

Classes of materials.

Permitted exterior building materials shall be divided into Class I and Class II categories as follows:

Class I

- Clay-based masonry units; brick (integrally colored)
- Natural and architectural manufactured stone (provided it replicates the appearance of natural stone, not concrete block)
- Glass/spandrel glass
- Prefinished architectural grade flat metal panels with concealed fasteners
- Specialty concrete block such as textured, burnished or rock faced block
- Exterior insulation and finish systems (EIFS)
- Masonry stucco
- Architectural precast textured concrete panels
- Cement-based architectural panel products
- Architectural thin panel product resembling other Class I materials (e.g. brick, stone, or stucco)

Class II

- Smooth scored concrete block
- Smooth precast concrete tip up panels
- Glass block
- Cedar, redwood, metal, fiber-cement or engineered wood horizontal siding and shakes
- Fiber-cement and wood/engineered wood board and batten siding

Material coverage for walls

- Level 1 areas:
 - Not less than 60% of Class I materials and remaining Class II materials for front building elevation and any adjacent elevation set less than 45 degrees to, and visible from, the street.
 - Not less than 40% of Class I materials and remaining Class II materials for side elevations within 20 feet of the building's front and for all other elevations facing a street and located less than 150 feet from it.
 - Not less than 20% of either Class I or Class II materials for all side elevations; no requirements for rear elevations.
 - Materials other than Class I and Class II may constitute up to 10% of all front elevations or elevations facing a street as accent materials.
 - All residential properties with four or fewer units are exempt.
 - Minimum requirements for all other residential properties may be reduced by half.

- Level 2 areas:
 - Not less than 40% of Class I materials and remaining Class II materials for front building elevation and any adjacent elevation set less than 45 degrees to, and visible from, the street.
 - Not less than 25% of Class I materials and remaining Class II materials for side elevations within 10 feet of the building's front and for all other elevations facing a street and located less than 100 feet from it.
 - Not less than 10% of either Class I or Class II materials for all side elevations; no requirements for rear elevations.
 - Materials other than Class I and Class II may constitute up to 20% of all front elevations or elevations facing a street as accent materials.
 - All residential properties with four or fewer units are exempt.
 - Minimum requirements for all other residential properties may be reduced by half.

Additional requirements

- Building façade shall include all elevation planes offset by 50 feet or less from the plane closest to a street.
- At least two different materials shall be utilized in front building elevations for buildings with two or more stories.
- Windows and/or door openings shall constitute at least 10% of the front building elevation length.
- Exterior roof surface materials visible from the ground shall not utilize any kind of metal panels with exposed fasteners, membrane, roll, or spray type roofing.
- Any front building elevation that is longer than 75 feet (150 feet in Level 2 areas) shall have an architectural feature interrupting monotony of the façade.
- Any roof visible from the ground within 100 feet that is longer than 100 feet (150 feet in Level 2 areas) shall have an architectural feature interrupting its monotony.
- Accessory buildings' exterior materials and colors shall match material(s) of the main building located on site; accessory buildings located in the front yard shall comply with relevant requirements for the main building.
- Garbage enclosures and other enclosures and fences shall match colors of the main building.
- All roof mounted mechanical equipment units exceeding three feet in height and four feet in horizontal dimension and visible from the ground within 100 feet shall be screened from the ground level view. All exterior ground-set mechanical equipment units exceeding four feet in height and four feet in horizontal dimension shall be fully concealed on all sides.
- All exterior modification/remodeling projects involving over 50% of a building façade must meet new requirements.
- Chains with typical design used for more than 75% of their locations may be exempted even if that typical design does not fully comply with the Standards.
- Staff may approve new or innovative materials similar to listed above based on applicant's provided comparability statement and technical information. Staff may also allow deviation from the material coverage requirements by up to 10% for a good cause. All other departures from the Ordinance must go through a variance process.

Comments:

For all practical purposes, only horizontal vinyl siding, vertical wood siding, vertical metal siding, and plain concrete block are not on either of the permitted exterior materials list. Right now, horizontal metal siding is Class II, but I am not sure if it should be there; maybe, it should not be permitted, just like horizontal vinyl siding.

Over two thirds of existing buildings in designated areas will meet the above requirements (at least, their front elevations).