

ORDINANCE NO. 220

**AN ORDINANCE TO AMEND CITY CODE SECTIONS
§151.25 CENTRAL BUSINESS DISTRICT C-1 AND §151.26 COMMERCIAL
DISTRICT C-2, FOR THE CITY OF HOUSTON, COUNTY OF HOUSTON,
STATE OF MINNESOTA**

The City Council of the City of Houston does ordain:

**City Code §151.25 CENTRAL BUSINESS DISTRICT C-1 AND §151.26
COMMERCIAL DISTRICT C-2 are hereby amended to add the following:**

(J) *Architectural control.* This Section applies to all parcels in the district that abut Hwy 16 from Washington Street to Chase Street or abut Grant Street from Maple Street to north city boundary.

(1) *General Standards.* Exterior building materials shall be attractive, of a durable finish, and of a quality that is compatible and harmonious with adjacent structures. All buildings shall be compatible with the prevailing character of the surrounding district to ensure they will maintain and enhance the property values of neighboring properties and not adversely affect the community's public health, safety and general welfare. Exception to the following architectural controls is only allowed with a recommendation for approval from the Planning Commission and approval by the City Council. The exception must be deemed equal to or better in strength and appearance, than the required control.

(2) *Exterior building materials.* The building exterior wall siding materials allowed in the district include brick, natural stone, stucco, exterior insulation and finish systems (E.I.F.S.), glass, decorative concrete with pattern or integral color, decorative pre-cast concrete panels with pattern or integral color, textured concrete masonry units, smooth faced concrete masonry units with integral color, fiber cement, and commercial grade vinyl or wood siding (not plywood). Composite or engineered wood must be approved by the City.

(3) *Building accent.* A minimum of 20% of the exterior building walls shall be an accent material providing a contrast in texture and/or material type. Accent materials may be any of the materials allowed in division (1) above.

(4) *Front facade.* In addition to doors, the front entry shall include a different treatment of a projected or recessed entry or distinguishing trim. The front side of building shall include a minimum of 2 of the following design elements:

(a) Accent material providing a contrast in texture and/or material type on at least 25% of the wall.

(b) Window treatment of at least 25% of the wall.

(c) A combination of horizontal and vertical design features.

(d) Irregular shaped building footprint and/or facade.

(5) *Multi-sided architecture.* Any rear or side building elevation which faces a public street or highway shall include a minimum of 2 of the design elements listed under division (3), front facade.

Penalty, see §151.99

Adopted this 8th day of June, 2015 by the City Council of the City of Houston.

CITY OF HOUSTON, MINNESOTA



Connie Edwards, Mayor

ATTEST:



Christina Peterson, City Administrator