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Morris, IL
Architectural Design Standards for
Commercial, Manufacturing, and Multi-family Sites
Enacted: 11.01.2004

CITY OF MORRIS SITE PLAN REVIEW ORDINANCE ESTABLISHING
MINIMUM ARCHITECTURAL SITE DESIGN AND LANDSCAPE STANDARDS
FOR THE DEVELOPMENT OF COMMERCIAL MANUFACTURING AND
MULTI-FAMILY SITES

WHEREAS, the establishment of standards, for the design, layout and procedures for site plan review of commercial, manufacturing, and multi-family development is intended by the Mayor and City Council for the City of Morris to benefit all residents, property owners and developers by striving for the following goals:

1. To preserve, protect, and promote the public health, safety and welfare.
2. To establish development standards which promote and improve the aesthetic quality of multi-family, commercial and manufacturing sites within the City and to limit the harmful impacts on surrounding properties
3. To maintain the legal right of landowners to develop the property in accordance with the terms of the City of Morris Building, Zoning, and any other applicable ordinances and to insure that all development occurs in a reasonable and orderly manner.
4. To promote and preserve the sense of community through a higher standard of design for all future multi-family, manufacturing and commercial development.
5. To promote and preserve the unique historical legacy of the City of Morris through the establishment of architectural and site design guidelines that are sensitive to the City's sense of place.
6. To promote development that is compatible with surrounding sites and the City of Morris Comprehensive Plan.
7. To preserve and protect the architectural and historic heritage of Downtown Morris.

WHEREAS, a public hearing was held before the City of Morris Planning Commission regarding this Ordinance on October 27, 2004 pursuant to 65 ILCS 5/11-13-14;

WHEREAS, the Planning Commission of the City of Morris has recommended to the Mayor and City Council that the regulations and amendments contained herein to be approved and that the same be incorporated into the Zoning Ordinance of the City of Morris pursuant to ILCS 5/11-13-1.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Morris that the City of Morris Zoning Ordinance be amended by inserting the following provisions.

- I. **PURPOSE:** The purpose of this Site Plan Review Ordinance is to establish a comprehensive procedure that will establish appropriate standards for architectural



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standards, site design and landscaping of commercial, manufacturing, and multi-family uses that will ensure a high quality of development and redevelopment.

A. COMMERCIAL AND OFFICE DEVELOPMENT

These standards are intended to ensure that commercial development responds and builds upon the strength and character of the neighborhood area. When the area is currently undeveloped, the design of the first commercial project in an undeveloped area shall establish a desirable character for the area.

1. One hundred percent (100%) of all exterior elevations shall be constructed of an approved form of masonry construction. Any exterior building façade shall incorporate a predominance of high quality materials that may include, but are not limited to, utility brick, sandstone, other native stone, or glass consistent with the following guidelines:

A. Facades facing a public street

1. Brick, non-gray split faced block, sandstone, or other native stones shall at a minimum extend from ground level to the top of windows with minor variations allowed for accents.
2. Brick, non-gray split faced block, sandstone or other native stones shall also be the dominate masonry element of the remainder of facades facing a public street. Exterior Insulation and Finish Systems (EIFS) or synthetic stucco and gray split faced block may be used for accents.

B. Facades not facing a public street

1. Brick, non-gray split faced block, sandstone or other native stones are recommended. Exterior Insulation and Finish Systems (EIFS) or synthetic stucco and gray split faced block are also permitted.
2. Smooth gray concrete block is not permitted on any façade.

B. MANUFACTURING DEVELOPMENT

These standards are intended to ensure that manufacturing development responds and builds upon the strength and character of the neighborhood area. The design of the first manufacturing development in an undeveloped area shall establish a desirable character for the area and infill development shall compliment or contribute to the character of the existing area.

1. Any manufacturing structure façade facing a public street and which has a façade length that exceeds 100 feet, measured horizontally, shall incorporate recesses, projections, glass wall systems, or other ornamental/architectural features along twenty (20) percent of the length of the façade.
2. Facades of manufacturing structures shall be constructed with masonry materials, including, but not limited to pre-cast concrete panels. Where pre-cast concrete or split face concrete block is utilized, the use of colors, patterns, or other forms of architectural relief within these panels shall be required.

C. MULTI-FAMILY RESIDENTIAL USES



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These standards are intended to minimize the bulk and mass of multi-family units and to create distinctive neighborhoods by avoiding monotonous design and giving multi-family dwellings a more residential character. Multi-family, as discussed herein, shall exclude single-family and two-family dwellings, and shall specifically include three (3) and four (4) unit residential structures and all other multi-family units.

1. Multi-Family units shall contain the following minimum requirements
 - a. Townhomes and attached units: Townhomes or attached units shall contain a minimum of 50% of either face brick or stone on all four exterior elevations of the first floor
 - b. Apartment Buildings: Apartment structures shall not contain less than 100% face brick or stone on the front elevation and not less than 75% face brick or stone on the rear and side elevations.