

Minimum Required Masonry Percentage Nonresidential Districts

	Zoning Districts								
	O-1	NS	CS	HC	OC	I-1	I-2	U	PD
Primary Structures	100%	100%	100%	100%	100%	100%	100%	100%	(1) 100%
Accessory Bldgs.	100%	100%	100%	100%	100%	100%	100%	100%	(1) 100%
(1) As established by the approved site plan.									

(b) Masonry calculation (nonresidential). A combination of brick, ceramic block, stone, decorative concrete block, or masonry materials installed in a craftsman-like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate. Building trim and accent areas shall not exceed 15 percent of any exterior wall area. Stucco, fiber reinforced cement board, reinforced EIFS or simulated masonry systems approved by the building official may only be used for accent areas located no closer than eight feet from the adjacent grade level.

Note: The area of door and window openings shall not be included in the calculation of this requirement.

(c) Other materials. Materials other than those specified in the masonry definition for new construction may be used only after the issuance of a special use provision (refer to division 6, article II of this chapter).

Exemption. Building renovations that do not expand the existing square footage of a nonresidential building may use alternative simulated masonry systems as approved by the building official without a special use permit as long as they offer improved architectural features and do not decrease the percentage of masonry on the newly renovated building.

(Ord. No. 1874, art. 6, § 605, 3-22-1993; Ord. No. 2492, § 1, 7-24-2000; Ord. No. 2599, Ex. B, 2-11-2002; 12-9-2002; Ord. No. 2649, Ex. B, 12-9-2002; Ord. No. 2704, § 1, 4-28-2003)
Secs. 118-675--118-690. Reserved.