

SECTION 1107.22 PRESERVATION OF BELLE PLAINE'S CHARACTER
DESIGN STANDARDS.

1107.22 SUBD. 1. PURPOSE.

- a. To promote high standards of building and site design in the Belle Plaine Commercial Boulevard, Central Business District, US Highway 169 Corridor, and Gateway District Design Districts ("Design Districts") with the purpose of preserving an atmosphere consistent with the character of the City of Belle Plaine.
- b. To protect and enhance the appeal and attraction of the City of Belle Plaine to residents, visitors and tourists, and to serve as a support and stimulus to business and industry.
- c. To foster civic pride in the beauty and notable accomplishments of the past.
- d. To preserve the value of existing buildings which are located in the City of Belle Plaine.

1107.22 SUBD. 2. APPLICATION.

- a. Existing Commercial Buildings – Expansion or Alteration of Exterior:
Commercial buildings existing upon the effective date of this Ordinance, shall be allowed to continue with their existing design; except when the exterior appearance of any such building is to be altered in a manner which requires a building or sign permit.
- b. New Buildings: New commercial buildings in the Design Districts which are proposed after the effective date of this Ordinance must comply with the Design Standards set forth in this Section.
- c. Application: Any owner or his/her agent desiring to construct a new commercial building, or to expand, alter, repair, remove or remodel an existing commercial building, in the Design Districts shall submit the following: :
 1. Application.
 2. Other items necessary to review; drawings, site plan, and proposed colors.
 3. Applications shall be submitted to the Design Committee. The Design Committee shall be appointed by the Mayor and City Council and consist of not less than two (2) business/property owners, two (2) members of the Main Street Committee or Chamber of Commerce and two (2) members at large. The Chamber of Commerce/Main Street Director shall serve as the staff liaison to the Committee.
 4. The Design Committee shall approve, conditionally approve or deny application requests, within sixty (60) days of receipt of a complete application, or the application shall be considered approved. If the applicant does not agree with the decision of the Design

Committee, they may file an appeal with the City Council through the variance process outlined in Section 1103.04 of this Ordinance.

1107.22 SUBD. 3. DESIGN STANDARDS – CENTRAL BUSINESS DISTRICT.

Every proposed new building, or expansion, alteration, repair, removal, or remodeling of an existing commercial building in the B-3, Central Business District, shall conform with the standards provided in this Section and the design guidelines outlined in the Belle Plaine Design Manual. Other materials or improvements not specifically listed that may meet the design guideline objectives shall be reviewed and approved by the Design Committee.

The building façade shall be finished in materials traditionally used for main street storefronts that maintain the character of Belle Plaine, such as brick, glass, and wood.

1. Conservation.

- a. Distinctive features: Finishes, construction techniques or examples of craftsmanship that characterize the architectural character of a property shall be preserved whenever reasonably possible.
- b. Deteriorated features. Shall be repaired rather than replaced whenever reasonably possible. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where reasonably possible, materials.
- c. Masonry surfaces: Masonry and other original surfaces should be conserved. Brick should not be covered with stucco, shakes, or other veneer.
- d. Windows: Windows should not be filled in with wood, brick, or any other material. Window sizes and shapes should be maintained if replacement or removal of original window is necessary.

2. New Construction/Alterations.

- a. New additions or exterior alterations shall be compatible in material, color, scale and architectural features with the existing building.
- b. In the case of a proposed new building, such building shall not itself, or by reason of its location on the property, materially impair the architectural value of buildings on adjacent sites or in the immediate vicinity.
- c. Signs shall meet all existing codes and requirements, and in addition, should not cover architectural features and spaces that characterize a property.
- d. Any proposed awnings should be sized to fit the windows and store front behind them. They should not greatly obscure the architectural features behind them. Canvas is the most suitable material for most store fronts built between 1870 and 1910.
- e. Existing buildings with flat roofs shall continue to have the appearance of a flat roof.
- f. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from adjacent properties by use of a wall or fence, or shall be

enclosed within a building whenever practical. Mechanical equipment shall be set back from the edge of the building and painted the same color as the roof. All roof appurtenances, including air conditioning units and mechanical equipment, shall be shielded and architecturally screened from view from adjacent streets and properties.

- g. There shall be no outdoor display or storage of merchandise on public property without Council approval.
- h. Colors from the 1850's to 1910's are most suitable. This is an "Italianate" period. Earth tone colors will be supplied to applicants by the Design Committee.

3. Demolition of Buildings.

- a. If a building is removed, the space shall be seeded and maintained as "green space."
- b. The Design Committee shall review the historic value of the building prior to approving of its demolition.

1107.22 SUBD. 4. ENFORCEMENT.

In the event any building or structure subject to the Development Standards of this Section is to be constructed, reconstructed, altered, repaired, converted, moved or subject to demolition, in violation of this Section, the building inspector, in addition to any other remedies, may:

- a. Institute a civil action for injunctive relief to stop, prevent, or abate a violation of this Section.
- b. Issue a stop-work order to prevent a continuing violation of this Section.

Work which proceeds in violation of this Section, in contravention of a stop-work order, or in disregard of a court-ordered injunction shall be a public nuisance.

(Ord. 08-06, Section 1107.22 Subd. 1, 2 & 3, Adopted October 20, 2008.)
(Ord. 14-06, Section 1107.22, Adopted October 20, 2014.)