

PROPOSED AMENDMENT TO
LAND DEVELOPMENT CODE SECTION 4.04.03.B
REGARDING THE USE OF METAL FAÇADE ON
COMMERCIAL BUILDINGS

Prepared for the
July 23, 2015 meeting of the Board of County Commissioners

RECOMMENDATION:

That the board consider an amendment to the Land Development Code to clarify the façade materials permitted on the front of commercial buildings.

BACKGROUND:

Section 4.04.03.B of the LDC includes the following related to allowable facades for commercial buildings: “In the HCD zoning district, the facade shall be constructed of brick, stone, stucco, wood or vinyl on any side of a structure that is parallel to or is less than a 90 degree angle to any concurrency management road segment as listed in Section 5.07.01. The requirement for a non-metal façade does not apply to development within the Rural Protection Zone as identified in the 2007 Rural Development Plan.”

The intent of the language is to limit the use of standing seam metal facades, or “metal buildings.” This is an aesthetic requirement intended to improve the visual quality of development; however, as written, the language does not take into consideration industry changes that have produced a variety of metal facades of higher visual quality than what was readily available when the LDC was originally adopted.

In April 2015 the Board of County Commissioners authorized staff to draft an amendment modifying this requirement to allow the use of metal facades on commercial buildings while still disallowing the use of typical standing seam metal on the front of those buildings. This change would keep the intent of the current code intact while accommodating new products.

The proposed amendment is show in strikethrough and underline format below.

LDC Section 4.04.03.B.

In the HCD zoning district, ~~the standing seam, corrugated, or ribbed, metal siding~~ façade is not permitted ~~shall be constructed of brick, stone, stucco, wood or vinyl~~ on any side of a structure that is parallel to or is less than a 90 degree angle to any roadway listed in Comprehensive Plan Policy 4.1.B.5 ~~concurrency management road segment as listed in Section 5.07.01.~~ ~~The~~ This requirement for a non-metal façade does not apply to development within the Rural Protection Zone as identified in the 2007 Rural Development Plan and as subsequently revised.

