

ARTICLE XIV-K. EXTERIOR WALL COVERING REQUIREMENTS

Section 1. Purpose.

Exterior construction requirements are accepted as adding structural and aesthetic value to property. It ensures a longer life of a structure by minimizing maintenance and contributes greatly to overall community preservation.

This article shall apply to all zoning districts.
(Ord. No. 1850, § 1, 8-19-03)

Section 2. Definitions.

For the purpose of this section, the following definitions shall apply:

- (1) Chimney shall mean a primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.
- (2) Masonry construction shall include all construction of stone material, brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction. The method of construction shall be by means of masonry units being bedded by mortar in a stacked system with the starting course placed on the foundation or other structural support. See Section 3 for additional regulations.

The standards for masonry construction types are listed below:

- (A) Stone Material: Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone, dimensioned stone, and manufactured stone products are acceptable.
- (B) Brick Material: Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM Standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed.
- (C) Concrete Masonry Units: Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Loadbearing Concrete Masonry Units (hollow and solid); ASTM C129, Standard Specification for Nonloadbearing Units (hollow and solid). Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish, integrally colored, subject to

approval by the building official. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.

- (D) Concrete Panel Construction: Concrete finish, pre-cast panel or tilt wall construction shall be painted, fluted, or exposed aggregate. Other architectural concrete finish is subject to approval by the building official. Smooth or untextured concrete finishes are not acceptable unless painted and maintained.
- (3) Portland Cement Plaster (Stucco) shall consist of a scratch coat, a brown coat and a finish coat. The minimum combined thickness of the scratch coat and the brown coat shall be $\frac{3}{4}$ of an inch. The finish coat can consist of one of the following: a cement based textured and colored finish, an acrylic based textured or colored finish, or an elastomeric colored finish coat. Stucco applied over frame construction shall have metal lath and accessories installed in accordance with ASTM C-1063. Portland Cement Plaster shall be applied in accordance with ASTM C-926. All other ASTM Standards applicable to Portland Cement Plaster installations shall apply to this definition.
- (4) Glass and metal standards are as follows:
 - (A) Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.
 - (B) Metal walls shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked-on enamel painted to the wall manufacturer's standards.
 - (1) The use of corrugated metal, plastic, or fiberglass panels is prohibited.
 - (2) The use of galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finish is prohibited.

Section 3. Miscellaneous standards.

- (1) Manufactured stone veneer, stone products, precast stone, stone siding, stone veneer, and brick veneer with a thickness of less than two and three-fourth inches and/or designed to be installed by means of adhesives or connections to the adjacent vertical wall member shall be prohibited.
- (2) Exterior Insulation Finish System (EIFS), and cementitious fiber board materials shall not be considered for the 80 percent masonry requirement but may be utilized for part or all of the remaining 20 percent of the structure.

- (3) The use of hard board or press board shall be prohibited for any feature on any structure, including Type A accessory buildings.
- (4) Type B accessory buildings, including carports, four hundred (400) square feet or less, shall be built with materials that are durable and resistant to deterioration. Profiled panels, deep ridge panels and concealed fastener systems are permitted. All vertical and horizontal structural members of carports shall be of 14 gauge steel or aluminum. Vertical supporting members shall be a minimum of three inches (3”) in diameter for circular posts or three inches by three inches (3”x 3”) for tubular posts. Low or single pitch carport roofs shall be of maintenance free materials (minimum 26 gauge steel or aluminum). Exterior finish for metal materials shall be baked enamel finish or painted to the manufacturer’s specifications; unpainted metal finish is prohibited.

The use of corrugated metal, plastic, or fiberglass panels is prohibited.

Section 4. Construction standards.

The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the city.

- (1) *Residential – “1.4” Single-Family Dwelling, “R-1.8” Single-Family-Dwelling; “R-2.2” Single-Family Dwelling, “D” Duplex, “D-1A” Duplex Dwelling, “D-1B ” Duplex Dwelling District, and any other Single-Family Dwelling or Residential Planned Development Districts with a minimum dwelling size (living area) of less than 2,600 square feet.*

- (A) All residential buildings and structures located in these residential zoning districts shall be of exterior construction having at least 80 percent of the total exterior walls above grade level to the top plate of the first story, excluding doors and windows, constructed of brick, stone or material of equal characteristics in accordance with the city's building code and fire prevention code. If the structure is more than one story in height, this requirement shall apply as a minimum to the first story, and may be applied to the remainder of the structure. Chimneys of fireplaces capable of burning wood shall be full masonry brick or stone from slab to cap, regardless of whether it is an interior or exterior chimney. Any other chimney not built for wood burning (i.e. gas with artificial logs) and is located on an exterior wall, shall maintain an exterior veneer consistent with the adjacent walls on either side of the chimney. Exposed metallic chimneys or factory built chimneys (non masonry) shall be prohibited. All other chimneys shall be constructed in accordance with the city's building code and fire code. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.
- (B) Exterior walls finished with concrete masonry units or similar products, or corrugated metal materials are not permitted on any residential structure.

- (C) Additions or alterations to existing structures shall be constructed to an architectural standard consistent with the existing structure in terms of siding and roofing.
- (2) *Residential - "R-2.6" Single-Family Dwelling, "R-3.0" Single-Family Dwelling, "R-3.0 E" Single-Family Estate Dwelling, and any other Single-Family Dwelling or Residential Planned Development Districts with a minimum dwelling size (living area) of 2,600 square feet or greater.*
- (A) All residential buildings and structures located in these residential zoning districts shall be of exterior construction having at least 80 percent of the total exterior walls above grade level to the top plate of the first story for a one story structure, or to the top plate of the second story for a structure greater than one story, excluding doors and windows, constructed of brick, stone or material of equal characteristics in accordance with the city's building, code and fire code. Chimneys of fireplaces capable of burning wood shall be full masonry brick or stone from slab to cap, regardless of whether it is an interior or exterior chimney. Any other chimney not built for wood burning (i.e. gas with artificial logs) and is located on an exterior wall, shall maintain an exterior veneer consistent with the adjacent walls on either side of the chimney. Exposed metallic chimneys or factory built chimneys (non masonry) shall be prohibited. All other chimneys shall be constructed in accordance with the city's building code and fire code. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.
 - (B) Exterior walls finished with concrete masonry units or similar products, or corrugated metal materials are not permitted on any residential structure.
 - (C) Additions or alterations to existing structures shall be constructed to an architectural standard consistent with the existing structure in terms of siding and roofing.
- (3) *"A" Apartment and "A-2" Apartment-2 Zoning Districts.*
- (A) All principal buildings and structures located in the "A" Apartment and "A-2" Apartment-2 Districts shall be of exterior fire resistant construction having 100 percent of the total exterior walls, excluding doors and windows constructed of brick, stone, or brick veneer. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.
 - (B) Exterior building materials for additions or alterations to existing structures shall conform to section 4.3.A of this article.
 - (C) Fireplace chimneys shall be full masonry brick or stone from slab to cap, regardless of whether it is an interior or exterior chimney, and regardless of

whether it is wood burning or not. Exposed metallic chimneys or factory built chimneys (non masonry) shall be prohibited.

(4) *Nonresidential - All Nonresidential Zoning Districts with the Exception of "C-1" Light Commercial, "C-2" Heavy Commercial, "I-1" Light Industrial, and "I-2" Heavy Industrial Districts.*

(A) All nonresidential structures shall be of exterior construction having at least 80 percent of the total exterior walls above grade level, excluding doors and windows, constructed of masonry, Portland cement plaster, or glass wall construction, in accordance with the city's building code and fire prevention code. Chimneys for fireplaces capable of burning wood shall be full masonry brick or stone from slab to cap, regardless of whether it is an interior or exterior chimney. Any other chimney not built for wood burning (i.e. gas with artificial logs) and is located on an exterior wall, it shall maintain an exterior veneer consistent with the adjacent walls on either side of the chimney. Exposed or metallic chimneys or factory built chimneys (non masonry) shall be prohibited. All other chimneys shall be constructed in accordance with the city's building and fire codes. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.

(B) Exterior building materials for additions or alterations to existing structures shall conform to section 4.4.A of this article.

(C) No structure shall be erected, converted, designed, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages. Canopies, awnings, and/or roof overhangs for restaurant service are permitted.

(5) *Nonresidential - "C-1" Light Commercial and "C-2" Heavy Commercial Districts.*

(A) All nonresidential structures shall be of exterior construction having at least 80 percent of the total exterior walls above grade level, excluding doors and windows, constructed of masonry, Portland cement plaster, or glass wall construction, in accordance with the city's building code and fire prevention code. All chimneys shall be constructed in accordance with the city's building code and fire code. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.

(B) Exterior building materials for additions or alterations to existing structures shall conform to section 4.5.A of this article.

(C) No structure shall be erected, converted, designed, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages. Canopies, awnings, and/or roof overhangs for restaurant service are permitted.

- (6) *Nonresidential - "I-1" Light Industrial and "I-2" Heavy Industrial Districts.*
- (A) All nonresidential structures shall be of exterior construction in accordance with the city's building code and fire prevention code. Building facades (front only) which face any residential zoning district, unless separated by a major thoroughfare, shall be of stone, brick, Portland cement plaster, or glass wall construction. All chimneys shall be constructed in accordance with the city's building code and fire code. Facia and soffit shall be constructed with maintenance free type materials, with hardboard and pressboard excluded.
 - (B) Exterior building materials for additions or alterations to existing structures shall conform to section 4.6.A of this article.
 - (C) No structure shall be erected, converted, designed, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages. Canopies, awnings, and/or roof overhangs for restaurant service are permitted.
- (7) *Procedure for determining alternative exterior materials:*
- (A) All requests for alternative exterior building materials shall be noted and described on a site plan to be submitted to the zoning board of adjustment for review. If requested by the building official, a sample of the material shall be required to be submitted with the site plan.
 - (B) An alternative exterior material may be approved by the board if it is determined that the material is equivalent to or better than masonry according to the criteria listed for exceptions below as part of the approval of a site plan submitted to the zoning board of adjustment.
 - (C) Consideration for exceptions to the above requirements shall be based only on the following:
 - (1) Architectural design and creativity;
 - (2) Compatibility with surrounding developed properties; and
 - (3) Architectural variances may be considered for, but not limited to, Gingerbread, Victorian, English Tudor, or Log designs.
- (8) *If the provisions of this ordinance are more restrictive than, or in conflict with the building or fire code, this ordinance shall apply.*