

9. New Business

- a. Review provisions related to exterior appearance of accessory structures.

Background Information:

The City has recently discussed the exterior appearance of accessory structures as to creating consistency within the community. Recently, concerns have been addressed to the City over hoop structures, which are typically low-cost and easy to install structures. The City Council has requested that the Planning Commission review and, if needed, develop requirements to better manage the exterior appearance of accessory structures. Staff has referenced the City of Brainerd Zoning Code and found the following language regarding the exterior design of accessory structures.

Staff Recommendation:

Staff recommends that the Commission review this information and identify features the Commission feels would be appropriate for incorporating into the Ordinance or develop completely new language.

City of Brainerd Zoning Code:

Subd. 13. Accessory Buildings

(6) All accessory buildings in Zoning Districts R-1, R-2, R-3 and R-4, shall have the same or similar finish as the neighboring homes and be homogeneous in design.

Subd. 14. Exterior Design Standards

(1) Purpose. The purpose of this section is to establish minimum standards for exterior architecture of commercial, residential, office, industrial buildings is to ensure high quality of development, redevelopment and compatibility with evolving architectural or planning themes that contribute to a community image of quality, visual aesthetics, permanence and stability which are in the best interest of the citizens of the city. These standards are intended to prevent use of materials that are unsightly, rapidly deteriorate, contribute to depreciation of area property values, or cause urban blight.

These standards are further intended to ensure coordinated design of building exteriors, additions and accessory structure exteriors in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and buildings that detract from the character and appearance of the area. It is not the intent of this division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout.

(2) General Requirements. This division shall apply to all residential, commercial, office and industrial buildings, additions, exterior remodeling and accessory structures, unless different exterior materials are specifically approved as part of an overall planned unit development (PUD) that creates a theme or blends with other elements of the PUD. The review and approval process shall be the same as outlined in Section 515.09 Subd. 7 of the Zoning Ordinance.

Subd. 15. Exterior Design Standards Zones

(1) Residential.

a. RF/RA: Principal and accessory structures in Rural Agricultural Districts (RA) and Rural Residential Districts (RF) of the City on parcels over 3 acres in size are not subject to the exterior design standards.

b. All other residential accessory buildings must comply with 515.07, Subd. 13 paragraph 6 of the Brainerd Zoning Ordinance.

(2) Commercial.

a. Exterior surface materials of buildings shall be constructed of the following classes of materials:

1. Brick
2. Natural stone
3. Glass
4. Metal panels of no longer then 10 ft. horizontal length and 6 ft vertical height on sides of building have greater than a 12 ft. on 12 ft. pitch.
5. Specialty concrete block such as textured, burnished block or rock faced block
6. Architecturally pre-cast textured concrete panels
7. Masonry stucco
8. Exterior Finish Installation System (EFIS)
9. Ceramic
10. Glass block
11. Wood (Exterior Finished Grade)
12. Others as approved by the Planning Commission

b. Garage doors, metal panels, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior of a building not to exceed 25%.

c. Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors and the like that protrudes from a side of a building or is located on the ground adjacent to a building

shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

d. As viewed from ground levels within 100 feet of street side view, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet.

e. A raised parapet or other architectural feature that is an integral part(s) of the building shall be required as screening for rooftop mechanical equipment or to soften rooftop views.

f. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

g. Metal cabinets used to enclose and protect rooftop mechanical equipment shall not substitute as screening.

h. Exposed roof materials shall be similar to, or an architectural equivalent of a three hundred (300) pound or better asphalt or fiberglass shingle, wooden shingle, and metal roofs as approved by the International Building Code.

i. Garish or bright accent colors (i.e. orange, bright yellow, or fluorescent colors) for such buildings such as cloth or metal awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five (5) percent of each wall area.

j. Building addition of less than 50% of the gross floor area of the existing structure may use the same or superior materials as the existing structure. In

the event that the exterior of a building (50% or greater), is proposed to be modified, remodeled, replaced and/or reconstructed, said building shall conform with the standard established in this section except for building with load bearing walls shared with abutting buildings located in B-3 Zones and shall be required to conform to said standard if 75% or greater improvements are made to street facing exteriors of the building. Expansions shall be calculated over a 5-year period for determination of this gross floor area amount.

k. All standards stated above will include B-1, B-2, B-3, and B-4 Zones

l. Exempt from these standards are temporary structures

(3) Industrial. Structures, with ribbed steel, are approved in all "I" Districts. For the distance of a minimum three (3) feet above the natural ground line of the structure it must be constructed with veneer or use of alternate material on the street side. The building plan must bear the signature of a structural engineer licensed as such by the State of Minnesota.

a. Any structure in an Industrial District within 300 feet of Business T.H. 371, T.H. 210, T.H. 25, T.H. 18, Oak Street, and County Road 3 shall comply with the Commercial Exterior Design Standards of the Zoning Ordinance in Section 515.07 Subd. 14.