ORDINANCE NO. 2019-54

AN ORDINANCE TO APPLY EXTERIOR MATERIAL AND FINISH REQUIREMENTS TO THE CONSERVATION SC ZONING DISTRICT, THEREBY AMENDING CHAPTER 19 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 19 of the City Code is hereby amended by deleting those words that are contained in brackets and [stricken through] and adding those words that are underlined, to read as follows:

CHAPTER 19

ARTICLE V: PERFORMANCE STANDARDS

§ 19.63.08 EXTERIOR MATERIALS AND FINISH.

- (a) Purpose. The City Council finds that it is necessary to regulate the exterior finish and appearance of all primary and accessory buildings and structures that are erected in all of the primary nonresidential zoning districts in the city in order to ensure the consistency in quality, compatibility and character of buildings within comparable zoning districts. The regulation of exterior materials and building construction assures consistent provision of both a high level of structural durability relative to impacts from natural and human-made forces over time and a safe environment for those occupants, equipment and goods within the structure. The provision of a quality exterior finish compliments the building construction by reducing maintenance needs, providing a surface more resistant to damage, assisting in maintaining structure and property value over a longer period, contributing substantially to the compatibility and character of its neighborhood. A quality exterior finish also provides for improved health, safety and welfare of occupants and enclosed goods or equipment by providing increased protection through durability, strength, security, damage resistance and stability.
- (b) The following regulations apply to all nonresidential primary and accessory buildings and their additions in the following zoning districts:

Single-Family Residential R-1 Districts
Single-Family Residential R-1A Districts
Large Lot Single-Family Residential RS-1 Districts
Townhouse Residential R-3 Districts
Multiple-Family Residential R-4 Districts
Multiple-Family Residential RM-12 Districts
Multiple-Family Residential RM-24 Districts
Conservation SC District.

- (1) Coating of exterior walls. No existing uncoated exterior wall finish material approved by the City Council as part of a development approval process shall be coated after the effective date of this section except for the following:
 - (A) As approved in subsections (f), (g), and (h) below;

Passed and adopted this 16th day of December, 2019.

- (B) Those portions of foundation walls above finished grade may be coated or sealed;
- (C) Secondary materials may be coated or sealed; and
- (D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include, sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority.