

ORDINANCE NO. 506, SECOND SERIES

AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA ADOPTING SECTION 10.28 OF THE CITY CODE – ARCHITECTURAL APPEARANCE STANDARDS

BE IT ORDAINED by the City Council of the City of Hastings as follows:

SECTION 10.28. ARCHITECTURAL STANDARDS

SUBD. 1. PURPOSE. The purpose of establishing criteria for architectural design and exterior treatment of buildings is to ensure high standards of development that is compatible with neighboring development and contributes to a community image of permanence, stability, and visual aesthetics, while preventing impermanent construction and use of materials that are unsightly, rapidly deteriorate, contribute to depreciation of neighborhood property values, or cause urban blight. The standards are further intended to ensure coordinated design of building facades, additions, and accessory structures in order to prevent visual disharmony, and to reduce visual monotony through variation of building materials, heights, offsets, changes in building plane, and the like.

SUBD. 2. APPLICABILITY. Architectural Standards in this section shall apply to the exterior construction of new commercial, industrial, institutional buildings, and the like, as well as multiple family buildings exceeding eight units, and as follows:

- a) **Existing Buildings.** Building additions and remodeling of existing commercial, industrial, and institutional buildings shall also be subject to Architectural Standards, however the affect of the architectural standards on the buildings existing appearance shall be considered, to ensure visual harmony, and consistency with the purpose of the Architectural Standards section.
- b) **Heritage Preservation Sites and Heritage Preservation District.** Buildings and properties within the Heritage Preservation District, or designated as a Heritage Preservation Site shall also be subject to conformance with Chapter 2.18, Heritage Preservation Commission, of the City Code. In areas of discrepancy between standards, the City Council shall decide on the applicability of the standard.
- c) **Original Hastings Design Guidelines.** Buildings and properties as identified in

the "Original Hastings Design Guidelines" (adopted by the City Council on May 5, 2003) must adhere to the requirements of the adopted guidelines in addition to the provisions of this section. In areas of discrepancy between standards, the City Council shall decide on the applicability of the standard.

SUBD. 3. GENERAL REQUIREMENTS.

- a) Building design and construction standards must be used to create a structure with equally attractive sides. Primary emphasis shall be placed on the most visible sides of a building.
- b) Primary building entrances must be clearly defined to promote visual interest and architectural presence.
- c) Large, uninterrupted expanses of a single building material shall not be permitted, unless the use meets the purpose or intent of this section as determined by the Administrative Official.
- d) No wall that faces a public right-of-way, parks, the public view from adjacent properties or a residential use or district may have an uninterrupted length exceeding 100 feet without including at least two of the following:
 - 1) Change in plane
 - 2) Change in texture or masonry pattern
 - 3) Inclusion of windows
 - 4) Equivalent change or incorporation of a building element that subdivides the wall into smaller proportions.
- e) All buildings on a lot, or as part of a unified development, shall be of compatible design and materials. Emphasis shall be given on the position of buildings on the site to give visual interest.

SUBD. 4. SPECIFIC REQUIREMENTS

- a) Design Creativity. Creativity and innovation in building design is encouraged. Design creativity shall be a determining factor in deviating from the specific materials standards listed in this section
- b) **Classes of Material.** For the purposes of this section, acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in Table 10.28-1, as follows:

<u>TABLE 10.28-1 Classes of Materials</u>		
<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>
<ul style="list-style-type: none"> • <u>Brick</u> • <u>Natural Stone</u> • <u>Glass (including block, windows, or opaque mirrored panels)</u> • <u>Seamless metal panels (including copper)</u> • <u>Other materials not listed elsewhere as approved by the Administrative Official</u> 	<ul style="list-style-type: none"> • <u>EIFS or Drivit</u> • <u>Masonry Stucco</u> • <u>Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)</u> • <u>Architecturally textured concrete precast panels</u> • <u>Tile (masonry, stone or clay)</u> • <u>Other materials not listed elsewhere as approved by the Administrative Official</u> 	<ul style="list-style-type: none"> • <u>Industrial grade concrete precast panels</u> • <u>Smooth concrete</u> • <u>Scored concrete</u> • <u>Ceramic</u> • <u>Wood</u> • <u>Aluminum or Vinyl Siding</u> • <u>Other materials not listed elsewhere as approved by the Administrative Official</u>

- c) **Required Combinations of Materials.** Buildings must incorporate classes of materials for each façade in the following manner:
 - 1) Office, Retail, Service, or Institutional Buildings
 - a) Front facades, and side and rear facades visible from public right(s)-of-way, the public view from adjacent properties, parts, or residential uses or districts

must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total facade.

- b) Side and rear facades not visible from public right(s)-of-way, parks, public view from adjacent properties or residential uses or districts may use any combination of Class 1, 2, or 3 materials.

2) Industrial and warehouse buildings, multi tenant office\industrial\warehouse, or showroom\warehouse or other combination

- a) Front facades must be composed of at least 75 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total facade.
- b) Side and rear facades visible from public right(s)-of way, parks, public view from adjacent properties, or residential uses or districts must be composed of a least 25 percent of Class 1 or 2 materials.
- c) Side and rear facades not visible from public right(s)-of-way, parks, public view from adjacent properties or residential uses or districts may use any combination of Class 1, 2, or 3 materials.

3) Multiple Family Residential Buildings exceeding eight units

- a) Front facades, and side and rear facades visible from public right(s)-of-way, the public view from adjacent properties, parts, or residential uses or districts must be composed of at least 25 percent of Class 1 materials, and at least 25 percent of Class 2 materials.
- b) Side and rear facades not visible from public right(s)-of-way, parks, public view from adjacent properties or residential uses or districts may use any combination of Class 1, 2, or 3 materials.

(Section 10.29, inclusive, reserved for future expansion).

SECTION 10.30. ADMINISTRATION AND ENFORCEMENT.

SUBD. 1. The City Planner Planning Director is hereby designated as the "administrative official" for purposes of administration and enforcement of the Sections of the City Code having to do with zoning matters, in particular Section 2.04 and Section 10.30.

SUBD. 2. DUTIES OF THE ADMINISTRATIVE OFFICIAL:

- a) Provide zoning information.
- b) Determine that all building and other related permits comply with the terms of this Chapter and issue or deny such permits.
- c) Receive, file and forward all applications for appeals, variances, special uses, or other matters to the designated official bodies or person(s).

- d) Maintain permanent and current records of this Chapter, including, but not limited to, all maps, amendments and special uses, variances, appeals and applications therefore.
- e) Notify affected property owners of required official and unofficial public hearings, and publish notice of such hearings, all as required by this Chapter.
- f) If the administrative official shall find that any of the provisions of this Chapter are being violated, he/she shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.
- g) The administrative official shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Chapter to ensure compliance with or to prevent violation of its provisions.
- h) Institute in the name of the City, with the cooperation of the City Attorney, any appropriate actions or proceedings against a violator as provided by law.

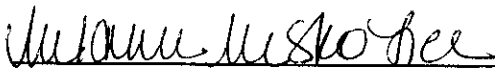
ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 17th day of November, 2003.



Michael D. Werner, Mayor

ATTEST:



Melanie Mesko Lee, Administrative Assistant/ City Clerk

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