

City of Crooks

Ordinance No. #239

Be it ordained by the Crooks city council that the 2009 Crooks zoning ordinance (2009 Revised Zoning Regulations) be amended as follows:

Section 11 “Additional Use Regulations”, insert point 11.16. “Architectural Design Standards,” to read as follows:

11.16 ARCHITECTURAL STANDARDS. These standards are intended to promote the general welfare of the community as well as protect the value of its buildings and property. Additionally, these standards serve to minimize incompatible and unsightly surroundings and visual blight which prevent orderly community development. However, it is not the intent of these standards to unduly restrict design freedom or to apply a particular architectural style to all structures.

A. **COMMERCIAL STANDARDS.** The following standards shall apply to commercial buildings in Central Business and General Business zoning districts (sections 7.01, 7.02, 8.01, 8.02):

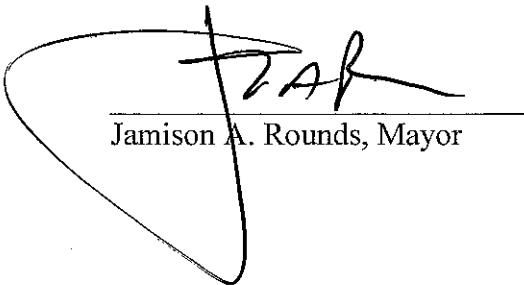
1. Exterior building material shall be composed of high quality, durable, low maintenance material, such as wood, masonry, stone, brick, glass, or comparable materials.
2. The front façade of the building should address its primary access street with entrances, windows, and architectural features facing the street. No overhead door or docking bays shall face the street, unless first approved by the Authorizing Official. In the case where the side and/or rear facades face a street, or if parking is located at the side or rear of a building, the façade shall be designed to enhance and not detract from the building’s overall appearance, using materials and architectural features similar to those present on the front of the building.
3. All loading and unloading areas, as well as docking bays shall be maintained and kept free of trash or litter.
4. Variation in architectural details will be encouraged to provide visual variation and interest.
5. Windows in a commercial building in areas fronting its primary access street or with entrances used by the public should cover at least thirty percent of the front façade and be at eye level. Windows may be constructed from reflective glass for “office uses”, but shall not be used for retail stores of any kind.
6. All mechanical equipment, including but not limited to, electrical, heating, ventilating, air conditioning equipment, and antennae shall be placed in an inconspicuous location or screened from view. If equipment is placed on rooftops, it shall also be screened from the public view in a manner that does not draw attention to the placement of the equipment.

7. Lighting shall comply with the standards set forth in section 11.12, paragraph H.
8. Façade colors shall be of a low reflectance, subtle or earth-tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited. Neon tubing as a building accent is prohibited.
9. Long, massive, unbroken, or monotonous building facades shall be prohibited.
10. Building facades greater than one hundred feet in length shall incorporate recesses and projections along at least twenty percent of the façade.
11. Architectural interest shall be provided through the use of repeating patterns of changes in color, texture, and material modules.
12. There shall be variations in roof lines to reduce the massive scale of the structure and add visual interest.
13. Size and height of buildings should be compatible with the character and existing views of the surrounding area.

Yay: Henning, Kringen, Maras, Richardson

Nay: ---

Abstain: ---

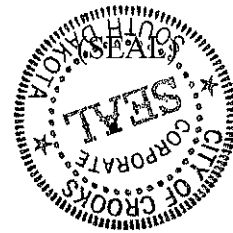


Jamison A. Rounds, Mayor

Attest:



Tobias Schantz, Finance Officer



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