

AGENDA
CITY OF BERLIN
PLAN COMMISSION MEETING
TUESDAY JULY 27TH, 2021 6:00 P.M.
CITY HALL COUNCIL CHAMBERS

MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE

- 1) Call meeting to order - Roll Call
- 2) General Public Comments
- 3) Approval of Minutes –Plan Commission Meeting May 25th, 2021
- 4) Review and Discuss Construction Regulations Section 82-288. RECOMMENDATION: Action as Appropriate.
- 5) Discussion on Allowing Potbellied Pigs in Residential Districts. RECOMMENDATION: Action as Appropriate.
- 6) Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)
- 7) New Business (To be used to request items of new business be put on a future agenda)
- 8) Public Appearances
- 9) Next meeting date –August 31st, 2021
- 10) Adjourn

CITY OF BERLIN PLAN COMMISSION MINUTES
MAY 25TH, 2021
CITY OF BERLIN
BERLIN, WISCONSIN

The May 25th, 2021 City Plan Commission meeting was called to order at 6:00 p.m. by Mayor Bruessel. Roll call present were: Bobbie Erdmann, Ed Marks, Victoria Hill, Dave Secora, and Joel Bruessel. Also present was Lindsey Kemnitz and Attorney Chier.

First item was approval of the April 27th, 2021 Plan Commission minutes. Hill moved to approve the April 27th, 2021 Plan Commission minutes as presented. Marks seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for City of Berlin Official Street Map and Comprehensive Smart Growth Plan Future Street Map at 6:03pm. Kemnitz provided an overview of the map update. The street map amendments were errors that are being corrected. The map amendment removed Kettle Street and two private drives on St. Michaels and St. Stanislaus. Kemnitz stated that S. Spring Street should be removed along the river due to previous street vacation. The proposed street map removed an additional road by Quarry Street and Arnold and S. Kossuth due to water issues. The proposed streets outside the City of Berlin were removed due to the ETZA being dissolved. Bruessel asked three times for anyone to speak in favor of the amendment and three times for anyone to speak against the amendment. Dick Schramer spoke against the future streets map as Van Horn Road was not included in the map. Schramer explained the history of the Van Horn Road being a private driveway and the six homes being built on the road in the 60's/70's prior to the subdivision code. Previously a neighbor petition to have Van Horn Road as category 1 street, the road was never dedicated. The property owners pay about \$10,000 a year to the City of Berlin in taxes. The public hearing was closed at 6:13pm. Hill asked for further clarification on the future street map. Kemnitz stated this map is for planning purposes only; the City will not improve the roads per City subdivision code. Attorney Chier asked if there was a need for Van Horn Road to be on the future street map as it is already a private drive. Kubiak asked Schramer if the property owners were intending to improve the road to City subdivision standards, Schramer stated they are not he is requesting to be grandfathered in. Attorney Chier stated the Plan Commission does not have the authority to grandfather a road it is the City Council's decision. Secora asked Schramer if there is 66 feet of vacant land for the proper area for a future street, Schramer confirmed there is 66 feet that was acquired about four years ago. Schramer added he owns 50 acres at the end of Van Horn that could be developed in the future. Erdmann made a motion to recommend the approval of streets map and future street map with the one correction to Common Council. Marks seconded the motion, which was carried by a voice vote.

The next item was to discuss section 82-288 construction requirements. Secora expressed the concern on how limited the materials are. He mentioned mansard, slate, and others for acceptable materials. Hill suggested the ordinance state the materials that would not be allowed instead. The board asked what the state and building inspector would consider acceptable materials for the exterior roof and siding. Marks asked about allowing vertical siding as he remembers an issue with the school district from the past. Attorney Chier and Kemnitz will reach these concerns and bring something back to the Plan Commission when prepared.

No old or new business.

Next meeting date is June 29th, 2021.

Kubiak moved to adjourn at 7:11 a.m. Marks seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director

TO: Plan Commission

FROM: Lindsey Kemnitz

TOPIC: Discussion on Construction Regulations Section 82-288.

I reviewed the surrounding communities zoning code and did not find anything with in their code. I was able to find a couple of examples within larger communities in Wisconsin. The one example is vague, which will cover the new type of materials, but may make it difficult for enforcement. The second example includes a list of materials that are prohibited and allows the Plan Commission to approve waiver of the exterior materials. The third example is very specific for windows, doors, porches, additions, materials, orientation, height, footprint, and facades.

Recommendation: Action as Appropriate

Berlin- Sec. 82-288. - Construction regulations.

- (a) No building shall be erected or structurally altered to exceed a height of 35 feet or 2½ stories, and accessory buildings shall not exceed 15 feet in height.
- (b) The floor area of principal structures shall be a minimum of 950 square feet, excluding any attached garage.
- (c) Residential dwellings constructed on site or manufactured homes attached to a foundation shall meet the following minimum construction standards in addition to complying with all applicable codes:
 - (1) Have a standing seam or ribbed pre-finished metal, wood-shake, asphalt or fiberglass shingle roof with a minimum slope of 2.5:12.
 - (2) Have exterior wall coverings consisting of any of the following materials or combinations thereof:
 - a. Aluminum, steel or vinyl siding;
 - b. Wood or simulated wood; or
 - c. Brick, stone or stucco.
 - (3) Be attached to a frost free (meaning constructed below the frost line) permanent foundation meeting the requirements of the state uniform dwelling code and approved by the building inspector, which surrounds the entire perimeter of the structure and completely encloses the space between siding and the finished grade.
 - (4) Manufactured homes must have any running gear and towing hitch removed and have an anchoring system that is totally concealed under the structure.
 - (5) Is constructed and installed pursuant to a building permit and subject to all required inspections to insure that the foundation and all on-site work is constructed to minimum standards and that a manufactured home is assembled or placed on-site in accordance with the manufacturer's instructions, and to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements.
 - (6) Be properly connected to all applicable utilities.

(Ord. No. 21-06, 12-12-2006)

Editor's note— Ord. No. 21-06, adopted Dec. 12, 2006, amended § 82-288 to read as herein set out. Prior to amendment, § 82-288 pertained to height regulations and was derived from Code 1989, § 13-1-27(b).

34.14 - GENERAL BUILDING MATERIAL REQUIREMENTS.

- (1) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining structures.
- (2) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components.
- (3) Incompatible materials and those which will produce inconsistency with the structure of the building shall be avoided. Arbitrary composition or change of building materials on exterior surfaces will not be allowed.
- (4) Materials shall be of durable quality with consideration given for maintenance.
- (5) In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.

34.15 - BUILDING MATERIAL FOR NON-INDUSTRIAL BUILDINGS. (Am. #3205)

- (1) Metal shall only be used as an accent material on exterior walls and other exterior components of non-industrial buildings. No more than 25 percent of the exterior surface of any wall on a non-industrial building shall be metal.
- (2) A roof on a non-industrial building may be constructed of metal only if the roof is harmonious with the remainder of the building and other on-site improvements.
- (3) An expansion wall on a non-industrial building may be covered by metal panels if the wall is a side or rear wall and the color of the panels matches or complements the color of the other walls.
- (4) The following items may have a metal surface if the surface has a corrosion resistant painted finish:
 - Fascias.
 - Soffits.
 - Column enclosures.
 - Trim.
 - Other accoutrements approved by the Community Development Director.

- (2) Outdoor Open Space Institutional
- (3) Passive Outdoor Recreation
- (4) Active Outdoor Recreation
- (f) **Principal Uses Permitted as Conditional Use.** Refer to Article III for detailed definitions and requirements.
 - (1) Clear Cutting

SECTIONS 84.97 - 84.99 Reserved.

ARTICLE VII: PERFORMANCE STANDARDS.

SECTION 84.100 Purpose.

The purpose of this Article is to indicate the standards and minimum requirements for exterior site and building design, access, visibility, off-street parking and traffic circulation, off-street loading, exterior lighting, exterior storage, fencing, swimming pools, vibration, noise, air pollution, odor, signal receiving antennas, glare and heat, fire and explosions, toxic or noxious materials, waste materials, exterior construction material, hazardous materials, group and large developments, and outdoor wood burning furnaces within the jurisdiction of this Chapter. Any nonconforming situation (lot, use, structure, and/or site) shall adhere to the provisions of Article V.

SECTION 84.101 Exterior Site and Building Design Standards.

- (a) **Purpose.** The purpose of this Section is to regulate the design and materials used for the exterior of buildings and structures within the Village so as to attain a degree of uniformity in exterior appearance and quality of materials, and thus maintain and enhance the attractiveness and values of property in the community.
- (b) **Applicability.** The requirements of this Section apply to all structures and buildings within the Village. Beyond the general rules in this Section, additional rules apply to group and large developments, which are provided in Section 84.118.
- (c) **Review and Approval.** Through the site plan review process, the Plan Commission shall be responsible and have authority to hear, review, and act upon all proposed exterior architectural plans for all proposed development.
- (d) **Site Design.** In addition to complying with required setbacks, no building, structures, pavement, or improvement shall be placed or oriented in a manner that would unnecessarily reduce the appearance of the subject property in comparison to typical development practices that are fully consistent with the requirements of this Chapter, or would have a substantial negative impact on the value or enjoyment of permitted land uses on nearby properties.

- (e) **Avoidance of Exteriors Specific to a Particular Occupant.** Trademark architectural elements are prohibited. Specifically, no building, other structures, pavement or improvement shall have an integral exterior design which is specific to a particular site occupant, including exterior building forms, materials, textures, colors, and patterns. Exterior elements which are specific to a particular site occupant shall be limited to attached signage, awnings and other appurtenances which are easy to remove or modify for subsequent site occupants without causing significant damage and/or restoration expenses.
- (f) **Exterior Design Compatibility and Avoidance of Monotony.** No building, other structures, pavement or improvement shall have an exterior design which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste. In addition, no building shall be permitted within any residential or mixed-use district to have an exterior appearance which is too similar to nearby buildings so as to create unacceptable monotony.
- (g) **Requirements for Exterior Materials.** The following requirements shall apply regarding exterior materials for buildings and structures:
- (1) **Building Materials.** Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted, and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used, as determined appropriate by the Plan Commission. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.
 - (2) **Prohibited Materials Village Wide.** No building or structure shall be constructed or faced with any material or texture which is aesthetically incompatible with other building exteriors in the area which are fully consistent with the requirements of this Chapter, or which presents an unattractive appearance to the public or surrounding properties, as determined by the Plan Commission. The following materials are prohibited on the exterior of all buildings and structures:
 - a. Plain faced concrete walls or panels.
 - b. Plain faced cinder block or concrete block.
 - c. Asphaltic siding.
 - d. Plywood, chipboard, or other non-decorative wood or composite material.
 - e. Fiberglass or poly-roofing or siding.
 - f. Metal siding, with the following exceptions:
 1. Is determined to be a decorative element of the building.
 2. May be used on side and rear facades of buildings in the LI, GI, and ME districts. Metal siding is prohibited on the front facades of buildings in all zoning districts.
 - g. Other materials as determined

ARTICLE VIII: EXTERIOR BUILDING DESIGN STANDARDS**Section 30-240: In General**

- (A) Purpose. The purpose of this Section is to regulate the design and materials used for the exterior of buildings and structures within the City so as to maintain and enhance the attractiveness and values of property in the community. This Article is further intended to support the creation of a pedestrian-oriented urban environment that emphasizes architectural and urban design principles of human scale and visual interest. Additionally, this Article is intended to ensure the development of structures that maintain a long-lasting appearance; withstand the effects of time and exposure to the elements; resist damage in areas with high vehicular and pedestrian traffic and in areas where larger equipment that could cause damage is commonly used; that maintain a consistent character of development based on land use and zoning district particular to each development; and that contribute to the long-term economic and social vitality of the City of Oshkosh.
- (B) Applicability. Refer to Section 30-241 for the applicability of building design standards to single and two family buildings.
- (1) New Construction. The requirements of this Section shall apply to all structures and buildings within the City constructed after the effective date of this Chapter.
- (2) Additions.
- (a) All additions shall match or be substantially similar to the design and materials of the existing building.
- (b) Additions to buildings constructed after the effective date of this Chapter shall comply with the standards of this Section.
- (c) Buildings Constructed Prior to the Effective Date of this Chapter.
- (i) If additions to an existing building(s) constructed prior to the effective date of this Chapter are less than or equal to 50 percent of the existing floor area of the building (measured cumulatively from adoption of this Chapter), the standards contained herein shall not apply but shall be regulated per Subsection (B)(2)(a) above.

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- (ii) If additions to an existing building(s) constructed prior to the effective date of this Chapter are greater than 50 percent of the existing floor area of the building (measured cumulatively from adoption of this Article), the standards contained herein shall apply.
- (3) Alterations. For buildings constructed prior to the effective date of this Chapter, alterations that do not impact the floor area of the building shall comply with the standards of this Section, or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.
- (4) Exceptions and Appeals.
- (a) Exceptions. Exceptions to the building design standards set forth in this Section may be granted by the Director of Community Development, or designee, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section. Decisions rendered by the Director of Community Development, or designee, may be appealed to the Plan Commission
- (b) Appeals. Any person affected by a decision of the Director of Community Development, or designee, may petition for a hearing before the Plan Commission.
- (c) Variances. The Plan Commission is authorized to grant variances from the strict application of the building design standards within this Section when it is claimed that the intent of the standards in this Section have been incorrectly interpreted, do not apply, or their enforcement causes unnecessary hardship.
- (i) The procedure for the granting of variances by the Plan Commission shall be the same as that required for variances in Section 30-411, with the exception that the Plan Commission shall serve the role of the Zoning Board of Appeals.
- (ii) When taking action, the Plan Commission shall make findings as described in Section 30-411(F)(1).
- (5) Beyond the rules in this Section, additional building design standards may apply to:

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- (a) Group and Large Developments (Section 30-171)
 - (b) Conditional Use Permits
 - (c) Planned Development Overlay Districts
 - (d) Campus Overlay Districts
- (C) Review and Approval. Through the building permit and/or site plan review process, the Department of Community Development shall be responsible and have authority to hear, review, and act upon all proposed exterior architectural plans for all proposed development.
- (D) Exterior Building Materials. The 4 classes of building materials referenced in this Chapter have the following meanings:
- (1) Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront).
 - (2) Class II materials include split face or decorative block, EIFS, and stucco.
 - (3) Class III materials include architectural/decorative metal panels, residential aluminum siding, and siding made of wood, wood composite, vinyl, or fiber cement.
 - (4) Class IV materials include smooth face or non-decorative block; concrete panels (tilt-up or precast); asphaltic, fiberglass, metal, or poly-roofing siding; non-decorative metal panels; corrugated metal; and plywood, chipboard, or other non-decorative wood.

Section 30-241: Single and Two Family Uses

- (A) Purpose. The purpose of this Section is to maintain the basic architectural quality of residences within the community, to minimize architectural and building construction practices that may detract from the character and appearance of the neighborhood as a whole, and to ensure compatible design between existing and new homes. These standards apply to all single and two family structures within the City of Oshkosh, with the exception of Mobile Homes defined in Section 30-75(H).

(B) Existing Buildings: Windows and Doors. *[Revised 4/24/18]*

- (1) Existing window openings on front façade including gables shall not be closed or filled (totally or partially), except as provided for in Subsection 2., below.
 - (a) If standard-sized replacement windows cannot fit into an existing window opening, a 10 percent variation in the height-to-width proportion for replacement windows is permitted.
- (2) No existing window or door openings on any façade or gable end shall be boarded up.
 - (a) Temporary closure shall be permitted for a period not exceeding 30 days to protect a broken window, secure the property from storm damage, or to prevent unauthorized access.
- (3) Existing door openings on front façades shall not be closed or filled.
 - (a) Temporary closure shall be permitted for a period not exceeding 30 days.
 - (b) Door openings may be relocated but shall remain on the same façade or another façade fronting a public street.

(C) Existing Buildings: Porches, Balconies, Decks, and Patios.

- (1) Porches may be constructed on any façade of a structure.
 - (a) A minimum of 25 percent of the porch area shall be open or contain translucent window and door openings so that no more than 75 percent of the porch area is enclosed by solid walls.
- (2) Decks, balconies, and patios shall be constructed only on a building's rear or interior side façades.
 - (a) Lots with public alley frontage and double-fronted-through-lots shall be exempt from this requirement.
 - (b) Patios are permitted on a secondary street frontage of a corner lot if the patio faces a lake, park, or other amenable feature of the neighborhood.

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- (3) Porches, decks, and patios that can be viewed from a public street shall include elements such columns, posts, railings, and spindles/balusters. Porches, decks, and patios shall be constructed in cedar, cypress, redwood, or appropriate composite materials such as wood sawdust or mineral composite/high density polyurethane plastic (HDPE), plastic, and pressure treated lumber. Porches, decks, and patios may be constructed in decorative metal, wrought iron, metal cable, or glass, if in keeping with the architectural style of the building, as determined by the Director of Community Development, or designee.
- (a) Elements constructed in pressure-treated lumber shall be painted or stained after a curing period of no greater than 18 months.
- (b) Spindles or balusters shall not be secured to the outside face of the deck or other supports (including but not limited to, rails, rim joists, beams, or columns).
- (i) Fasteners that connect vertical components (spindles, balusters, posts, etc.) to horizontal components (top or bottom rails) shall be concealed so that they are not visible from the public right-of-way.
- (4) Patios shall be constructed using brick, brick or stone pavers, or concrete.
- (a) Water permeable pavers are permitted.
- (b) Landscape treatments and berms may be used to elevate a patio to meet rear or side entrance grades.
- (D) Existing Buildings: Changes and Additions. *[Revised 3/27/18]*
- (1) Changes to Existing Buildings. For the purposes of this Section, a change to an existing principal structure is considered any alteration or demolition to the materials, wall plane, and/or architectural features of any front or side façade.
- (2) Front-loaded, Attached Garages. Front-loaded, attached garages shall comprise no more than 50 percent of the width of the ground floor building façade facing the street.
- (a) If the ground floor building façade facing the street is articulated (such as through the use of recesses, projections, windows, balconies, or dormers), attached garages shall comprise no more 70 percent of the width of the ground floor façade facing the street.
- (b) This requirement shall not apply to side-loaded, attached garages.

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- (3) Exterior Materials. The exterior materials used for new additions and changes shall be the same materials or combination of materials as used on the original building.
- (a) New additions and changes may be constructed using alternative exterior materials if said materials are complementary to the existing materials and tie the addition/change and the original house together. Some material contrast is permitted, but the difference between new and original materials shall be subtle. For example, if the original house is sided with wood clapboard, then fiber cement or vinyl siding of a similar size and width would be suitable for an addition.
 - (b) The color(s) of materials used for new additions and changes shall match or be complementary to the color(s) of the original structure.
 - (c) Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or an appearance not consistent with the overall design character of the original structure is not permitted.
- (4) Orientation. Additions to a principal structure and other changes that extend the building's footprint shall be placed on a rear façade, or side façade if rear is not practical, in order to have a minimal impact on the overall scale and character of the original house.
- (a) New additions may be built with or without a setback from the front wall plane of the original house.
 - (b) An addition that extends beyond the front wall plane (or the street side wall plane on a corner lot) of the original house is permitted, provided there is a lack of sufficient space in the house's rear or interior side yard, and provided the addition's overall design matches or complements the original home's design.
- (5) Height and Footprint.
- (a) Additions and changes that increase the building's height shall not be taller than the principal structure's dominant or highest roof ridgeline and shall not overpower the principal structure's overall scale and massing, except as provided below.
 - (i) An exception to the height standard can be made if the addition conforms and is compatible with the principal structure's overall architectural style and roof shapes and becomes an integral part of the structure's overall building form and design

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- (b) An addition's footprint shall not be more than 50 percent of the principal structure's existing footprint.
 - (6) Façades.
 - (a) Changes and additions that create blank walls on any front or street side façade are not permitted
 - (b) A front façade must have a minimum of 25 percent of its wall space devoted to window or door openings.
 - (c) A street side façade must have a minimum of 15 percent of its wall space devoted to window or door openings.
 - (i) This design standard shall not apply if said wall area is part of an attached garage.
 - (E) New Construction: Principal Structures on Infill Sites.
 - (1) Setbacks. Front yard setbacks for new principal structures shall be consistent and align with the prevailing building setbacks found along the block and surrounding neighborhood, as follows:
 - (a) The front yard setback of a new principal structure on an infill site shall be determined by the existing front yard setbacks of the principal buildings on the 2 properties abutting the subject property's side yards. The front yard setback shall be no greater than the largest setback of said abutting properties and shall be no less than the smallest setback of said abutting properties.
 - (i) If either or both said abutting properties are vacant, the minimum front yard setback of the zoning district of the subject property shall be used.
 - (ii) If a new residential building is being constructed adjacent to an existing non-residential use, the front yard setback of the new residential building shall be no greater than the setback of the abutting residential property, or no less than the minimum front yard setback of the zoning district of the subject property, whichever is less.

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- (iii) If a new residential building is being constructed between two existing non-residential uses, the minimum front yard setback of the zoning district of the subject property shall be used.
- (2) Front-loaded, Attached Garages. Front-loaded, attached garages shall comprise no more than 50 percent of the width of the ground floor building façade facing the street.
- (a) If the ground floor building façade facing the street is articulated (such as through the use of recesses, projections, windows, balconies, or dormers), attached garages shall comprise no more 70 percent of the width of the ground floor façade facing the street.
- (b) This requirement shall not apply to side-loaded, attached garages.
- (3) Exterior Materials. *[Revised 3/27/18]*
- (a) The exterior materials used on the front and side façades shall be visually compatible with those used on other buildings on the block and in the surrounding neighborhood.
- (b) Modern materials may be used provided they are suitable to the style and overall design of the principal structure.
- (c) Exterior patchwork or reconstruction that results in a multi-textured or multi-colored effect or an appearance not consistent with the overall design character of the structure is not permitted.
- (4) Orientation.
- (a) A new principal structure, front façade, and primary entrance shall be oriented to the primary street.
- (b) On corner lots, the principal structure may be oriented to the side street provided it meets the requirements for façades under Section (7), below.
- (c) Front entrances shall be identified by a stoop, entrance platform (with or without stairs), or porch. Full front and wraparound porches that incorporate the front entrance are also permitted.

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- (5) Height. The height of a new principal structure shall be compatible with those of surrounding buildings.
- (a) The height of a new principal structure shall not exceed the height of the tallest single family or two family dwelling immediately adjacent to the subject property by more than 1 story.
- (6) Porches, Decks and Patios. Porches, decks, and patios for new construction on infill sites shall meet the regulations for existing buildings in Subsection (C), above.
- (7) Façades. Designs that result in blank walls on any front or street side façade, are not permitted and shall meet the regulations for existing buildings as outlined in Subsection (D)(6) above. *[Revised 6/11/19]*
- (a) The requirement that of the street side façade have a minimum of 15 percent of its wall space devoted to window or door openings shall not apply if said wall area is part of an attached garage. *[Revised 6/11/19]*
- (F) New Construction: Principal Structures in New Neighborhoods (Non-Infill Sites).
- (1) Front-loaded, Attached Garages. Front-loaded, attached garages shall comprise no more than 50 percent of the width of the ground floor building façade facing the street.
- (a) If the ground floor building façade facing the street is articulated (such as through the use of recesses, projections, windows, balconies, or dormers), attached garages shall comprise no more 70 percent of the width of the ground floor façade facing the street.
- (b) This requirement shall not apply to side-loaded, attached garages.
- (2) Exterior Materials. *[Revised 3/27/18]*
- (a) New single family and two family dwelling units shall be clad in Class I, Class II, or Class III materials.
- (b) Class IV materials are prohibited.

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- (3) Orientation.
- (a) A new principal structure's front façade and primary entrance shall be oriented to the primary street.
 - (b) On corner lots, the principal structure may be oriented to the side street provided it meets the requirements for façades under Section (5), below.
 - (c) Front entrances shall be identified by a stoop, entrance platform (with or without stairs), or porch. Full front and wraparound porches that incorporate the front entrance are also permitted.
- (4) Porches, Decks and Patios. Porches, decks, and patios shall meet the regulations for existing buildings in Subsection (C), above.
- (5) Façades. Designs that result in blank walls on the front façade, are not permitted and shall meet the regulations for front facades of existing buildings as outlined in subparagraph (D)(6)(b) above. *[Revised 4/11/17]*
- (a) On corner lots, either the front or street side façade shall meet the minimum 25 percent window or door area requirement. *[Revised 4/11/17]*
- (G) Standing seam metal roofs in residential districts shall meet the following conditions along with any additional conditions as deemed appropriate by the Director of Community Development or designee. No standing seam metal roofs will be permitted on contributing structures in historic districts, unless such structures historically had comparable standing seam metal roofs. *[Created 4/11/17]*
- (1) The standing seam metal roofing material shall have a low-reflectance finish so as to minimize the amount of light reflected into the sky and windows of adjacent properties. The maximum permitted Light Reflectance Value (LRV) is 35% for metal roofs. Standing seam roofing shall be painted. Galvanized roofs shall not be permitted.
 - (2) Any paint applied to the metal roof panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping though normal wear and tear of a residential roof. Field applied painting of standing seam metal roofs is prohibited. The roof shall not have exposed unfinished metal edges. Standing seam roofs shall be complimentary to the house color and limited in color to greys, browns, dark green or a pale green simulating a copper patina color. Any ice and snow block or shield must match the color of the roof on which it is installed or be complimentary to the color of the roof.

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- (3) The standing seam metal roofing shall have a minimum thickness of 24-gauge so as to minimize the potential for wind and hail damage.
 - (4) Seam profiles in standing seam roofs for residential properties shall be no greater than 1" for roofs with pitches higher than 4:12, no greater than 1.5" for roofs with pitches between 2:12 and 4:12, and no greater than 3" for pitches less than 2:12.
 - (5) Standing seam metal roofing shall be installed per approved manufacturer's details and instructions.
 - (6) Standing seam metal roofing shall include at least the minimum underlayment required per the manufacturer's specifications or a minimum of 7/16" OSB underlayment if no minimum is specified by the manufacturer.
 - (7) Exposed fasteners or standing seam roof designs that employ exposed metal fasteners are prohibited. Ice and snow blocks or shields must also employ concealed fasteners.
 - (8) Standing seam metal roofing shall meet all applicable building codes.
 - (9) Standing seam metal roofs installed on existing residential construction shall not be constructed over existing roofing materials. Tear offs shall be complete to the roof sheathing.
 - (10) Tin roofs and corrugated metal roofs are prohibited.
 - (11) Standing seam metal roofing shall be maintained in a rust-free state for the duration of the roof's lifespan.

Section 30-242: Multi-Family Uses

These standards apply to all multi-family buildings and structures constructed after the effective date of Chapter. These standards also apply to Apartments with Limited Commercial land uses.

- (A) Exterior Materials. Multi-family buildings shall be clad in Class I, II or III materials. Class IV materials are prohibited. *[Revised 4.28.20]*
 - (1) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Director of Community Development, or designee.

TO: Plan Commission

FROM: Lindsey Kemnitz

TOPIC: Discussion on Allowing Potbellied Pigs in Residential Zoning Districts

The Mayor received a request to allow potbellied pigs within residential zoning districts. Currently pigs are only allowed within agricultural zoning districts.

Recommendation: Action as Appropriate