



## MEMORANDUM

DATE: July 13, 2020  
TO: Chairperson Cauley, Members of the Planning Commission, and Administrator Meyer  
FROM: Cynthia Smith Strack, Community Development Director  
RE: Agenda Item 6.1: Discussion Metal Roofing Code Language

### GENERAL INFORMATION

In June the Commission discussed code standards pertaining to metal roofing and suggested clarification. The Commission expressed preference for allowing metal roofing but requiring such roofing have closed fasteners. The Commission also discussed application of the code standard to all zoning districts versus limiting its scope to residential districts while deferring to underlying design standards applicable to other districts. Sample language to clarify code standards is highlighted below for discussion.

#### 1104.04 BUILDING TYPE AND CONSTRUCTION.

1. No galvanized or unfinished steel, galvalume or unfinished aluminum buildings (wall or roofs) shall be permitted in any residential zoning district.
2. Buildings in residential zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety and general welfare.
3. Exterior building finishes **in residential districts** shall consist of materials comparable in grade and quality to the following:
  - A. Brick.
  - B. Natural stone.
  - C. Decorative concrete block.
  - D. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood or cypress.
  - E. Glass curtain wall panels.
  - F. Stucco.
  - G. Vinyl.
  - H. Metal lap siding.**
  - I. Other materials as approved by the Zoning Administrator.
4. **Architectural metal roofing with concealed fasteners is allowed in residential zoning districts for principal and accessory structures. Exposed fastener metal roofing on principal or accessory structures over 200 square feet in area is prohibited in residential zoning districts.**
5. **Standards contained in Chapter 1107.17 Highway Commercial and Industrial Design Standards and Chapter 1107.22, Preservation of Belle Plaine's Character Design Standards, as may be amended, shall apply.**