



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 or contact BIA staff at 703.674.1549.

Architectural Standards City of WAUKEE, IOWA

M. **Architectural Standards.** As part of the submittal of a site plan for development within any of the zoning districts and for any of the uses except one and two family dwellings, architectural plans for buildings shall be submitted for review and approval by the City Council after recommendation from the Planning and Zoning Commission. Documentation to be submitted shall include color building elevations showing the building's design on all sides and a description of structural and exterior materials to be used. A material board shall also be submitted prior to consideration by the Planning and Zoning Commission. The following standards shall be used by the City to review architectural plans:

June 02, 2003 – Ordinance 2417

June 16, 2003 – Ordinance 2421

1. **All Zoning Districts:** 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. Buildings shall be designed or oriented not to expose loading docks, or loading areas to the public.
2. **Multiple-Family Dwellings In All Districts:** Building shall be designed and constructed in a manner that is compatible with the adjoining residential uses in the neighborhood. Multiple-family buildings with single plane walls and/or boxy appearance shall not be considered acceptable. Buildings shall be designed with exterior details, texture, and creative use of angles and a multiplicity of planes within wall and roof design in order to enhance the building's physical appearance and eliminate plainness.
 - a. All apartments and condominiums shall incorporate, at a minimum, forty percent (40%) brick or stone into the overall building design. All door or window openings shall count toward this requirement if surrounded by the hard surface material. These opening shall not be designed to unreasonably reduce the amount of hard surface material that is used.

October 6, 2003 – Ordinance 2435
3. **Non-Residential Uses In R Districts:** Any building used for a permitted non-residential use in an R District, shall be designed and constructed with architecture and use of materials compatible with the residential uses within the neighborhood. Buildings located on a residential street in an R District shall be residential in character, and exterior materials shall be wood, brick, and/or brick veneer.
4. **All Uses Within Any C District:** Buildings within any C District shall be designed, having as a primary element of the building exterior: fascia glass, brick, concrete panels, textured concrete block or stone with all sides of any building



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consistent in design and use of materials. These materials shall make up at least 60% of the total area of each side of each structure. No wood, vinyl, masonite, asphaltic wall material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco or other similar materials shall constitute a portion of any building except as a trim material, unless the City Council, after receiving a recommendation from the Planning and Zoning Commission, shall determine said material when used as a primary element, does not distract from the physical appearance of the building. The architectural design and use of materials for the construction shall be reviewed as part of any site plan.

June 4, 2001 - Ordinance #2347

5. **Downtown Triangle District.** (The regulations specified under this district will apply to the C-2 district and the adjacent C-1 and C-1A districts. This section superceded item 4 above.)

Allowed materials within this district include brick, stone, wood, fiber cement siding, textured or burnished concrete block, as well as other similar materials. Synthetic stucco or EIFS type products are allowed, while traditional stucco is not. Residential style metal siding is allowed, while ribbed or corrugated metal panels are not. All sides of a structure should receive design consideration, particularly those facing public areas.

Unbroken wall and rooflines shall not exceed fifty (50) feet in length. Buildings that have a street frontage of greater than 50 feet shall be required to design the building so that it appears to be two or more distinct structures.

In addition, façade modulation should be practiced through the use of pilasters, elevation changes, architectural detailing, and changes in surface materials, colors and textures. Rooflines should incorporate dormers, cupolas, skylights, chimneys or changes in ridgelines. The use of architectural features and details, such as porches, awnings, columns, towers, turrets, skylights, and arches are encouraged to provide for interesting buildings. The use of storefront windows is encouraged to foster pedestrian friendly atmosphere. All door and window openings should be proportional to façade length and height.

The use of color should be carefully considered so that it compliments the downtown area generally. The use of bright or distinctive colors (excluding neon colors) shall be allowed on trim and accent areas. Lighted neon tubing shall not be an acceptable feature on the exterior of any building.

Every effort should be made to ensure that buildings are compatible in use and design with their surroundings.



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All proposals shall be subject to review by the Downtown Area Design Committee.

(Downtown Standards) June 21, 2004 – Ordinance 2474

6. **All Uses Within The M-Districts:** The exterior material of the building's front elevation shall be comprised of brick, concrete panels, textured concrete block, stone panels, or other similar material. These materials shall be present on at least 60% of the buildings front and must be present on other sides as at least trim material. The predominant material in these sidewalls may be textured metal panels, architectural metal or similar material. The use of sheet metal (ribbed metal panels) as an exterior building material shall not be considered acceptable for any facade. No wood, vinyl, masonite, asphaltic wall material, aluminum or steel siding, non-textured concrete block, stucco or other similar materials shall constitute a portion of any building except as a trim material, unless the City Council, after receiving a recommendation from the Planning and Zoning Commission, shall determine said material when used as a primary element, does not distract from the physical appearance of the building. The architectural design and use of materials for the construction shall be reviewed as part of any site plan.

M-2 District: This section shall not apply to development in an M-2 area provided that the GFA of the site is in excess of 150,000 square feet per floor.

7. **Arterial Corridor Overlay:** All lots within 600 feet of Highway 6, Alice's Road or University Avenue shall adhere to the following standards:
 - a. All buildings must be designed to include brick, stone or glass on at least 70% of each elevation. Split face block, EFIS and precast materials may be used as a secondary material. Residential-style vinyl or metal siding or paneling may only be used as a trim material and must not make up more than 10% of any elevation.
 - b. All buildings should be designed to minimize single plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple roof lines, and relief in long wall expanses.
 - c. Loading docks, service areas or overhead doors shall not face the corridor.



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- d. Access to Highway 6 shall occur via the DOT's predetermined access points (PDA's). Access along University Ave. and Alice's Rd. shall occur at no less than 300 foot intervals.
- e. Every effort should be made to ensure that a building or development is compatible in use and design with its surroundings.

October 6, 2003 – Ordinance 2435

Buildings proposed in commercial or industrial areas that are adjacent to less intense uses (eg. residential or civic uses) should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.

Commercial and industrial buildings shall incorporate façade modulation in all building elevations visible to the public or adjacent to other less intense uses in order to preserve building scale and reduce the effect of long, large or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern or texture.

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.

M. Architectural Standards - February 12, 2002 – Ordinance # 2362