

Proposed revision

(E) building design, commercial, institutional, triplex, quadplex, and multi-family uses.

(1) **Primary Materials Allowed:** The Primary Materials shall constitute at least 75% of the wall area excluding glass, doors and trim. The primary exterior material shall consist of a combination of BRICK, TEXTURED CONCRETE, BLOCK, WOOD (Natural), STONE (granite, marble, limestone) or NATURAL STONE (materials that are quarried and minimally processed), STUCCO (EIFS), SYNTHETIC STONE (engineered man-made). The remaining exterior material shall be considered building TRIM.

(2) **Trim:** is defined as an ornamental design feature that when removed does not significantly alter the appearance of the building. This commonly consists of molding, cornices, parapet, frieze, sills, lintels, stringcourse, quoining and ledge. (Fiber Cement, Aluminum, Composite Materials, Wood, Masonry, Steel, Stucco EIFS)

(3) **Prohibited Primary Materials:** Fiber Cement (James Hardie, Allura, Certain Teed, LP Smartside, GAF, HardieBacker are a few examples), Masonite (man-made Masonite International, Georgia-Pacific, GAF, Trex, Knotty Alder are a few examples), Vinyl, Plywood shall not constitute any portion of the wall surface area of any façade, loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.

The primary material listed above are not meant to be exhaustive, however, applicants should be prepared to present compelling reasons to the planning commission to accept alternatives, such as for specific design purposes or due to new innovative materials coming available to the development community. Applicants shall supply a written narrative explaining why the special use primary material is necessary for their proposed structure with the application. Selected materials shall be high-quality and durable. Applicants shall provide cut sheets, warranty information, and clear evidence that the materials are equal or superior to other primary materials, with the application.