

CITY OF MEDINA

ORDINANCE NO. ###

AN ORDINANCE REGARDING REQUIRED BUILDING MATERIALS  
IN THE COMMERCIAL ZONING DISTRICTS;  
AMENDING CHAPTER 8 OF THE CITY CODE

The City Council of the City of Medina ordains as follows:

SECTION I. Section 838.5.02 of the code of ordinances of the city of Medina is amended by deleting the ~~stricken~~ language and adding the underlined language as follows:

**Section 838.5.02. Building Materials and Design.**

**Subd. 1. Building Materials.** All exterior building materials shall be durable and meet the following standards:

- (a) A minimum of 30 percent of the building exterior shall be brick, natural stone, stucco (not Exterior Insulation and Finish System or similar product), copper, or glass.
- (b) A maximum of 70 percent may be decorative concrete, split face (rock face) decorative block, and/or decorative pre-cast concrete panels. Decorative concrete shall be color impregnated in earth tones (rather than painted) and shall be patterned to create a high quality terrazzo, brick, stucco, or travertine appearance.
- (c) A maximum of 20 percent may be wood, metal (excluding copper), or fiber cement lap siding, if used as accent materials which are integrated into the overall building design.

(d) Notwithstanding anything herein to the contrary, Fiber Cement Architectural Wall Panels with a minimum 5/8" thickness are an approved material in the case of an existing masonry building with water infiltration issues making stucco an unsuitable finish material and which cannot support the additional weight of precast panels, full height masonry, or other approved materials. Panels shall be color impregnated during production rather than painted and shall installed with a hidden fastening system that also serves as a built in drained and back-ventilated rainscreen. If fiber cement architectural wall panels are proposed, a minimum of 30 percent of the building exterior shall be brick, natural stone, stucco, or glass.

**Subd. 2. Building Modulation.** Buildings shall be modulated a minimum of once per 40 feet of building perimeter to avoid long, monotonous building walls. This modulation may include varying building height, building setback, or building materials/design. The portions of building which exceed two stories or 35 feet shall be set back a minimum of six feet from the lower portion of the building.

**Subd. 3. Building Fenestration and Transparency.** Building elevations which face a public street shall include generous window coverage. Alternative architectural elements may be approved by the city when windows are not practical.

**Subd. 4. Multi-sided Architecture.** Any rear or side building elevation which faces a public street, an interior access drive for the development, or a residential zoning district shall include design and architectural elements of a quality generally associated with a front façade. The elevation(s) shall be compatible with the front building elevation. Additional signage shall be permitted for an elevation facing a public street or interior access drive, as regulated within the sign ordinance. Multi-sided architecture shall not be required in situations where the rear or side building elevation is fully screened from view from the adjacent street or residential property.

SECTION II. This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bob Mitchell, Mayor

Attest:

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Jodi M. Gallup, City Clerk

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