

## SUBDIVISION 4. OTHER REQUIRED DESIGN STANDARDS

### Sec. 8.170. Building materials for office, commercial/retail and industrial buildings

- A. The following building materials shall be used for all office and commercial/retail buildings located within the city:
1. Masonry. Brick, stone, concrete masonry units (CMU's) with split-face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.)
  2. Concrete. Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added.
  3. Stucco. Including E.I.F.S., Dryvit, but excluding pre-manufactured panels.
  4. Structural clay tile. Excluding glazed surface finish.
  5. Glass. Glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light.
  6. Metal. Metal may not to exceed 40 percent of any façade unless otherwise approved by the Approving Authority.
  7. Roofing materials. As approved per development plan.
- B. Industrial buildings fronting on arterial streets may utilize the following approved materials:
1. Fronts of all industrial buildings located on streets classified as arterials or higher i.e., four lanes or greater, shall only use the approved materials as identified and allowed in Subsection A. above.
  2. Sides and rear of all industrial buildings facing or fronting on a street as in Subsection 1. above shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above on the remaining sides. The other 50 percent of the sides or rear may use 26 gauge or thicker siding panels or siding panel systems.
- C. Industrial buildings fronting on other than arterial streets may utilize the following materials:
1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above.
  2. Sides and rear of all industrial buildings facing or fronting on other than arterial streets as in Subsection 1. above may utilize the same metal panels as stated in Subsection B. above.
- D. Conditional materials. (Only as approved by the Approving Authority.)
1. Wood. Only when used to provide compatibility to surrounding buildings or residential districts.
  2. Vinyl. Only when used to provide compatibility as in Subsection 1. above.
  3. Any other materials not listed.
- E. Temporary materials. Materials for temporary use may only be allowed for a specific period of time as determined by the Approving Authority on a case by case basis. Approval of temporary materials shall be established at the time of approval of the preliminary plan and shall be noted on the preliminary and final development plans.