

ORDINANCE NO. 23-07

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF NORWALK, IOWA RELATED TO FACADE MATERIAL CLASSIFICATIONS IN THE ARCHITECTURAL STANDARDS

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the Zoning Ordinance of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175G (Zoning Ordinance Architectural Standards) of the Norwalk Municipal Code.

Section 2. Zoning Ordinance Amended. Chapter 175G.03.3 (Requirements by Building Type and Zoning District) of the Zoning Ordinance of the City of Norwalk, Iowa, is amended to add the following:

D. All Uses within the C-2 Zoning District. Any building within the C-2 Zoning District must incorporate at least three (3) primary Class 1 or Class 2 materials, together composing at least 75% of the facade area. Class 3 materials shall not exceed 25% of the facade area, and Class 4 materials shall not exceed 10% of the facade area. Except where architecturally unsuitable, appropriately scaled trim of at least three (3) inches in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Asphalt shingles, if used, must be laminate style. Any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 15% of the facade area. Any story above the first floor may incorporate Class 3 and Class 4 materials that in aggregate shall not exceed 85% of the facade area. Class 4 materials shall not exceed 10% of the facade area. If Class 3 and Class 4 materials exceed 25% of the facade area of the upper stories in aggregate, then three (3) different Class 3 and/or Class 4 materials shall be used. The first floor of a building shall be considered as the first occupied level of a building above grade, regardless of height.

E. All Uses within the TC Zoning District. Any building constructed in the TC District must incorporate at least three (3) primary Class 1 or Class 2 materials, together composing at least 85% of the facade area. Class 3 materials in aggregate shall not exceed 15% of the facade area. Class 4 materials shall not exceed 10% of the facade area. Except where architecturally unsuitable, appropriately-scaled trim of at least three (3) inches in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Asphalt shingles, if used, must be laminate style. Any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 15% of the facade area. Any story above the first floor may incorporate Class 3 and Class 4 materials that in aggregate shall not exceed 85% of the facade area. Class 4 materials shall not exceed 10% of the facade area. If

Class 3 and Class 4 materials exceed 15% of the facade area of the upper stories in aggregate, then three (3) different Class 3 and/or Class 4 materials shall be used. The first floor of a building shall be considered as the first occupied level of a building above grade, regardless of height.

F. All Uses within the C-3 District. Any building constructed in the C-3 District must incorporate at least three (3) primary Class 1 or Class 2 materials, together composing at least 50% of the facade materials. Class 3 and Class 4 materials in aggregate shall not exceed 50% of the facade area. Class 4 materials shall not exceed 10% of the facade area. Except where architecturally unsuitable, appropriately-scaled trim of at least three (3) inches in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Asphalt shingles, if used, must be laminate style. Any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 15% of the facade area. Any story above the first floor may incorporate Class 3 and Class 4 materials that in aggregate shall not exceed 85% of the facade area. Class 4 materials shall not exceed 10% of the facade area. If Class 3 and Class 4 materials exceed 50% of the facade area of the upper stories in aggregate, then three (3) different Class 3 and/or Class 4 materials shall be used. The first floor of a building shall be considered as the first occupied level of a building above grade, regardless of height.

AND

G. All Uses within the C-4 District. Any building constructed in the C-4 District must incorporate at least three (3) primary Class 1 or Class 2 materials, together composing at least 85% of the facade area. Class 3 materials in aggregate shall not exceed 15% of the facade area. Class 4 materials shall not exceed 10% of the facade area. Except where architecturally unsuitable, appropriately-scaled trim of at least three (3) inches in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Asphalt shingles, if used, must be laminate style. All screen or buffer walls shall be constructed of fired clay brick with mortar joints and a veneer depth of no less than three (3) inches. Any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 15% of the facade area. Any story above the first floor may incorporate Class 3 and Class 4 materials that in aggregate shall not exceed 85% of the facade area. Class 4 materials shall not exceed 10% of the facade area. If Class 3 and Class 4 materials exceed 15% of the facade area of the upper stories in aggregate, then three (3) different Class 3 and/or Class 4 materials shall be used. The first floor of a building shall be considered as the first occupied level of a building above grade, regardless of height.

Section 3. Repealer. Any ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 18th day of May, 2023.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: May 4, 2023

Second Reading: May 18, 2023

Third Reading: May 18, 2023

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 23-07 on the 25th day of May, 2023.

City Clerk