
5-2C-3: EXTERIOR WALL CONSTRUCTION:

A minimum of fifty percent (50%) of the exterior wall construction for all new multiple-family dwellings and single-family attached dwellings (as those terms are defined in Title 6 of this Code) shall be constructed of solid masonry, face brick, manufactured concrete stone veneer (one and one-half-inch average thickness) set individually into mortar bed, or other masonry products as approved by the City Council. In no instance shall EIFS, corrugated or channeled metal, unfinished/smooth face concrete block, be construed as sufficient material to comply with this Section. Said requirement shall also be applicable to new duplexes approved in accordance with Section 7-1-3 (Applicability, Compliance and Definitions) of Title 7 (Subdivision Regulations).

The fifty percent (50%) coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows and doors, and dividing that figure by two (2). The builder of the structure shall be authorized to satisfy the fifty percent (50%) requirement by placing the masonry or brick on one or more facades of the structure, provided that the facade that faces the public street or private road that services the structure shall have a minimum of fifty percent (50%) of that facade constructed of solid masonry, face brick, manufactured concrete stone veneer (one and one-half-inch average thickness), or other masonry products approved by the City Council.

5-2C-4: VARIANCES TO EXTERIOR WALL CONSTRUCTION REQUIREMENTS:

In harmony with the general purposes and intent of this Chapter, a variance to Section 5-2C-3 may be made by the Planning and Zoning Commission if it pertains to development activity requiring or which required Planning and Zoning Commission approval. A variance to Section 5-2C-3 may be made by the Building Review Board if it does not pertain to development activity requiring or which required Planning and Zoning Commission approval. In each case, the Planning and Zoning Commission or Building Review Board may approve, deny, or approve the petition with conditions, at a meeting which shall be open to the public.