

# **Cabot City Council Agenda Meeting**

Cabot City Annex  
November 7, 2016 \* 6:30 p.m.

## **\*Call to Order**

### **\*Public Works – Ed Long**

1. UDC Design Standards James Reid
2. Public Works Community Input

### **\*Budget & Personnel – Ann Gilliam**

1. 2015 Audit Report Calvin Aldridge
2. Financials Tammy Yocom  
(See Last Months Council Packet)
3. Budget & Personnel Community Input

### **\*Police & Fire – Rick Prentice**

1. Monthly Reports – Fire Department Chief Robinson  
(See Last Months Council Packet)
2. Monthly Reports – Police Department Chief Davis  
(See Last Months Council Packet)
3. Police & Fire Community Input

### **\*Community Development – Kevin Davis**

1. Community Development Input

### **\*Special Business**

1. Emergency Clause Discussion Jimmy Taylor

### **\*General Community Input**

### **\*Adjournment**

**Public**

**Works**

#### 4.9.23 Building Design Standards

- a. Purpose: The purpose of this section is to create a framework for ensuring that the design of buildings will either meet minimum design standards adopted by the community or be subject to public review by the Planning Commission. This section further seeks to maintain good civic design and arrangement within the commercial corridors and neighborhoods of the city thereby assuring a desired aesthetic environment and a stable economic environment. It is the intent of this section to promote the development of buildings that:
  - i. Are designed to maintain a visual aesthetic that meets a consistent standard and protects the general welfare of the community.
  - ii. Express individual design and creativity without detracting from the visual environment to the point at which adjoining properties will be negatively affected.
  - iii. Are appropriate to the context in which they reside; and
  - iv. Generally do not detract from the aesthetics of the location, area, and community as a whole.
- b. Application and Required Information:
  - i. The regulations of this Section 4.9.23 shall apply to all buildings excluding manufactured homes, single-family dwellings, two-family dwellings and small-scale multi-family dwellings, and residential accessory structures.
  - ii. Compliance with the standards shall be triggered by the following forms of construction activity:
    - a. Construction of a new building.
    - b. Modification to the exterior façade of an existing structure. (The Administrative Official shall have the authority to waive these requirements in situations where compliance would detract from the visual appearance of the building due to the planned modifications being limited to only small portions of the building.)
    - c. When a nonconforming structure is otherwise required to come into compliance with the provisions of this Zoning Code due to destruction or other reason. See Section 4.11 pertaining to nonconformities.
  - iii. The following information shall be provided by the applicant to determine compliance with these regulations:
    - a. Rendered drawings of the front and side façade elevations of the building.
    - b. Materials list for front and side façades, roof structures, and trim.
    - c. Other pertinent information as may be required by the Administrative Official to determine compliance.

- c. Procedures:
- i. Administrative Approval: The Administrative Official shall have the authority to review and approve a building design when it meets all the following conditions:
    - a. The design of the building meets all the design standards contained in paragraph f of this section.
    - b. The building does not exceed two stories in height.
    - c. The building is part of a building permit application or site plan review which would not otherwise require approval by the planning commission. If the building requires site plan review, its design shall be reviewed as part of the site plan review process. If the building does not require site plan review, its design shall be review as part of the building permit review process.
  - ii. Planning Commission Approval: The Planning Commission shall review building design and approve or deny the design under the following situations:
    - a. The design of the building does not meet all the design standards contained in paragraph f of this section, as determined by the Administrative Official. Such designs shall be treated a Non-Standard Building and be reviewed under the provisions of paragraph d of this section.
    - b. The building exceeds two stories in height.
    - c. The building is part of a site plan review application which requires approval by the planning commission.
  - d. Review of Building Permits for Non-Standard Buildings: When a building design does not meet the design standards contained in *paragraph f: Design Standards* it shall require review by the Planning Commission. After submission of the required information listed in *paragraph b: Application and Required Information* and a review period for the Administrative Official, the design shall be placed on the agenda for the next upcoming Planning Commission meeting. The submission deadlines and review period shall conform to the Planning Commission calendar established by the Administrative Official. To approve a design for a Non-Standard Building, the Planning Commission shall be required to find the following:
    - i. No discernible public benefit would be gained by requiring an alternative design;
    - ii. The proposed design represents an innovative use of non-standard building materials to the extent that it is in harmony with the visual aspects of the location, area, and community as a whole;
    - iii. The proposed construction meets the spirit and intent of this section of the Zoning Code.

e. Design Standards: The following standards must be met to qualify as a Standard Building:

- i. The finished façade of the front façade, side façade, or any visible side of the building shall be composed of architectural building materials. A visible side of the building shall mean any façade that faces a public street or fire apparatus access lane that is also used for public access, including internal streets developed to serve a multiple building site.

Architectural building materials shall include:

- a. Exterior Insulation Finish Systems (EIFS) or Dryvit



- b. Brick or Brick Panel Systems



- c. Architectural or split concrete blocks excluding precision/standard concrete blocks known as Standard CMU



d. Glass



e. Pre-cast Concrete



f. Native stone or mortar



g. Wood



h. Tile



i. Stucco



- j. Aluminum Composite Panels (ACP)



- k. Metal Paneling with concealed fasteners (May not exceed 30% of total area of any one façade)



- l. Metal Siding with a sine wave pattern (May not exceed 30% of total area of any one façade)



m. Hardiplank or Fiber Cement siding



- ii. The front building façade shall have windows and doors comprising no less than fifteen (15) percent of its total square footage.
- iii. The vertical plane of each façade of the building shall not be completely flat but shall be broken vertically in a least one location by a minimum of a one (1) foot differential in the vertical plane for each one hundred (100) feet of horizontal surface or a minimum of one (1) time, whichever is more stringent. This requirement may be met by a recessed or extended entrance. Coursing or use of at least two (2) different architectural materials may be considered to meet this requirement on side facades.



- iv. In general, the building shall not represent a simple box-like structure or resemble a temporary or portable building.
  - v. Mechanical equipment, whether ground-mounted or roof-mounted on any portion of the building must be placed or screened in such a manner that it is not visible from a public street or fire apparatus lane that is used for public access.
- f. Appeals:
- i. Appeal of Administrative Official Decision: Property owners or their agent may appeal decisions of the Administrative Official concerning this subsection within a manner consistent with the provision of section 2.4 of this code. Appeals shall be heard by the Planning Commission instead of the Board of Adjustments.

- ii. Appeal of a decision by The Planning Commission: Decisions of The Planning Commission concerning this subsection may be appealed to The Cabot City Council in a manner consistent with the provisions of Section 2.4 of this code.
- iii. Appeal of a Non-Standard Building: When the Planning Commission does not approve the design of a non-standard building, the applicant may appeal the decision to the Cabot City Council in a manner consistent with the provisions of Section 2.4 of this code.