



This information is provided by the Brick Industry Association. BIA's Community Planning staff is available to help you regarding the potential of mandating a clay brick and masonry requirement in your community. Visit [www.gobrick.com/planning](http://www.gobrick.com/planning) or contact BIA staff at 703.674.1549.

## ORDINANCE NO. 2004-200

### AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF POLK CITY BY ADDING SECTION 158.08A ARCHITECTURAL STANDARDS.

**BE IT ORDAINED** by the City Council of the City of Polk City, Iowa, as follows:

**Section 1.** Chapter 158.08 A of the Municipal Code of the City of Polk City, Iowa, establishing Architectural Standards as follows:

Sections 158.08A.000 Architectural Standards

Section 158.08A.010 Statement of Intent

Section 158.08A.020 Architectural Standards by Zoning District and Use

Section 158.08A.030 General Provisions

**158.08A.000 Architectural Standards.** The requirements, guidelines, and standards set forth in this Chapter shall apply to any development or redevelopment of property within the zoning districts listed and within the City of Polk City, Iowa.

**158.08A.010 Statement of Intent.** In the interest of promoting the general welfare of the community and to protect the value of buildings and property, the image and character of a community is considered important. It is recognized that a community should be visually attractive, as well as financially prosperous and the manner in which a use is accomplished is as important as the use. The quality of architecture and building construction is 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 its citizens. Architectural design and use of materials for the construction of any building shall be subject to the approval of the City Council upon input and recommendations of the Planning and Zoning Commission.

**158.08A.020 Architectural Standards by Zoning District and Use.** Architectural plans for buildings shall be submitted simultaneously with an application for site plan review as required in Chapter 158. Documentation to be submitted shall include building elevations showing the building's design and exterior materials and any other information as deemed necessary to make a recommendation or approval. Detailed information relating to any lighting or signage on the structure shall be provided, including backlit material or accent lighting and shall be in conformance with Chapter 166 of the Municipal Code. The architectural design shall be in



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**accordance with the standards as contained in this section and shall be in compliance with the following General Provisions:**

1. Buildings shall not be designed or orientated to expose loading docks, service areas, HVAC elements, garbage dumpsters, or non-residential overhead doors to the public right-of-ways. Exceptions may be allowed if acceptable buffering is included.
2. Buildings proposed in commercial districts adjacent to residential developments or areas shall not be designed or orientated to expose HVAC elements, garbage dumpsters, or non-residential overhead doors towards the adjacent residential developments or areas. Exceptions may be allowed if acceptable buffering is included. Use of Wall Pac lighting is prohibited.
3. If it is not feasible to design or orient the loading docks, service areas, or similar operations away from the residential developments, areas or public right-of-ways, additional landscape buffering, screening walls, fences, and setbacks may be recommended by the Planning and Zoning Commission to the City Council which may or may not approve the recommendation.
4. Buildings in C-1 District which are facing the City Square, the block on which the gazebo is centered, shall have a minimum of 75%, excluding glass, of the wall area facing the Square constructed of primary exterior material consisting of brick, architectural concrete panels, textured concrete block, or architectural steel or stone panels. Wall areas abutting the Square, but not facing it, shall consist of the above-mentioned materials to the extent of 50% of the wall area, excluding the glass.
5. Buildings in C-2 and C2A Districts shall have a minimum of 60%, excluding glass, of the wall area constructed of primary exterior material consisting of brick, architectural concrete panels, textured concrete block, or architectural steel or stone panels. Wall areas abutting the street, but not facing it, shall consist of the above-mentioned materials to the extent of 50% of the wall area, excluding the glass.
6. Buildings in R-2 District facing the street corresponding to the address of the property shall have a minimum of 15%, excluding glass, of the wall area constructed of primary exterior material consisting of brick, architectural concrete panels, textured concrete block, or architectural steel or stone panels. Wall areas abutting the street, but not facing it, shall consist of the above-mentioned materials to the extent of 15% of the wall area, excluding the glass.
7. Buildings in R-3 District containing up to four (4) units facing the street corresponding to the address of the property shall have a minimum of 15%, excluding glass, of the wall area constructed of primary exterior material consisting of brick, architectural concrete panels, textured concrete block, or architectural steel or stone panels. Wall areas abutting the street, but not facing it, shall consist of the above-mentioned materials to the extent of 15% of the wall area, excluding the glass. Buildings



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in R-3 District containing over four

(4) units shall have a minimum of 30% of the materials listed above, both on frontage and abutting the street.

8. Non-Residential facing the street corresponding to the address of the property uses shall have 60%, excluding glass, of the wall area constructed of primary exterior material consisting of brick, architectural concrete panels, textured concrete block, or architectural steel or stone panels. Wall areas abutting the street, but not facing it, shall consist of the above-mentioned materials to the extent of 50% of the wall area, excluding the glass. Exceptions may be recommended to the City Council by the Planning and Zoning Commission to preserve any existing architectural theme or historical ambiance, which may or may not be approved by the City Council. In order to reduce the negative aesthetic impacts of large buildings, additional architectural elements shall be incorporated into the overall building design and shall incorporate the following:

9. Non-single family buildings proposed in residential districts shall incorporate residential design elements such as pitched roofs, dormers, cupolas, or other similar roof elements into the building design in order to minimize the aesthetic impact of the differing uses. Multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity. Architectural design for multiple-family buildings shall attempt to lessen the plainness of appearance, which can be characteristic of large residential buildings. Multiple-family buildings with plain walls and boxy appearance are not encouraged. Their architectural design shall use a combination of the following design techniques, as appropriate:

- i. Exterior building materials shall employ a variety of textures and colors and window and door details and be in compliance with Section 158.08A.020(6-7) as applicable.
- ii. The roof shall be principally of gable, hip style or similar residential design.
- iii. The structures' perimeter shall vary when multiple buildings are proposed.

10. Buildings proposed in commercial districts that are adjacent to residential developments are recommended to include an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces. Flat roof buildings shall not be encouraged. Building architectural design within these districts, and including PUD Districts constituting similar uses, shall recognize the importance of material strength and permanency through the selection of building materials, and the principle of structural strength and permanency shall dominate the structural and exterior materials and components in compliance with Section 158.08A.020 above.

11. Wall Area Defined. In the application of these requirements, some standards are based upon a percentage of the wall area. The wall area is defined as the total square feet of the exterior elevation of the building that is vertical to the ground. It may contain a gable end or dormer in the same plane of view. It does not contain the elevation area



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of a pitched or mansard roof, but would include the area of a parapet wall. Each elevation must comply with the standards unless otherwise provided for herein or as amended or approved by the City Council.

#### Section 158.08A.030 General Provisions

Adequate treatment or screening of negative aspects of buildings (loading docks, loading areas, outside storage areas, garbage dumpsters and HVAC mechanical

units) from any public street and adjoining properties shall be required.

The City Council, in its sole discretion and after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contains sufficient architectural relief, and do not detract from the desired aesthetic character of the building and the surrounding area.

All projects except detached single-family residences shall file with the City all interior and exterior dimensional plans digitally in an ARCVIEW compatible format or in a format compatible with the city's current software.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be effective upon its passage, approval and publication as provided by law.

Passed and approved the 26<sup>th</sup> day of April, 2004

M. E. Burton, Mayor

ATTEST:

Deanna Deason, City Clerk