

ORDINANCE NO. 1861

AN ORDINANCE AMENDING TITLE 20 OF THE KEOKUK MUNICIPAL CODE BY ADDING CHAPTER 20.86, ARCHITECTURAL DESIGN STANDARDS

Section 1. The Municipal Code is hereby amended by adding a new Chapter 20.86, Architectural Design Standards which shall read as follows:

Chapter 20.86

ARCHITECTURAL DESIGN STANDARDS

- 20.86.010 Purpose**
- 20.86.020 Scope**
- 20.86.030 Architectural Standards**
- 20.86.040 City Council Role**

20.86.010 Purpose

This chapter is adopted in the interest of protecting the value of buildings and property in the downtown commercial district, for the prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of its citizens. It is recognized that this district should be visually attractive, as well as financially prosperous and the manner in which a use is accomplished is as important as the use. The quality of architecture, building construction, and landscaping of the area is important to the preservation and enhancement of building and property values. Architectural design and use of materials for the construction of any building shall be subject to the approval of an appointed Design Review Board.

20.86.020 Scope

The requirements, guidelines and standards set forth in this chapter shall apply to any development, including new construction, redevelopment, remodeling, additions, alterations, painting, **parking lots/areas** or signs within the downtown commercial district. The downtown district is defined as the area from 2nd Street to 18th Street on Main Street, the area a block and one half to the northeast and to the southwest of Main Street from 2nd to 18th Streets and extending to include the 300 block of Concert Street. If any redevelopment, remodeling, additions, alterations, painting or signs are constructed or created

within or upon structures that were in place at the time of the adoption of the ordinance codified in this chapter, then all local and State codes, at the time of the alteration, shall be applicable to this site.

20.86.030 Architectural Standards

1. Architectural plans shall be submitted at the same time as site plans are submitted. Documentation to be submitted shall include building elevations showing the building's design and exterior materials and any other information as deemed necessary to make a determination on the building and site. A building permit will be issued following all applicable review and approval processes.
2. A commercial building shall recognize the importance of material strength and permanency through the selection of building materials, and the principal structure strength and permanency shall dominate the structural and exterior materials and components. The primary exterior material of any wall of a building that abuts a public street, or within 300 feet of the public street, shall consist of a combination of brick, architectural concrete panels, textured concrete block, stone, E.I.F.S. (Exterior Insulation and Finish System), of no less than fifty percent (50%) of the wall area, excluding glass. Metal or wooden panels, sheet metal, or residential vinyl, aluminum or wooden lap siding will not be considered an acceptable exterior building material on any public street frontage. These may be used on non-public faces of the building.
3. Any new construction, and any significant reconstruction of an existing structure, should be constructed to the same or greater level of the existing built environment and consistent with the building setbacks in the immediate block.
4. Exterior color schemes shall utilize an appropriate color palette that is consistent with neighboring structures and is supported by the Downtown Development Guidelines Handbook.
5. An industrial building shall recognize the importance of material strength and permanency through the selection of building materials, and the principal structure strength and permanency shall dominate the structural and exterior materials and components. The primary exterior material of any wall of a building that abuts a public street, or within 300 feet of the public street, shall consist of a combination of brick, architectural concrete panels, textured concrete block, stone,

E.I.F.S. (Exterior Insulation and Finish System), or architectural steel, of no less than fifty percent (50%) of the wall area, excluding glass.

6. Adequate treatment or screening shall be required for loading docks, loading areas, outside storage areas, garbage dumpsters, HVAC units and any other mechanical structures. Placement of such structures should not be visible from the primary façade and entrance of the building.
7. Upon the commencement of construction or renovation, the project should continue to completion in a consistent and timely process.

20.86.040 City Council Role

The City Council, after receiving a recommendation from the Design Review Board, may approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural significance, and do not detract from the desired aesthetic character of the building and the surrounding area.

Section 2. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. After second reading and passage of this ordinance the same shall remain on file with the City Clerk for ten (10) days before it shall come on for final adoption and thereafter upon such final adoption as evidenced by a resolution to that effect this ordinance shall be published once in the *Daily Gate City*, a newspaper of general circulation and after such final adoption take effect from the date of publication.