

Article XXII-F. Residential Exterior Construction Standards

Sec. 1. Residential exterior construction standards.

- (a) Except as otherwise provided in [subsections] (d), (e), (f) and (g) below, the exterior construction standards contained in subsections (b) and (c) shall apply to the construction of all new single-family residential structures in zoning districts R-1500-M residential, R-2000-M residential, R-1800-M residential, R-1250-M residential, R-1100-M residential, R-1000-M residential, R-950-M residential, R-850-M residential, RP-1500-M patio home, D-1400-M duplex, D-2400-M duplex, and D-3000-M duplex for property that has not received preliminary or final plat approval prior to January 27, 2003, and to the reconstruction of the exterior walls of all single-family residential structures in zoning districts R-1500-M residential, R-2000-M residential, R-1800-M residential, R-1250-M residential, R-1100-M residential, R-1000-M residential, R-950-M residential, R-850-M residential, RP-1500-M patio home, D-1400-M duplex, D-2400-M duplex, and D-3000-M duplex after January 27, 2003.
- (b) All building facades, excluding doors, windows, breezeways and courtyards, of single-family residential structures, regardless of height or number of stories, shall have at least 75 percent of the total exterior wall constructed of masonry construction. Exterior walls facing a porch or patio shall be included in the total wall area calculation for purposes of this article. Chimneys for newly constructed single-family structures or additions to existing dwellings shall be of 100 percent masonry construction in accordance with the building regulations for the applicable zoning district in which the residential structure is located. Where nonmasonry construction is permitted, hardboard siding material is prohibited except as provided in this article.
- (c) Where a second-story exterior wall of a single-family residential structure is offset a minimum of three feet from the plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the plane of the first-floor exterior wall below, the wall of the offset portion shall be excluded from the wall area calculation for purposes of this article.
- (d) Nothing contained in this article shall require any change in the plans or construction of a single-family residential structure located on a platted lot of record to conform to these standards for which a building permit has been issued prior to January 27, 2003, or a single-family residential structure for which substantially complete application for a building permit was accepted by the building official on or before January 27, 2003, provided, however, such single-family residential structure shall comply with all applicable ordinances of the city in effect on the date of such application was filed and the building permit is issued within 30 days thereafter.
- (e) A single-family residential structure with exterior construction of hardboard siding materials destroyed by fire, the elements, or other cause may not be rebuilt except to conform to the provisions of this article. In the case of partial destruction not to exceed 60 percent of its total appraised value, reconstruction will be permitted, provided, however, the previously existing percentage or area of the structure covered by such material may not be expanded or increased.

- (f) A single-family residential structure with exterior construction of hardboard siding materials may be repaired with hardboard siding materials when required by law to preserve such structure in a sound condition provided the repairs do not exceed 60 percent of the previous existing total wall area of the structure covered by such material.
- (g) A single-family residential structure with exterior construction of hardboard siding materials may be enlarged, increased or extended with hardboard siding materials when necessary for a continuation of such materials, provided the extension or addition does not exceed 25 percent of the previous existing total wall area of the structure covered by such materials.
- (h) Where a garage is converted for use as living space or converted into space other than vehicle storage space, the conversion shall be constructed of brick, stone, cementitious material or a combination thereof in conformance with the residential exterior construction standards in subsection 2(b) herein. The converted space and the new required garage to accommodate two off-street parking spaces for two motor vehicles, or one off-street parking space for one motor vehicle where the original garage accommodated a single motor vehicle, shall be architecturally compatible with the principal building as determined by the chief building official, or designee. Nothing contained in this subsection (h) shall require any change in the plans or construction of structure located on a platted lot of record to conform to these standards for which a building permit has been issued prior to January 27, 2004, or for which substantially complete application for a building permit was accepted by the building official on or before January 27, 2004, if the building permit is issued within 30 days thereafter, provided, however, such structure shall comply with all applicable ordinances of the city in effect on the date such application was filed.

(Ord. No. 3412-A, § 3, 1-27-03; Ord. No. 3448, § 2, 1-26-04)

End of Article XXII-F