

**CITY OF ST. AUGUSTA
STEARNS COUNTY, MINNESOTA
ORDINANCE NO. 2005-06**

AN ORDINANCE AMENDING SECTION 16.03 OF THE ZONING ORDINANCE
RELATED TO BUILDING TYPE AND CONSTRUCTION WITHIN CITY OF ST.
AUGUSTA

THE CITY COUNCIL OF THE CITY OF ST. AUGUSTA, MINNESOTA HEREBY
ORDAINS:

Section 1. Section 16.03 of the Zoning Ordinance is hereby repealed in certain sections and amended to include the following:

16.03 BUILDING TYPE AND CONSTRUCTION:

A. General Provisions.

1. Metal Buildings. No galvanized or unfinished steel, galvalum or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish such as corten steel or engineered designed roofs of less than two-twelve (2/12) pitch shall be permitted in any zoning district, except in association with farming operations or as allowed by this subdivision.
2. Quality. Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility and harmony with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties as intended by this Ordinance or adversely impact the public health, safety, and general welfare.
3. Finishes. Exterior building finishes shall consist of materials comparable in grade and quality to the following:
 - a. Brick.
 - b. Natural stone.
 - c. Decorative concrete block.
 - d. Cast in place concrete or pre-cast concrete panels.
 - e. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, cypress.

- f. Curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design.
- g. Glass curtain wall panels.
- h. Stucco.
- i. Vinyl.
- j. Other materials as determined by the City Building Official but not including galvanized or unfinished metal.

B. Business and Industrial Uses and Zoning Districts.

1. For all uses within the B-1, B-2, B-3, and B-W Zoning Districts, all principal buildings which abut public rights-of-way, residential uses, and/or public areas, shall have a decorative front on such exposure which is comprised of at least fifty (50) percent of materials specified in Section 16.03.A.3.a-e. Any metal finish utilized in the building shall be a minimum of twenty-six (26) gauge steel. The roof slope shall be limited to a minimum slope of one-quarter (1/4) inch per foot.
2. *Any buildings within the B-1, B-2, B-3, B-W, I-1, and I-2 District that have frontage onto an arterial roadway including those buildings with double frontage or buildings located on a corner lot or arterial street as defined within the Subdivision Ordinance shall be required to have a minimum of fifty (50) percent materials specified in Section 16.03 A.3 a-e on all sides of the building that abut the County Highway.*
3. ~~Within the I-1 Zoning District, exterior finish of all buildings shall comply with Subd. 16.03 A.3. of this Ordinance.~~ All principle buildings within I-1 and I-2 Industrial Districts which abut public rights-of-way, residential uses, and/or public areas shall have a decorative front on such exposure which is comprised of at least fifty (50) percent of materials specified in Section 16.03.A.3.a-e.
4. In the I-2 Zoning District, all buildings constructed of curtain wall panels of finished steel, aluminum or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place, pre-cast concrete panels, or concrete block on wall surfaces abutting a public right-of-way, residential uses, or public areas. The required wall surface treatment may allow a maximum of fifty (50) percent of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design.
5. *The City shall require architectural plans within the B-1, B-2, B-3, B-W, I-1, and I-2 Districts prior to building and site plan approval. The architectural plans shall comprise of the following:*

- a. *Date of plan preparation and dates of any subsequent revisions.*
 - b. *Architectural elevations, in color, of all principal and accessory buildings and structures (type, color, and materials used in all exterior surfaces).*
 - c. *Typical floor plan and typical room plan drawn to scale with a summary of square footage by use or activity.*
 5. The City may grant a deferment to the requirements of Subd. 16.03.B.2 and 16.03.B.3 of this Ordinance when a building or building addition will be constructed in more than one (1) phase. Any such deferment shall be processed as a conditional use permit pursuant to Section 4 of this Ordinance and shall be subject to the following:
 - a. The deferment shall be until the completion of construction or five (5) years, whichever is less.
 - b. Property owner shall provide the City with an irrevocable letter of credit for an amount one and one-half (1-1/2) the City Building Official's estimated cost of the required exterior wall treatment. The bank and letter of credit shall be subject to the approval of the City Council. The letter of credit shall assure compliance with this section of this Ordinance.
- C. Exceptions to the provisions of Subd. 16.03 of this Ordinance may be granted as a conditional use permit pursuant to Section 4 of this Ordinance, provided that:
 1. The proposed building maintains the quality and value intended by the Ordinance.
 2. The proposed building is compatible and in harmony with other existing structures within the district and immediate geographic area.
 3. The provisions of Section 4 of this Ordinance are considered and determined to be satisfied.

Section 2. Enactment. This ordinance shall be in full force and effect upon its passage and publication.

ADOPTED this _____ day of _____ 2005.

CITY OF ST. AUGUSTA

By: _____
B. J. Kroll, Mayor

ATTEST:

By: _____
William R. McCabe, City Administrator