

**CITY OF ST. AUGUSTA
STEARNS COUNTY, MINNESOTA
ORDINANCE NO. 2007-11**

AN ORDINANCE AMENDING SECTION 16.03 OF THE ZONING ORDINANCE
RELATED TO BUILDING TYPE AND CONSTRUCTION
WITHIN THE 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 Section 16.03 of the Zoning Ordinance is hereby repealed in certain sections and amended to include the following: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, unfinished 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 one and one half-twelve (1.5/12) pitch shall be permitted in any zoning district, except 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 or Efis.

- i. Vinyl (in agricultural or residential districts only.)
- 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 other than those specified in Section 16.03.B.2 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 and Section 16.03.A.3.g-h of this Ordinance. Exterior doors and windows shall not be included in the calculation of exterior wall space or materials requirements. 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 constructed within the B-1, B-2, B-3, B-W, I-1, and I-2 Districts that are on parcels within three hundred (300) feet of State Highway 15, County Road 7, and County Road 75 shall have exterior wall finishes consisting entirely of materials comparable in grade and quality to the materials specified in Section 16.03.A.3.a-e and Section 16.03.A.3.g-h of this Ordinance. Exterior doors and windows shall not be included in the calculation of exterior wall space or materials requirements.

By resolution, the City Council may approve buildings that vary from these specific requirements up to 50% of all exterior walls, provided that the City finds that the applicant has made alternative improvements to the site and/or building that result in a project which meets or exceeds the intent of this ordinance, including, but not limited to:

- a. Substantial use of natural stone and/or brick on the exterior surfaces of the building; and
 - b. Substantial improvements to the landscaping of the site beyond that normally required for the zoning district; and
 - c. Improved architectural detailing to building walls, roof, entranceways, and other portions of the building; and
 - d. Other architectural or site planning enhancements as approved by the City Council; and
 - e. The overall site design is suitable for the neighborhood and within the character of other buildings in the area.
3. Any buildings within the B-1, B-2, B-3, B-W, I-1, and I-2 Districts that have frontage onto an arterial roadway not specified in Section 16.03.B.2, 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 and Section 16.03.A.3.g-h of

this Ordinance on all sides of the building that abut the arterial roadway. Exterior doors and windows shall not be included in the calculation of exterior wall space or materials requirements.

4. All principal 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 and Section 16.03.A.3.g-h of this Ordinance, unless otherwise specified in Section 16.02.B.2 of this Ordinance. Exterior doors and windows shall not be included in the calculation of exterior wall space or materials requirements.
5. Unless otherwise specified in Section 16.03.B.2, 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 decorative 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. Exterior doors and windows shall not be included in the calculation of exterior wall space or materials requirements.
6. All roofs over one and one half-twelve (1.5/12) pitch shall have a minimum twenty-four (24") overhang with soffit.
7. 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 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.
8. The City may grant a deferment to the requirements of Sections 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 ½) 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.

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

ADOPTED this _____ day of _____ 2007.

CITY OF ST. AUGUSTA

By: _____
B.J. Kroll, Mayor

ATTEST:

By: _____
William R. McCabe, City Administrator