



Norwood Young America Planning Commission
6:00 p.m., Wednesday, July 5, 2023
Norwood Young America City Council Chambers, 310 Elm St. W.

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of June 6, 2023
4. Introductions, Presentations, and Public Comment
(Citizens may address the Planning Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Planning Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)
5. Public Hearing
6. Business
 - A. Ordinance Amendments
 - a. Residential Driveway Widths
 - b. Industrial Building Materials
7. Miscellaneous
 - A. Building Permit Report
8. Commissioner's Reports
9. Next Planning Commission Meeting – Wednesday, August 1, 2023, at 6 p.m.
10. Adjourn

UPCOMING MEETINGS

July 12, 2023	NYA Food Distribution	12:30 PM to 1:30 PM
July 10, 2023	City Council Meeting	6:00 PM
July 12 th , 2023	Economic Development Commission Meeting	6:00 PM
July 18, 2023	Park and Recreation Commission Meeting	5:15 PM
July 20, 2023	Sr. Advisory	9:00 AM
July 24, 2023	City Council Workshop/EDA/Meeting	5:00 PM/6:00 PM
August 1, 2023	Planning Commission Meeting	6:00 PM

**Jerry
Barr**

**Timon
Dammann**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Craig
Heher**

**Charlie
Storms**

Norwood Young America
Planning Commission Minutes
June 6, 2023

Present: Commissioners Craig Heher, Jerry Barr, Bill Grundahl, Paul Hallquist, Timon Dammann, Charlie Storms (City Council)

Absent: Mike Eggers

Staff: Karen Hallquist, Community & Economic Dev Director, City Planner Hannah Rybak (WSB)

Public:

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. All those present stood for the Pledge of Allegiance.

2. Oath of Office

Timon Dammann took an oath of office.

3. Adoption of Agenda.

Motion: BG/JB to approve agenda as written. Motion passed 6-0.

4. Approve Minutes of May 2, 2023

Motion: CS/JB to approve the May 2, 2023 Minutes as written. Motion passed 6-0.

5. Introductions, Presentations, and Public Comment – none

6. Public Hearing – none

7. Business

A. Ordinance Amendments

a. Review of B-1 & I-1 Districts

- Staff compiled lot and setback standards from comparable cities and recommendations
- Lot area = 2 acre minimum
 - 4 properties in B-1 would be legal non-conforming
- Lot Width = 200 feet
 - Already set to 200 feet in both districts
- Front Setbacks = 30 feet
 - B-1 currently 25 feet, I-1 currently 30 feet
 - 30 feet is consistent with industrial districts in comparable cities
 - All existing B-1 comply with this setback
- Corner Side Setback = 30 feet
 - Generally accepted that the front yard setback be the same on all street frontages, including corner properties
 - 710 Faxon Rd would be legal non-conforming
- Side Setback = 15 feet
 - I-1 currently is 15 feet
 - B-1 is currently 5 feet which is very low
 - Only one comparable city has a setback of less than 10 feet for any district
 - Recommend 15 feet, two of the B-1 properties would be legal non-conforming
- Rear Setback = 30 feet
 - B-1 currently 20 feet, I-1 currently 50 feet
 - 30 feet in between the two and consistent with 3 comparable cities
 - Very rare for an industrial building to be built right on the minimum rear setback line, generally extra space is left behind for maneuvering and exterior storage

- Setback from Residential = 50 feet
 - B-1 currently 30 feet, I-1 currently 75 feet
 - 50 feet is most common from comparable cities
 - Can require additional landscaping if necessary
 - Lot Coverage = 80% of lot area
 - Current requirement for both districts
 - Consistent with several comparable cities
 - Allowing over 80% coverage would take away the ability to require a portion of the lot be landscaped
 - Next month, will need to consider building material requirements, along with façade for the combined district
- b. Non-Residential landscape Requirements
- Drafted edits following discussion at the May Planning Commission meeting
 - For new non-residential uses:
 - requirement of 8 trees or 1 tree per 3000 sq ft of site area, whichever greater
 - Planting required along street front at 50 foot intervals
 - Add foundation plantings at 1 shrub per 10 feet of building, can be grouped
 - For expansion of non-residential uses:
 - Require 1 tree per 50 feet of boulevard, existing can count toward this if already on the boulevard area
 - Foundation plantings of 1 per 10 feet of added building or parking lot area
 - Size standard
 - shrubs shall be a minimum of 1/3 of mature spread and height of growth
 - Species
 - Must be tolerant to snow storage, exposure to salt and sun scald in parking areas

c. Outdoor Storage Edits

- No exterior storage shall be located in the front yard

Commissioner Storms asked for clarifying definition of what can be stored and the longevity of the product stored.

Rybak asked the Commission to clarify what solid fencing meant for screening outdoor storage. Should chain link fencing with screening slats be considered "solid" fencing for the purpose of outdoor storage?

Commissioners agree chain link with screening slats should be considered solid fencing.

d. Residential Driveway Width

- Currently there is not a maximum for residential
- There is a five-foot setback requirement from side property lines
- Recommend 24 feet at the property line and 36 feet within the lot to allow for ample space between vehicles at properties with a 3-car garage, as well as meet the five-foot side yard setback

Discussion included maybe a little wider driveway so as not to drive over grass, making it hard to maintain, staying within the allowable impervious surface area. Looking at different requirements based on the zoning district. Will look at this more next month.

8. Miscellaneous

A. Building Permit Reports – April/May

9. Commissioners' Reports

Grundahl received a couple of resident complaints.

Hallquist shared Arbor Day event at Prairie Dawn Park on June 1, 2023. Kids helped plant 7 blaze maples and took home a sapling. A feasibility study for the industrial park is still underway.

10. Next Planning Commission Meeting – Wednesday, July 5, 2023, at 6 p.m.

11. Adjourn

Motion: CS/ME to adjourn at 6:47 pm. Motion passed 6-0.

Respectfully Submitted,

Karen Hallquist, Community & Economic Development Director



TO: NYA Planning Commission

FROM: Hannah Rybak, Planning Consultant - WSB

DATE: July 5, 2023

SUBJECT: Ordinance Amendments

REQUEST: Discussion Only

Background

The City is in the process of platting the expansion of the industrial park off Tacoma Avenue. The City would like to conduct several ordinance amendments in the industrial sections of the zoning code in anticipation for the expansion and to be prepared for interested business owners. These amendments include miscellaneous edits, editing uses, and updating landscaping and outdoor storage requirements. This report also contains several miscellaneous amendments unrelated to the industrial park expansion.

Residential Driveway Width

Currently the Ordinance does not contain any requirements for how wide a residential driveway can be. The code currently contains a five-foot setback requirement for driveways from side property lines. Staff provided the information below regarding regulations in comparable cities. Waconia, Chanhassen, Watertown, Jordan, Delano and Waseca all contain a maximum driveway width at the property line of 25 feet or less.

Comparable Cities:

- Waconia – 12 feet minimum, 24 feet maximum at property line
- Chanhassen – 10 feet minimum, 24 feet maximum at property line
- Watertown – 24 feet maximum at the property line. Maximum driveway width for a three-stall garage is 30 feet.
- Jordan – 22 feet maximum at property line. Total driveway and parking cannot occupy more than 40% of the front yard.
- Delano – 25 feet maximum at property line
- Waseca – 24 feet maximum at property line

The feedback from the Planning Commission at the June Meeting was a preference toward not limiting driveway width at the property line. The reasons for support were generally for convenience for property owners. Following the June Planning Commission meeting, staff has

gathered a sample of existing driveways in Norwood Young America. Additionally, feedback was gathered from Engineering and Administration.

The primary reason that most cities limit driveway width at the property line is to allow Public Works to have space to push the snow in the winter. If driveways are wider, it limits the area of the boulevard where snow can be placed. This is an existing issue in Norwood Young America, particularly in cul-de-sac areas. Snow has to be hauled out by the City, which adds an additional cost. Wider driveways also limit on-street parking and can cause issues with impervious surface coverage. Additionally, wider driveways near the street take away space for trees to be planted near the boulevard, but outside of the area where roots could damage driveways, sidewalks and roads. Shaded sidewalks and tree lined streets contribute to the desirability and walkability of a community.

It is expected that Norwood Young America will see substantial growth in the coming years. Virtually all other cities in MN that are experiencing rapid growth have the 24-foot maximum driveway width at the property line, as it is a logistical necessity.

STAFF RECOMMENDATION – A maximum width of 24 feet at the property line, and 36 feet within the lot. The Planning Commission should review the redline and the added rationale and discuss, providing staff with feedback.

Industrial Building Materials

Currently, the B-1 District contains regulations regarding permissible building materials. The I-1 District has no such regulations. With the combination of these districts, the Planning Commission must make a recommendation to the City Council on building materials requirements for the combined I-1 District.

This is an area where a City can be as strict or flexible as they wish. There is no “gold standard” regulation for this, as all cities are unique. In some cities they are very strict and value aesthetics over welcoming new businesses to the community. Other cities have no standards because they don’t want to prevent any business from coming in. The bottom line is the more requirements a potential builder has to meet in terms of materials, the more expensive it is going to be for them. The Planning Commission should review the attached table and comparable cities Ordinances. It may also be helpful to take a drive through the existing industrial and business/industrial districts in town, paying attention to what the buildings are constructed of, is there a façade, are there things we like and don’t like, etc.

STAFF RECOMMENDATION – As a preliminary recommendation, Staff recommends working within the existing building materials requirements for the B-1 District. This is a solid set of standards, that could be appropriate for the new district with some tweaks. The Planning Commission should be prepared to discuss what is important to them in terms of materials for industrial and business/industrial buildings.

Action

Discussion only. Staff will take Planning Commission direction to draft/finalize the text amendments.

Attachments

Existing Driveway Width Table

Comparable Cities Building Materials Table

Building Materials Code Sections:

Existing NYA B-1

Chanhassen IOP

Delano I-1 & I-2

Glencoe I-1 & I-2

Hutchinson I-1 & I-2

Jordan I-1 & I-2

Victoria I-1

Waconia I-1 & I-2

Watertown MU-BRLI & I-1

Existing Driveway Width Table

R-1 Address	Lot width near street (ft)	Drive Width @ Prop Line	Drive Width @ House
585 preserve BLVD	80	26	30
713 Quail Rd	103	24	24
780 Barnes Lk	95	38	38
875 Fox ct	80	19	27
412 park cir	110	32	32
443 Park cir	119.8	29.5	36
485 emma st	90	38	38
945 lakewood tr	100	25	27
990 Lakewood tr	94	23	27
930 Meadows blvd	108	25	28
Average	98.0	28.0	30.7
R-2 Address	Lot width (ft)	Drive Width @ Prop Line	Drive Width @ House
309 4th st SE	90	29	36
417 adams dr	100	20	20
102 2nd ave sw	94	20	20
538 devonshire dr	105	20	27
14 trilane dr	86	20	26
321 Oak Dr	90	27	27
318 2nd St SW	94	18	25
425 Casper Cir	90	20	20
222 Faxon Rd S	70	20	21
Average	91	21.56	24.67
R-3 Address	Lot width (ft)	Drive Width @ Prop Line	Drive Width @ House
132 South St E	65	17	25
210 Lake St W	75	16	22
319 Lake St W	90	21	21
115 Wilson St W	70	17	17
110 Hill St W	70	70	70
219 East St N	125	16	17
213 1st Ave SE	65	12	20
Average	80	24.14	27.43

Building Materials Comparison

City/Zone	Post Frame Construction Permitted?	Exterior Materials	General Notes
Chanassen IOP	No metal sided buildings	b) The use of undorned, prestressed concrete panels and concrete block shall not be permitted. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. The use of metal on building exteriors shall be limited to trim detailing and/or to buildings using metal and glass curtain walls. Architectural metal roof (standing seam and similar) systems and canopies may also be allowed.	Materials requirements relate to all districts. No specific classing of materials, general terms used.
Delano I-1	Exterior Building Elevation Exception. Exceptions to exterior building elevation provisions of this Ordinance <u>may be</u> granted as a conditional use permit by the City Council, provided that: 1) The proposed building maintains the quality and value intended by this Ordinance. 2) The proposed building is compatible and in harmony with other structures within the district. 3) The provisions of Section 51.02, Subd. B of this Ordinance are considered and the request is found to comply with these criteria.	a. Within the I-1 Zoning District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (25) percent of all building elevations combined (except as may be allowed in Section 51.03 C.3.g.)	Materials requirements differ between I-1 and I-2 (I-2 allows for larger share of building elevations to be metal panels). Stucco seems to be allowed in I-2 but not in I-1
Delano I-2	Exterior Building Elevation Exception. Exceptions to exterior building elevation provisions of this Ordinance <u>may be</u> granted as a conditional use permit by the City Council, provided that: 1) The proposed building maintains the quality and value intended by this Ordinance. 2) The proposed building is compatible and in harmony with other structures within the district. 3) The provisions of Section 51.02, Subd. B of this Ordinance are considered and the request is found to comply with these criteria.	Within the I-2 District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined (except as allowed in Section 51.03, Subd. E.3.f or Subd. E.3.g. of this Ordinance).	
Glencoe I-1 // I-2	Ordinance leaves it up to interpretation. Up to discretion of whether sheet metal is being used in a proper arrangement, with other materials, and has good design/appeal.	On any building visible from a public street, the following materials shall not be permitted on exterior wall surfaces: Sheet metal either corrugated or plain, unfinished structural clay tile, common concrete masonry units, concrete brick, or similar materials. Such materials, however, may be used in a proper arrangement, or combination with other materials of a permanent nature with good architectural design and appeal. Vertical steel siding will not be allowed in any residential district, except in the gable end of the roof.	Requirements generally the same for all districts with one exception for residential districts. Ordinance leaves lots of room for using even "not permitted" materials. No specific classing of materials, general terms used.
Hutchinson I-1 // I-2	Allowed in industrial and commercial districts via a CUP	NONE	No particular regs for building materials.

Jordan I-1 // I-2	<p>Steel or aluminum buildings. Except in association with permitted farming activities, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish shall be permitted in any zoning district.</p>	<p>(E) Industrial buildings constructed in the city.</p> <p>(1) Shall consist of 1 or more non-combustible, non-degradable, and essentially maintenance-free exterior materials.</p> <p>(2) May be designed with office/showroom areas extending out from the principal mass of the building. If so designed, the exterior surfaces of such office/showroom areas shall conform to the following:</p> <p>At least 33% of exterior surfaces facing the front lot line, and at least 15% of exterior surfaces facing a side street, shall consist of brick, natural stone, granite, stucco, copper or glass.</p> <p>(3) May be designed so that burnished block and specialty block forms, exposed aggregate concrete, concrete block, pre-cast concrete panels, wood, anodized aluminum or similar metals are used, if appropriately integrated into the overall building design and, in the case of wood, if not subject to damage due to heavy use or exposure.</p> <p>(4) Shall not consist of exterior materials such as sheet or corrugated aluminum, or unfinished metals such as tin.</p> <p>(5) Shall be compatible with surrounding industrial buildings.</p> <p>(6) Shall provide a fire lock box as per Jordan Fire Department Policy. If any major alterations or additions are constructed the building will also be required to install a fire lock box as per Jordan Fire Department Policy.</p>	<p>Regulates allowable materials in general but with a focus on building façades facing front lot line and side street (with each having a different requirement).</p>
Victoria I-1	<p>Not allowed in I-1 via building materials regs.</p>	<p>1. Building materials. All exterior building materials shall be durable and noncombustible (except for wood used as an allowed accent material), consisting of one or more of the following: At least 40 percent of all exterior faces of the building shall be brick, natural stone, granite, stucco (but not exterior insulation and finish system [EIFS]), glass, or copper. Up to 20 percent may be wood, anodized aluminum or similar metals, but not EIFS, which may be used as an accent material if appropriately integrated into the overall building design and in the case of wood, not subject to damage caused by heavy use or exposure. Decorative concrete and decorative precast concrete panels may be allowed, provided the total of such material does not make up more than 60 percent of the exterior material. Decorative concrete means concrete which is:</p> <p>A. Professionally burnished creating a terrazzo appearance;</p> <p>B. Professionally colored and patterned to create a high quality earth tone brick appearance;</p> <p>C. Professionally colored and patterned to create a high quality white or earth tone stucco appearance (but not EIFS); or</p> <p>D. Professionally colored and patterned to create a high quality travertine appearance. When requested, samples of the external materials shall be submitted to the city.</p> <p>2. Building appearance. All buildings and structures and remodeling of either existing or new buildings shall take into account compatibility related to architectural quality and mass of the structure to be constructed. Elements of compatibility include, but are not limited to: building form, mass, height and bulk; fenestration, modulation, exterior materials and their appearance, color (compatible and harmonious with the building and other nearby buildings which meet the standards described herein), durability, setbacks, landscaping, exterior lighting, and site improvements. The term "modulation" means to harmoniously change or vary the massing and facade of the building to achieve aesthetic and functional architecture.</p> <p>3. Building appearance when adjacent to residential districts. Buildings on lots abutting residential districts should incorporate architectural elements and design to achieve compatibility with nearby residential zones</p>	<p>Concerned with ALL exterior faces of the building. Gets a little more specific than other cities with the types of materials allowed</p>

Waconia I-1 // I-2	Not allowed in industrial district via design standard	<p>2. Permitted Materials. Structural systems of all buildings shall be as required by Uniform Building Code. All buildings shall be of masonry construction, an equivalent, or better. No building exterior shall be constructed of sheet aluminum, asbestos, iron, steel, or corrugated metal. No building shall be constructed with a wooden frame. Exterior building materials shall not be so at variance with the exterior materials of existing structures within the immediate area or the City as a whole as to adversely impact the property values in the affected area or the City as a whole, or adversely affect the public health, safety and general welfare.</p> <p>3. Exterior Materials. Exterior wall surfaces of all buildings shall be faced with brick, natural stone, architectural concrete cast in place or precast concrete panels, glass curtain wall panels or an equivalent or better. Up to 15% of any wall surface may be wood or metal used as an architectural trim, as approved by the Planning Commission. The Planning Commission may also approve other materials that the Commission, in its discretion, determines are compatible with these materials if it finds that: 1) The quality and appearance of the proposed materials is consistent with the standard that has been set within the District; and 2) The use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.</p> <p>(b) Exterior material selection. The building's exterior material shall be compatible with other buildings and structures in adjoining developments. The use of metal for all or a majority of the exposed building surface area shall be prohibited. For the purposes of this section, calculation of the building surface area shall not include glazed surfaces or roof. The use of metal may only be used as trim or an accent to other materials. Other minimum requirements shall be as follows:</p> <p>(3) Central business and industrial districts. In the "CBD" and "I" districts, the architectural material selection shall be dominated with permanency and strength of materials in proportion to the aesthetic characteristics of the building's bulk and shape. Structures in these districts shall incorporate at a minimum, 30 percent brick, stone, or other similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces</p> <p>(3) Industrial.</p> <p>a. Industrial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations, similar to those used in the front building elevation.</p> <p>b. Industrial buildings shall incorporate facade modulation in all building elevations in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture. ALL DISTRICTS: (d) Exterior color selection. The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted in any zoning district. This regulation is not intended to restrict the use of contrasting color in architectural detailing.</p>	Concerned with ALL exterior faces of the building. Gets a little more specific than other cities with the types of materials allowed
Watertown MU-BRLU // I-1	Not allowed: use of metal for all/majority of building surface are is prohibited	Concerned with ALL exterior faces except for glazed surfaces or the roof. No specific classing of materials, general terms used	

<p>NYA B-1</p>	<p>Not permitted under the building material and detail section. Unless it meets the standards for using metal as an exterior surface.</p>	<p>A. Exterior Wall Finish. All exterior wall finishes on any building structure shall be constructed of the following materials or combination of materials:</p> <ol style="list-style-type: none"> 1. Brick 2. Stone 3. Glass 4. Textured masonry units 5. Wood, consisting of lap siding and painted 6. Stucco 7. Tilt up concrete panels 8. Prefabricated steel or sheet metal panels or pre-engineered buildings for Permitted Industrial Uses in the B-1 District only, assuming that permitted materials listed in 1-7 above shall occupy 100% of the street-facing side(s) of the building and the lot shall be landscaped as required by the City which solely reserves the right to require additional landscaping in exchange for allowing the preengineered or prefabricated application. Commercial uses (retail or service occupying fifty percent or more of the site) are specifically excluded from this clause (1245.03, A, 10) as may be amended. 9. Fiber cement or cement/concrete board lapsiding 10. Metal subject to the following limitations: <ol style="list-style-type: none"> a. Aluminum is prohibited in any form. b. Minimum metal gauge of 24. c. Concealed fasteners required. d. Horizontal application is required, that is lapsiding versus vertical steel panel. e. When facade of the building faces a public right of way; a minimum of twenty-seven percent (27%) of the facade must be transparent (e.g. window, door openings) and twenty-five percent (25) must be an accent material consisting of brick, stone, textured masonry units, or stucco. f. Portions of facades not facing public streets are exempt from subsection (e) relating to transparency and accent material. g. Metal roofing shall feature standing seams, concealed fasteners, and guards above building openings to prevent snow from accumulating in entrances. <p>Accent material may occupy up to 25 percent of the building's facade. These may include:</p> <ol style="list-style-type: none"> 1. Metal 2. Glass Block 3. Spandrel glass 4. Similar materials as approved by the City <p>The following materials may not be used in any visible exterior application except when specifically permitted by the City in areas with limited public view or accent areas:</p> <ol style="list-style-type: none"> 1. Unadorned plain or painted concrete block 2. Painted brick 3. Unfinished, corrugated, or galvanized metal panels. 4. Reflective glass 5. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding 	<p>Concerned mostly with façade of the building that faces public right of way. A little more specific than most ordinances.</p>
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NYA B-1 District (Business-Industrial)

Subd. 3 Building Material and Detail.

A. Exterior Wall Finish. All exterior wall finishes on any building structure shall be constructed of the following materials or combination of materials:

1. Brick
2. Stone
3. Glass
4. Textured masonry units
5. Wood, consisting of lap siding and painted
6. Stucco
7. Tilt up concrete panels

8. Prefabricated steel or sheet metal panels or pre-engineered buildings for Permitted Industrial Uses in the B-1 District only, assuming that permitted materials listed in 1-7 above shall occupy 100% of the street-facing side(s) of the building and the lot shall be landscaped as required by the City which solely reserves the right to require additional landscaping in exchange for allowing the preengineered or prefabricated application. Commercial uses (retail or service occupying fifty percent or more of the site) are specifically excluded from this clause (1245.03, A, 10) as may be amended.

9. Fiber cement or cement/concrete board lap siding

10. Metal subject to the following limitations:

- a. Aluminum is prohibited in any form.
- b. Minimum metal gauge of 24.
- c. Concealed fasteners required.
- d. Horizontal application is required, that is lap siding versus vertical steel panel.
- e. When façade of the building faces a public right of way; a minimum of twenty-seven percent (27%) of the façade must be transparent (e.g. window, door openings) and twenty-five percent (25) must be an accent material consisting of brick, stone, textured masonry units, or stucco.
- f. Portions of facades not facing public streets are exempt from subsection (e) relating to transparency and accent material.
- g. Metal roofing shall feature standing seams, concealed fasteners, and guards above building openings to prevent snow from accumulating in entrances.

Accent material may occupy up to 25 percent of the building's façade. These may include:

- 1.Metal
- 2.Glass Block
- 3.Spandrel glass
- 4.Similar materials as approved by the City

The following materials may not be used in any visible exterior application except when specifically permitted by the City in areas with limited public view or accent areas:

- 1.Unadorned plain or painted concrete block
- 2.Painted brick
- 3.Unfinished, corrugated, or galvanized metal panels.
- 4.Reflective glass
- 5.Aluminum, vinyl, fiberglass, asphalt or fiberboard siding

B. Color. Colors shall be harmonious and consist of muted colors with low reflectance. Recommended colors include browns, grays, tans, beiges and dark or muted greens, blues and reds. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes.

C. Horizontal Articulation. To avoid long unbroken expanses, building of more than 40 feet in width shall be divided into smaller increments through articulation of the façade. This can be achieved through combinations of the following techniques:

- 1.Façade modulation- stepping back or forward or extending a portion of the façade.
- 2.Vertical divisions using different textures or materials.
- 3.Variation in the rooflines by alternating dormers and stepped roofs, gables or other roof elements to reinforce the modulation or articulation intervals.

D. Ground-level Articulation. The ground level of any multi-story structure shall be visually distinct from the upper stories. This can be achieved through the use of one or more of the following techniques. Others that may meet the objective shall be reviewed and approved by the Planning Commission:

- 1.An intermediate cornice line
- 2.A sign band
- 3.An awning arcade or portico
- 4.A change in the building materials, texture or detailing
- 5.A change in window shape or treatment

E. Entries. The main entrance should always face the primary street and shall be placed at grade. Main entries shall be designed with one or more of the following:

- 1.Canopy, portico, overhang or arch above the entrance

2.Recesses or projections in the building façade surrounding the entrance

3.Peaked roof or raised parapet over the door

4.Display windows surrounding the entrance

5.Architectural detailing such as tile work or ornamental moldings

F. Building Placement. All buildings in the General Commercial District shall be located as close as possible to the front yard setback line and building entrances shall be as close as possible to abutting streets. Parking shall be to the rear or side of the building to the greatest extent possible.

G. Pre-fabricated and/or pre-engineered buildings are prohibited in the C-2 and B-I Districts, except as provided under 1245.03, Subd. 3, A, 10. Pre-fabricated buildings are those primarily built in a factory off-site and then shipped to and assembled on site. Pre-engineered buildings are products generally designed by manufacturers according to standard design models as opposed to buildings designed by a stand-alone architect and project engineer who select/employ materials from a variety of independent sources for the specific needs of the property and building.

Chanhassen IOP District

- a) It is not the intent of the city to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the city to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods. Architectural plans shall be prepared by an architect or other qualified person acceptable to the community development director and shall show the following:

Elevations of all sides of the building;

Type and color of exterior building materials;

A typical floor plan;

Dimensions of all structures; and

The location of trash containers and of heating, ventilation and air conditioning equipment.

- b) The use of unadorned, prestressed concrete panels and concrete block shall not be permitted. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. The use of metal on building exteriors shall be limited to trim detailing and/or to buildings using metal and glass curtain walls. Architectural metal roof (standing seam and similar) systems and canopies may also be allowed.
- c) All rooftop or ground-mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure. Low profile, self-contained mechanical units which blend in with the building architecture may be exempt from the screening requirement.
- d) Underground utilities shall be provided for all new and substantially renovated structures. On sites where, through design on topography, rooftop mechanical systems are highly visible from off-site locations, structural screening will be required.
- e) Within the HC districts, the standards for the HC districts shall apply in addition to the standards specified in this division.

Delano I-1 (limited industrial) I-2(general industrial)

a. Within the I-1 Zoning District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (25) percent of all building elevations combined (except as may be allowed in Section 51.03,

Subd. C.3.g of this Ordinance).

b. Accessory Buildings. Accessory buildings shall be constructed of building materials to match the principal structure and comply with the building material requirements of this Ordinance.

c. In all zoning districts, mechanical equipment such as heating, ventilation, or air conditioning units located anywhere on the property shall be screened and painted to match the building exterior.

a. Principal Buildings. Within the I-2 District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined (except as allowed in Section 51.03, Subd. E.3.f or Subd. E.3.g of this Ordinance).

b. Accessory Buildings. Accessory buildings shall be constructed of building materials to match the principal structure and comply with the building material requirements of this Ordinance.

c. In all zoning districts, mechanical equipment such as heating, ventilation, or air conditioning units located anywhere on the property shall be screened and painted to match the building exterior.

Glencoe All Districts (I-1 Limited Industry, I-2 General Industry District)

510.12 Aesthetics and Safety

It is hereby affirmed as essential municipal policy that the appearance of this municipality is a proper matter for public concern and that all open spaces, buildings, signs, plantings, surfaces, and structures which may be seen from the public ways are subject to the provisions of this ordinance.

On any building visible from a public street, the following materials shall not be permitted on exterior wall surfaces: Sheet metal either corrugated or plain, unfinished structural clay tile, common concrete masonry units, concrete brick, or similar materials. Such materials, however, may be used in a proper arrangement, or combination with other materials of a permanent nature with good architectural design and appeal.

Vertical steel siding will not be allowed in any residential district, except in the gable end of the roof.

Hutchinson I-1 (Light industrial Park), I-2 (Heavy Industrial Park), I/C (Industrial/Commercial)

Pole buildings in Industrial and commercial districts via a CUP

NO PARTICULAR REGULATIONS FOR BUILDING MATERIALS

Jordan I-1 (Light Industrial), I-2 (General Industrial)

§ 154.312 BUILDING MATERIALS.

(A) General.

(1) Steel or aluminum buildings. Except in association with permitted farming activities, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish shall be permitted in any zoning district.

(2) Building foundations. Building foundations not exceeding 2 feet and other such portions of a building's facade need not comply with the requirements for the primary facade treatment or materials.

(B) Single-family houses constructed in or moved into the city.

(1) Must be compatible with neighboring houses;

(2) Shall have a minimum width of 24 feet for at least 70% of its length;

(3) Shall have a full load-bearing perimeter foundation, and a floor loading capacity which complies with the requirements of the State Building Code;

(4) Shall have a minimum roof pitch of 4:12;

(5) Shall have a minimum roof overhang of 2 feet on roofs with a 4:12 pitch; steeper roofs may have a shorter overhang, except that no roof may have an overhang of less than 1 foot. All gable ends shall have a minimum roof overhang of 1 foot;

(6) Shall have steps and safety rails that meet all requirements of the State Building Code;

(7) Shall be designed to consist of exterior materials compatible with residential development in the area with regard to architectural quality and the massing of structures, and shall be designed with suitable fenestration.

(C) Duplexes, cluster houses, townhouses constructed in the city.

(1) Shall be designed to consist of exterior materials which are compatible with residential development in the area with regard to architectural quality and the massing of structures.

(D) Apartment buildings, institutional buildings, and commercial buildings constructed in the city. Exterior materials should possess certain qualities such as durability, scale, color, and detailing.

(1) Facades shall be constructed of approved materials which include 3 different classes.

(a) Class I materials include: brick, marble, granite, or other natural stone, textured cement stucco, copper, porcelain, EIFS (exterior insulated finish system), and glass.

(b) Class II includes: exposed aggregate concrete panels, burnished concrete masonry units, integral colored split face (rock face) and exposed aggregate concrete block, cast-in-place concrete, artificial stone, artificial stucco (must be reinforced to prevent damage and be a drainage-type system), fiber reinforced cement board siding, wood or wood-fiber siding, prefinished metal.

(c) Class III materials include: unpainted or surface painted concrete block (textured or untextured faces), unpainted or surface-painted plain or ribbed concrete panels, unfinished, galvanized or surface painted metal.

(2) Minimum material requirements: at least 50% of each building facade visible from a public street or walkway must be of Class I materials, except as approved under conditional use permit. Not more than 10% of each building facade visible from a public street or walkway may be of Class III materials. Portions of each building facade not visible from a public street or walkway may be constructed of greater percentages of Class II or Class III materials.

(3) The mixture of building materials must be compatible and integrated.

(4) Buildings shall have a mix of facade materials and design features to reduce long, blank walls. Design features may include, among other features, windows, doorways, cornices, niches, and recesses. In order to ensure continuity of materials and facade treatments on all visible facades including side and rear treatments, all building facades visible from a public street or walkway shall employ materials and design features similar to those of the front facade.

(5) Shall be designed to consist of exterior materials which are compatible with development in the surrounding area with regard to architectural quality and the massing of structures.

(6) Shall provide a fire lock box as per Jordan Fire Department Policy. If any major alterations or additions are constructed the building will also be required to install a fire lock box as per Jordan Fire Department Policy.

(7) Buildings within the C-2, Central Business District, shall comply with the requirements of the Downtown Design Standard Manual.

(8) Buildings within the C-3, Highway Commercial district should comply with the requirements of the Highway Commercial Design Standards Manual.

(E) Industrial buildings constructed in the city.

(1) Shall consist of 1 or more non-combustible, non-degradable, and essentially maintenance-free exterior materials.

(2) May be designed with office/showroom areas extending out from the principal mass of the building. If so designed, the exterior surfaces of such office/showroom areas shall conform to the following:

At least 33% of exterior surfaces facing the front lot line, and at least 15% of exterior surfaces facing a side street, shall consist of brick, natural stone, granite, stucco, copper or glass.

(3) May be designed so that burnished block and specialty block forms, exposed aggregate concrete, concrete block, pre-cast concrete panels, wood, anodized aluminum or similar metals are used, if appropriately integrated into the overall building design and, in the case of wood, if not subject to damage due to heavy use or exposure.

(4) Shall not consist of exterior materials such as sheet or corrugated aluminum, or unfinished metals such as tin.

(5) Shall be compatible with surrounding industrial buildings.

(6) Shall provide a fire lock box as per Jordan Fire Department Policy. If any major alterations or additions are constructed the building will also be required to install a fire lock box as per Jordan Fire Department Policy.

(Ord. 2013-05, passed 5-20-2013)

Victoria I-1 Light Industrial District

The design and performance standards in an I-1 light industrial district shall be as follows:

1. Building materials. All exterior building materials shall be durable and noncombustible (except for wood used as an allowed accent material), consisting of one or more of the following: At least 40 percent of all exterior faces of the building shall be brick, natural stone, granite, stucco (but not exterior insulation and finish system (EIFS)), glass, or copper. Up to 20 percent may be wood, anodized aluminum or similar metals, but not EIFS, which may be used as an accent material if appropriately integrated into the overall building design and in the case of wood, not subject to damage caused by heavy use or exposure. Decorative concrete and decorative precast concrete panels may be allowed, provided the total of such material does not make up more than 60 percent of the exterior material. Decorative concrete means concrete which is:
 - A. Professionally burnished creating a terrazzo appearance;
 - B. Professionally colored and patterned to create a high quality earth tone brick appearance;
 - C. Professionally colored and patterned to create a high quality white or earth tone stucco appearance (but not EIFS); or
 - D. Professionally colored and patterned to create a high quality travertine appearance. When requested, samples of the external materials shall be submitted to the city.
2. Building appearance. All buildings and structures and remodeling of either existing or new buildings shall take into account compatibility related to architectural quality and mass of the structure to be constructed. Elements of compatibility include, but are not limited to: building form, mass, height and bulk; fenestration, modulation, exterior materials and their appearance, color (compatible and harmonious with the building and other nearby buildings which meet the standards described herein), durability, setbacks, landscaping, exterior lighting, and site improvements. The term "modulation" means to harmoniously change or vary the massing and facade of the building to achieve aesthetic and functional architecture.
3. Building appearance when adjacent to residential districts. Buildings on lots abutting residential districts should incorporate architectural elements and design to achieve compatibility with nearby residential zones

Waconia, I-1 and I-2

Design Standards, Industrial District.

1. Architectural Style. The exterior architectural appearance of the proposed structure shall not be so at variance with the exterior architectural appearance of existing structures within the immediate area, or with the intended character of the applicable zoning districts, taking into consideration building materials, size, shape and heights, so as to cause an adverse impact upon property values in the immediate area, or the City as a whole, or adversely affect the public health, safety and general welfare of the portion of the City in which the property is located or the City as a whole. Mechanical equipment, such as furnaces, air conditioners, elevators, transformers, and utility equipment, shall be screened, whether on the roof or mounted on the ground, with a screening material similar to or compatible with material used on the main structure. All additions or remodeling shall be compatible in scale, material and massing.

2. Permitted Materials. Structural systems of all buildings shall be as required by Uniform Building Code. All buildings shall be of masonry construction, an equivalent, or better. No building exterior shall be constructed of sheet aluminum, asbestos, iron, steel, or corrugated metal. No building shall be constructed with a wooden frame. Exterior building materials shall not be so at variance with the exterior materials of existing structures within the immediate area or the City as a whole as to adversely impact the property values in the affected area or the City as a whole, or adversely affect the public health, safety and general welfare.

3. Exterior Materials. Exterior wall surfaces of all buildings shall be faced with brick, natural stone, architectural concrete cast in place or precast concrete panels, glass curtain wall panels or an equivalent or better. Up to 15% of any wall surface may be wood or metal used as an architectural trim, as approved by the Planning Commission. The Planning Commission may also approve other materials that the Commission, in its discretion, determines are compatible with these materials if it finds that: 1) The quality and appearance of the proposed materials is consistent with the standard that has been set within the District;

and 2) The use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Watertown MU-BLI, I-1

The intent of this article is to establish minimum standards for the design and construction of buildings and related structures in all zoning districts. The quality of architecture and building construction shall be considered important to the preservation and enhancement of building and property values, prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of the city.

It is not the intent of the city to restrict design, however, it is in the best interest of the city to promote standards for architectural design and compatibility with other development.

(b) *Exterior material selection.* The building's exterior material shall be compatible with other buildings and structures in adjoining developments. The use of metal for all or a majority of the exposed building surface area shall be prohibited. For the purposes of this section, calculation of the building surface area shall not include glazed surfaces or roof. The use of metal may only be used as trim or an accent to other materials. Other minimum requirements shall be as follows:

Metal roofs shall be permitted in R-1, R-2, and R-3 districts, provided:

- a. The metal roof shall not have exposed fasteners, semi-concealed fasteners, or any fastener system that does not adhere directly to the support system.
- b. Any metal roof that is not a high-quality commercial thickness/weight is prohibited.
- c. Any metal roof that has not been treated with a factory applied color-coating system against any applicable degradation is prohibited.

(3) *Central business and industrial districts.* In the "CBD" and "I" districts, the architectural material selection shall be dominated with permanency and strength of materials in proportion to the aesthetic characteristics of the building's bulk and shape. Structures in these districts shall incorporate at a minimum, 30 percent brick, stone, or other similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

(c) *Architectural elements.* In order to reduce the negative aesthetic impacts of large buildings, additional architectural elements shall be incorporated into the overall building design. Physical offsets when used in columns shall be 12 inches minimum, in all other cases, shall be three feet minimum.

(3) *Industrial.*

a. Industrial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations, similar to those used in the front building elevation.

b. Industrial buildings shall incorporate facade modulation in all building elevations in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture.

(6) *All districts.*

a. Roof-mounted mechanical units, satellite dishes, or other similar equipment shall be screened from the public view by the extension of a parapet wall or other roof structure.

b. In the case where the parapet wall cannot feasibly screen the roof-mounted equipment, point-in-place or other appropriate screening shall be required. Such screening shall have similar design features as the building including material, shape, and color considerations. Wooden fences or similar screen shall not be considered appropriate.

Understanding the operational requirements of satellite dishes and antennas, such units shall be screened to minimize the visual impact on surrounding properties.

(d) *Exterior color selection.* The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted in any zoning district. This regulation is not intended to restrict the use of contrasting color in architectural detailing.