

Commercial/Industrial Zoning District Exterior Building Requirements

Spring Lake Park

All principal buildings other than single- and two-family homes shall be designed by a registered architect and shall be certified in accordance with the appropriate statutes of the state. 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. These materials, however, may be used in a proper arrangement, or combination with other materials of a permanent nature with good architectural design and appeal. The application for a building permit shall be accompanied by exterior elevations of the proposed building which will adequately and accurately indicate the height, size, bulk, design, and the appearance of all elevations and a description of the construction and materials proposed to be used therein. (Section 16.28.010)

Fridley

Exterior Materials. The type of building materials used on exterior walls shall be face brick, natural stone, specifically designed pre-cast concrete, factory fabricated and finished metal frame paneling, glass or other materials approved by the City.

Blaine

31.091 - Architectural control.

(a) All buildings erected shall be a type of construction as defined in the Minnesota Building Code. (Ord. No. 00-1835, amended 3-16-2000; Ord. No. 00-1876, amended 10-19-2000)

(b) Any building shall be constructed so that all exterior sides shall be surfaced equivalent to the front building elevation as determined by the Zoning Administrator.

(c) Exterior wall surfaces of all buildings shall be primarily faced with brick, stone, precast panel, cast-in-place panel, architectural concrete with other permitted materials, or glass.

Use of modern metal paneling materials or its equivalent shall be considered for exterior wall surfaces provided such materials are used in conjunction with other materials listed above. Use of modern metal paneling materials or its equivalent shall not exceed thirty-five percent (35%) of any individual wall surface.

(d) The building design should exhibit architectural control which seeks to be creative and maximize building lines, shades, and angles to maximize architectural uniqueness.

(e) All building design and exterior wall surface materials shall be reviewed and approved by the Zoning Administrator.

(f) All buildings shall contain a concrete floor. (Ord. No. 00-1876, amended 10-19-2000)

Mounds View

§ 160.284 STANDARDS.

For development of properties within the County Road 10 Overlay District, the following standards will be applied where these standards supersede requirements set forth in the B-1 (Neighborhood Business), B-2 (Limited Business), B-3 (Highway Business), B-4 (Regional Business), PUD (Planned Unit Development), R-3 (Medium Density Residential) and R-4 (High Density Residential) zoning districts. All other standards and requirements of the above-mentioned zoning districts shall continue to apply.

(A) Construction materials.

(1) At least 50% of all exterior wall finishes on any building will be comprised of a combination of at least two of the following materials:

- (a) Brick;
- (b) Natural stone or cultured stone;
- (c) Glass;
- (d) Masonry stucco; and
- (e) Other comparable or superior material as approved by the city.

(2) The remaining 50% of all exterior wall finishes must be comprised of any combination of decorative or rock face concrete block, concrete panels, metal or wood. All building materials subject to approval of the city.

(3) Buildings may be constructed of primarily one of the materials listed in division (A)(1) above, if the design exceeds the intent of the ordinance and is approved by the city.

(4) Non-decorative exposed concrete block buildings are prohibited, as are pre-engineered metal buildings, corrugated metal-sided buildings and wood sided buildings unless such metal buildings and wood sided buildings are enhanced on all elevations by the application of brick, decorative masonry or decorative stucco surfaces in combination with decorative fascia overhangs and trim.

Coon Rapids

-801.2 Development Guidelines. Developments must satisfy the following guidelines. Determination of whether these guidelines are satisfied will be made by the Planning Commission or by the City Council after receiving a recommendation from the Planning Commission.

(1) The design of buildings must have a comparable, compatible and complementary relationship to surrounding land uses. Buildings must be designed with varied exterior materials, setbacks and architectural features and details.

(2) Vary building massing, using methods including staggering building components, adding columns, recessing doorways, creating interesting shapes and short, uneven facades.

(3) Articulate building facades using techniques such as staggering, arcades, awnings, special window treatments, ornamentation and unique details. Face primary entries to public or private streets and orient doors for loading and unloading goods away from public or private streets.

(4) Provide a variety of roof shapes using techniques including pitched, gable or hip roofs or detailed parapets and cornices creating interesting roof profiles for flat roofs.

(5) Every building must include a focal element or feature adding interest or distinction, using techniques such as elevating parts of buildings, towers, or emphasizing a prominent part of the building such as a corner or main entry or by using features such as canopies, porticoes, overhangs, arcades, facade recesses and projections and peaked roofs or raised parapets above doors or windows.

(6) High quality, exterior building materials must be used. All exterior wall surfaces must include a variation in building materials and color, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance.

(b) Natural or cementitious stone.

(c) Architectural glass (i.e., curtain wall).

(d) Architectural, single skin roll formed profiles metal panel, minimum 22 gauge.

(e) Masonry stucco, or EFIS in conformance with ICC ES report.

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units.

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish).

The Council may approve an alternative material or mix of materials provided the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and will further the intent of this Section. Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 65 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

(7) Where approved, the motor vehicle fuel pump canopy roof must have the same shape, materials, and color as the roof of the principal building. Canopy supports shall be enclosed in decorative masonry or metal columns.

Columbia Heights

(N) Building design standards.

(1) Purpose. The purpose of this section is to promote quality development throughout the community that is attractive and visually compatible with adjacent development.

(2) Design review required. Approval of building elevations is required for all new commercial, industrial, institutional and multi-family development. Building design approval is also required for any remodeling or expansion activity that increases the overall size of the building by 10% or more.

(3) Building materials and design. The following material and design standards shall be adhered to:

(a) Building materials for all projects shall be durable, require low maintenance and be of the same or better quality than that used on surrounding properties; and shall consist of any of the following materials: Brick; natural stone; stone treated concrete panels; glass curtain wall panels; wood, provided surfaces are finished for exterior use and only woods of proven exterior durability are used such as cedar, redwood, and cypress; factory fabricated and finished metal frame paneling; or other materials of high architectural quality as approved by staff.

(b) Building elevations and facades should include a variety of architectural features and building materials to provide visual interest and give each project a distinct character. Building facades shall contain windows at the ground level or first floor in order to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. Special care should be given to building elevations that face a public right-of-way or a residential area. Doors, window frames, screening walls, and other architectural features should be finished to complement the color and material of the principal building. At least 20% of the first floor facade that faces a public street, sidewalk or parking lot shall be windows or doors for residential uses. At least 20% of the first floor facade that faces a public street, sidewalk or parking lot shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level for non-residential uses. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two feet and ten feet above the finished level of the first floor.

(c) All additions, exterior alterations or accessory buildings constructed after the original buildings shall be of the same material and design as the original structure. However, this provision shall not prohibit the upgrading of the quality of materials used in a remodeling or expansion activity, provided said upgraded material complements the original.

(d) All structures over 120 square feet shall have full perimeter footings.

(e) Steel frame structures with metal siding and roof are allowed in commercial and industrial districts provided 50% or more of the front of the structure is masonry type veneer and windows, and the side walls shall be at least four feet from grade with the same type of masonry veneer.

(4) Application of master plan district provisions. Properties located within the district boundaries of master plan area shall also be subject to the district provisions of the master plan.

(5) Design guidelines. The City Council may adopt by resolution design guidelines that shall apply to designated areas or districts of the city with greater specificity than the standards in this section. Where there is a conflict between the design guidelines and the standards in this section, the guidelines shall apply.

Arden Hills

D. Buildings shall be constructed of materials that are enduring, timeless, and well-detailed. Other new materials of equal or better quality to those listed may be approved by the Community Development Department. (revised 11/25/13)

1. At least seventy-five percent (75%) of the exterior building materials shall be of brick masonry, tile masonry, natural stone (or synthetic equivalent), decorative concrete plank, transparent glass or any combination thereof. (revised 11/25/13)

2. Trim and other accent or decorative features may be metal, wood, split faced block, EIFS, or stucco. Metals shall have a matte finish and have visible corner moldings and trim when used on exterior walls. EIFS shall be located at least twelve (12) feet above the ground line. (revised 11/25/13)

3. Undesirable materials shall include simulated brick, vinyl or aluminum siding, sheet or corrugated metal siding, plain concrete blocks or panels, brightly colored metal roofing or canopies, pre-cast tilt-up walls, mirrored or reflective glass, and materials that represent corporate colors or logos not in conformance with approved building materials. (revised 11/25/13)

E. Building Design. The arrangement, massing, materials and colors shall work to create a high quality development that is responsive to existing buildings, site features, and site design on adjoining sites in the district. (revised 11/25/13)

1. At least fifty percent (50%) of the largest building on each site shall be constructed at the front setback line.

2. Façade treatment shall be carried around all sides. Architectural elements such as, but not limited to, windows, shutters, awnings, doors, masonry exterior veneers, cornice detailing, window casings, and other architectural details should demonstrate consistency on all sides of the structure that are reasonably visible to the general public. Plain flat walls shall not be permitted when viewable from the public right-of-way or public areas.

3. To avoid long unbroken expanses and to increase visual interest from the street, buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet) through articulation of the facades to convey the impression of individually-constructed small storefronts or, in the case of housing, housing units. This can be achieved through the combination of the following techniques:

- a) The use of windows and doors;
- b) Façade modulation-stepping backward or forward or extending a portion of the façade;
- c) Vertical divisions into storefronts with separate display windows and entrances;
- d) Recesses and projections such as porches, dormers and bays that create shadows and add visual interest;
- e) Variation in the rooflines by using multiple roof and ridge lines perpendicular to one another, offsetting single roof lines, stepped roofs;
- f) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.

4. Awnings or overhangs shall be provided at the primary entryway and at all entrances fronting a public street to provide protection for pedestrians. Awnings shall be opaque so as not to create a

glowing effect with lights under the awnings. Awnings shall be constructed of durable and protective material, and shall be properly maintained. Plastic or fiberglass awnings shall not be permitted. (revised 11/25/13)

5. Any multi-level building shall distinguish the ground floor level from the upper floors by use of any or a combination of these techniques: an intermediate cornice line, difference in building materials or details, awnings trellis or arcade, special window details, or brick corbels or quoins. A strong base and top for multi-story buildings shall be established; middle layers shall be simpler. Detail shall be an integral part of the architecture rather than a series of applied elements.

6. Standardized corporate or franchise architecture identified with a particular chain shall be discouraged unless it is compatible with surrounding architecture and conforms to these design standards. (revised 11/25/13)

7. Entrances shall have convenient access to the street frontage and to parking serving the use. For those properties along County Road E, access to the street frontage shall be given priority where feasible.

F. Window and Door Openings (revised 10/25/21)

1. Commercial Façade Transparency.

a) Fifty percent (50%) of all first level building façades that front a public street shall be comprised of transparent windows or doors in order to allow views of interior uses and activities.

b) If the building is a one story design and the first floor elevation exceeds twelve (12) feet, then only the first twelve (12) feet shall be included in calculating the façade area. (revised 11/30/15)

c) The City may consider a proportional reduction in the transparent window and door requirement on the public street façade if additional transparent glass is used on the remaining sides. (revised 11/30/15)

2. Residential Façade Transparency. Twenty percent (20%) of all residential building façades that front a public street shall be comprised of transparent windows or doors in order to allow views of interior uses and activities. Transparency requirement may be waived by the City where privacy concerns warrant. (revised 11/30/15)

3. Configurations. The shape, size, and placement of windows and doors shall emphasize the intended organization and articulation of the façade. Windows and doors shall be recessed at least one inch rather than being flush with the building façade. (revised 11/25/13)

4. Materials. Acceptable materials for window trim include anodized aluminum, steel, wood, and clad wood. Door trim shall be made of steel, wood, or clad wood. (revised 11/25/13)

5. For buildings with a use or function that does not readily allow windows (e.g. cooler or freezer areas, mechanical rooms, security areas, storage areas) the transparent window standards may be reduced at the discretion of the City Council. However, aesthetic interest must be provided by the use of upper level windows or architectural detailing that provides arches, patterning, recesses, and shadowing. Architectural detailing may include such things as change in materials, change in color and other significant visual relief provided in a manner or at intervals in keeping with the size, mass, and scale of the wall. (revised 11/25/13)

G. Building Color. Building colors shall be muted. Recommended colors include browns, grays, tans, beiges, and dark or muted green, blues, and reds. Bright or brilliant colors and sharply contrasting colors may be used for only accent purposes occupying a maximum of five percent (5%) of building façades. (revised 11/25/13)

Brooklyn Park

(B) Building design and materials.

(1) All buildings shall be designed to accomplish the goals and policies of the Comprehensive Plan and the Village Master Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is consistent with the standards and intent of the Master Plan. Where appropriate, buildings shall carry over materials and colors of adjacent buildings, with the exception of prohibited materials.

(2) All building designs shall be subject to the review of an architect to assure compatibility with the intent of the city regulations. The architect shall be selected by the city, with the cost of review charged to the planning escrow submitted by the applicant.

(3) All buildings shall include the following elements:

(a) Accent materials shall be provided and included on all sides of a building and all sides shall be treated the same.

(b) Buildings containing office and retail uses shall maintain 50% transparency from grade to a height of 12 feet on each first floor front that faces a street or public open space (sidewalk or plaza).

(c) Complimentary major material colors.

(d) A combination of vertical and horizontal pattern designs in the building facade.

(C) Any exterior building wall adjacent to or visible from a public street, public open space or abutting property may not exceed 50 feet in length without significant visual relief consisting of one or more of the following:

(1) The facade shall be divided architecturally by means of significantly different materials or textures; or

(2) Horizontal offsets of at least four feet in depth; or

(3) Vertical offsets in the roofline of at least four feet, or fenestration at the first floor level that is recessed horizontally at least one foot into the facade.

(D) Exterior commercial building materials shall be classified as primary, secondary, or accent materials. Primary materials shall cover at least 60% of the facade of a building. Secondary materials may cover no more than 30% of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements and may cover no more than 10% of the facade. Allowable materials are as follows:

(1) Primary exterior building materials may be natural or cementitious brick or stone, glass or equivalent if approved by the city's architect.

(2) Secondary exterior building materials may be integrally colored decorative block, integrally colored stucco or equivalent if approved by the city's architect.

(3) A water managed Exterior Insulation Finish System (EIFS) may be permitted as a secondary material on upper floors only.

(4) Accent materials may include wood or metal if appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage.

(5) All materials shall be integrally colored.

(6) Sheet metal, corrugated metal, plain flat concrete block (whether painted or integrally colored) are prohibited materials unless they are approved on a specific design as accent materials.

(7) Lighting may be used to accent the building and site and shall be identified at the time of site plan review.