner or Development Review Committee as meeting the guidelines stated in Chapter 4 of this ordinance.

(D) Elevations with interstate exposure on a lot that abuts the interstate right-of-way shall include materials covering at least thirty (30) percent of said elevation, unless otherwise approved by the City Planner or Development Review Committee as meeting the guidelines stated in Chapter 4 of this ordinance.

(E) The following building types and materials are prohibited in the industrial districts:

1. Wood as an exterior wall finish, except where used as accent material.

2. Exposed, untextured, uncolored, unaugmented concrete.

3. Corrugated fiberglass, plastic, or metal roofing or siding. For the purpose of this section, corrugated panels for siding or roofing shall be defined as panels having ridges and troughs of equal widths as may be determined by the City Planner or Development Review Committee.

(F) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

Section 4: Effective Date. This ordinance shall be effective immediately upon its passage and publication, in accordance with Chapter 3 of the Faribault City Charter.

Public Hearing: February 18, 2020
First Reading: __________, 2020
Second Reading: __________, 2020
Publication: __________, 2020

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Kevin F. Voracek, Mayor
ATTEST:

______________________________
Timothy C. Murray, City Administrator
CHAPTER 4.  SITE PLAN REVIEW

ARTICLE 2.  BUILDING AND SITE DESIGN GUIDELINES

Sec. 4-50. Purpose.

Sec. 4-60. Architectural design guidelines.

Sec. 4-70. Site layout guidelines.

Sec. 4-80. Vehicular access and circulation.

Sec. 4-50. Purpose.

Building and site design guidelines, as established in this section, are for the purpose of promoting quality development in terms of attractiveness, convenience, ease of access, and compatibility with surrounding uses. These guidelines are intended to be general in nature and are not intended to restrict creativity, variety, or innovation. However, unless site characteristics or conditions dictate otherwise, the city's expectation is that these guidelines be adhered to. In cases where building and site design standards are specific in nature and required as part of this ordinance, such standards are noted within the individual zoning district chapters.

(Ord. No. 99-20, § 1, 11-23-99)

Sec. 4-60. Architectural design guidelines.

(A) In general. Building materials for all projects should be durable, require low maintenance, and be of the same or better quality than those used at surrounding properties. Special care should be given to those elevations that face a public street or residential area, with quality building materials selected that will enhance the surrounding neighborhood or view from the street.

(B) Architectural variety. The use of a variety of architectural features and building materials is encouraged to give each development a distinct character. The use of accent colors and architectural features should be utilized to avoid repetitious and bland building elevations, as shown in Figure 4-1. When accent colors are proposed, the number of colors should be limited to prevent a gaudy appearance. Doors, screening walls, or other architectural features should be painted or finished to complement the color of the building.

Commercial and industrial buildings with elevations with interstate exposure on parcels that abut the interstate right-of-way should be designed so as to increase visual interest and architectural character. This can be achieved by designs that divide the facade into increments by articulation of the building.
foot print, roofline or wall plain, or by using more than one type of wall material. This can be achieved through a combination of the following architectural techniques and others that may meet the objective:

(1) Stepping back or extending forward a portion of the façade.
(2) Vertical divisions using different textures or materials.
(3) Variation in roof lines such as stepped roofs, multiple gables or other roof elements.
(4) Variations in wall materials and colors.
(5) Providing architectural lighting techniques, trellises or similar landscape features with each articulation interval.

The use of alternative design methods, or alternative façade materials from those mentioned in this ordinance or increased landscaped screening may be approved as an alternative to required material percentages listed in the Commercial and Industrial District requirements shall be considered on a case by case basis.

(C) **Signage.** Signage should be integrated as an architectural element, with attention given to the color, scale, and orientation of all proposed signs in relation to the overall design of the building.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 4-70. Site layout guidelines.**

(A) **Existing site features.** Site design, where feasible, should incorporate existing topography and natural features, such as hillsides, wooded areas, and greenways. Important vistas and viewpoints, both from the site and into the site, should be protected and enhanced.

(B) **Building arrangement.** When multiple buildings are proposed for a site, care should be taken to provide maximum street exposure for all buildings. Pad site buildings should be located using elevations and angles that do not inhibit the view of other buildings on the site.

(C) **Service and docking facilities.** Loading, delivery, and service bays should be oriented away from existing residences and public streets. When site considerations do not allow for such orientation, such service and docking areas should be screened from view through the provision of walls, fencing, or landscaping. Industrial zoning districts are exempt from these screening requirements.

(D) **Lighting.** Lighting location should provide for security and visual interest while limiting impact on adjacent properties. All light sources adjacent to residential properties shall be shielded from view, with illumination directed in a manner to prevent bleeding and glare onto adjacent properties and public right-of-way. Additionally, parking and loading areas should be located in such a manner to minimize the chance of headlights shining into residential windows. Performance standards related to glare and lighting are further specified in Section 6-340.

(E) **Drive-through facilities.** Drive-through facilities, where permitted in the applicable zoning district, are permitted when the resulting traffic patterns are safe, easily understood, and provide sufficient stacking space based on the requirements shown in Section 8-270. Drive-through windows should be placed on an elevation that does not face a public street. Loudspeakers should be so directed to avoid the creation of a nuisance for adjacent properties.

(F) **Public safety through site design.** Site plans should employ design principles aimed at crime prevention, such as the promotion of natural surveillance and visibility, minimization of the number of entrances and exits to the site, and clear distinction between public and non-public spaces.

(G) **Stormwater management.** Site design should utilize practices to minimize off-site stormwater runoff, increase on-site filtration, and minimize the discharge of pollutants to ground water and surface water. Consideration should be given to reducing the need for stormwater management facilities by incorporating the use of natural topography and existing land cover.
Sec. 4-80. Vehicular access and circulation.

(A) *In general.* Vehicular circulation should be designed to minimize conflicts with pedestrian access and circulation within surrounding residential areas. Primary access should be from streets designed to handle higher traffic volumes, rather than from streets whose primary purpose is to serve residential areas.

(B) *Entrance and exits.* All entrances and exits should be designed to facilitate efficient and safe traffic flow for both in-bound and out-bound traffic. Parking spaces that require backing into an entrance or exit drive are discouraged. Figure 4-2 illustrates a site with efficient separation between access driveways and parking areas.

(C) *Internal traffic circulation.* Internal traffic circulation patterns should be easily understood, allow for efficient movement of traffic, and be designed in such a way to reduce the potential for traffic accidents. When multiple buildings are proposed as part of a development, the use of access easements is encouraged to ensure adequate access in the event of any property ownership changes.

(D) *Snow storage and removal.* Adequate areas for snow storage should be provided on site in order to eliminate the utilization of access drives and parking areas for such purposes.

(E) *Service and delivery access.* Reasonable access for service and delivery vehicles should be provided which does not conflict with pedestrian or general vehicle use of the site. Access points for such vehicles should provide as direct a route as possible to service and loading dock areas while avoiding movement through parking areas, as shown in Figure 4-3.
(Ord. No. 99-20, § 1, 11-23-99)
Sec. 11-70. Building design and construction.

(A) In general. All buildings and structures shall meet applicable Building Code requirements. Additionally, the following standards are established to encourage architectural creativity and diversity, to create a lessened visual impact upon surrounding land uses, and to establish uniformity in acceptable exterior construction materials for commercial development.

(B) All building facades must be designed with architecturally finished materials, with primary building materials as provided in this section, being limited to the following: The public façade shall be constructed of a primary finish made of durable, low maintenance construction material. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this section may be used with the approval of the City Planner or Development Review Committee.

The right to use alternative materials or design methods shall be reviewed on a case-by-case basis, in the context of each individual project in accordance with the architectural guidelines as listed in Chapter 4 of this ordinance.

For the purpose of this Section, the public façade shall be defined as follows:

Public Façade. The building wall providing the main public entrance to the building. For buildings along the interstate or state and county highways the public façade shall be the building wall with main public access into the building and the façade facing the interstate or highway. Corner lots shall have a public façade facing each street. Double fronted lots (with a City street along the front and back of the site) shall have a public façade only on the wall with main public entrance.

(B) Primary Materials. Primary building materials shall be used on no less than 75 percent of the public façade of any newly constructed commercial building in any commercial district. The primary exterior materials shall consist of or be a combination of the following:

1. Modular masonry. Masonry materials such as brick, architectural block, and stone.
2. Augmented Precast precast concrete or aggregate panels.
3. Stucco or stucco-like materials.
4. Glass.
5. Fiber cement siding panels or planks.
7. Windows and Doors subject to approval by the City Planner or Development Review Committee.

Prefinished metal architectural panels, subject to the provisions indicated below:

(a) No such material shall be utilized in the C-1 and CBD Districts.
(b) Within the C-2 and C-3 districts, no such material shall be utilized on the front elevation or any other elevation facing public right-of-way, accept as a secondary accent material.

(CD) Secondary Materials. No more than 25 percent of the public façade shall be constructed of a secondary wall finish which may include the following if used in combination with approved primary materials.

1. Painted concrete block
2. Prefinished metal architectural panels, subject to the provisions indicated below:
   (a) No such material shall be utilized Heritage Preservation District unless approved by the Heritage Preservation Commission.
The following building types and materials are expressly prohibited as primary or secondary façade materials in the commercial districts:

1. Corrugated metal roofing or siding.
2. Plain Plywood (except architectural plywood designed and manufactured for exterior finishes)
3. Exposed, untextured, uncolored, unaugmented concrete.
4. Corrugated fiberglass, plastic, or metal roofing or siding. For the purpose of this section, corrugated panels for siding or roofing shall be defined as panels having ridges and troughs of equal widths as determined by the City Planner or Development Review Committee.

Example of a corrugated style exterior panel that is not allowed as a primary or secondary material

(DF) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

(Ord. No. 99-20, § 1, 11-23-99)
Sec. 11-80. Site design considerations.

Development of land within the commercial districts shall follow established standards for traffic circulation, landscape design and buffering, and other considerations as specified in Chapter 4, Site Plan Review.

(Ord. No. 99-20, § 1, 11-23-99)

Sec. 11-90. Application of building and site design standards.

In the event that an existing principal building within a commercial district is to be enlarged or remodeled, the city may require that building design standards and landscaping requirements created by this chapter be applied to the entire site or to a portion of the site. Such determination shall be made by the City Planner based on the scale and nature of the proposed construction. If disagreement arises over the extent of required improvements, the property owner may appeal such determination to the Planning Commission and City Council for further review.

(Ord. No. 99-20, § 1, 11-23-99)
Sec. 12-80. Building design and construction.

(A) In general. All buildings and structures shall meet applicable Building Code requirements. Additionally, the following standards are established to encourage architectural creativity and diversity, to create a lessened visual impact upon surrounding land uses, and to establish uniformity in acceptable exterior construction materials for industrial development.

(B) Generally, industrial buildings must be designed with architecturally finished materials on the public facade. The public facade shall be constructed of a primary vertical finish made of durable, low maintenance construction material. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials or design methods other than those specified in this section may be used with approval by the City Planner or Development Review Committee.

The right to use alternative materials or design methods shall be reviewed, in the context of each individual project in accordance with the architectural design guidelines as listed in Section 4-60 of this ordinance.

Public façade. The building wall providing the main public entrance to the building. For buildings along the interstate or state and county highways the public façade shall be the building wall with main public access into the building and the façade facing the interstate or highway.

All building facades must be designed with architecturally finished materials, with the primary façade shall be designed with building materials being limited to include the following:

1. Modular masonry materials such as Brick,
2. Painted or augmented concrete block, and
4. Precast concrete or aggregate panels.
5. Stone or stucco-like materials.
7. Prefinished Stucco Style Architectural Metal Panels
8. Prefinished metal architectural panels, subject to the provisions indicated in Section 12-80(C) below.
Examples of ribbed metal architectural panel styles that are allowed

(C) The use of prefinished metal architectural panels shall be allowed, provided that no more than seventy (70) percent of the front elevation public facade and no more than eighty (80) percent of any additional street-facing elevation consists of such material, unless otherwise approved by the City Planner or Development Review Committee as meeting the guidelines stated in Chapter 4 of this ordinance.

(D) Elevations with interstate exposure on a lot that abuts the interstate right-of-way shall include non-metal accent materials covering at least thirty (30) percent of said elevation, with at least fifty (50) percent of such material placed above the mid-point of the building, unless otherwise approved by the City Planner or Development Review Committee as meeting the guidelines stated in Chapter 4 of this ordinance.

(DE) The following building types and materials are expressly prohibited in the industrial districts:

(1) Wood as an exterior wall finish, except where used as accent material.
(2) Corrugated metal roofing or siding.
(3) Exposed, untextured, uncolored, unaugmented concrete.
(32) Corrugated fiberglass, plastic, or metal roofing or siding. For the purpose of this section, corrugated panels for siding or roofing shall be defined as panels having ridges and troughs of equal widths as may be determined by the City Planner or Development Review Committee.

Example of a corrugated style exterior panel that is not allowed as a primary or secondary material

(EF) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

Sec. 12-90. Site design considerations.

Development of land within the industrial districts shall follow established standards for traffic circulation, landscape design and buffering, and other considerations as specified in Chapter 4, Site Plan Review.

Sec. 12-100. Application of building and site design standards.

In the event that an existing principal building within an industrial district is to be enlarged or remodeled, the city may require that building design standards and landscaping requirements created by this chapter
be applied to the entire site or to a portion of the site. Such determination shall be made by the City Planner based on the scale and nature of the proposed construction. If disagreement arises over the extent of required improvements, the property owner may appeal such determination to the Planning Commission and City Council for further review.