

## Ordinance 2017.12.1

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FLATONIA, TEXAS, CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS, DIVISION 2. BUILDING CODE, BY INSERTING AN ENTIRELY NEW SEC. 3.02.0511 MINIMUM FAÇADE EXTERIOR FINISH, SEC. 3.02.0512 NON-RESIDENTIAL ROOF STANDARDS, AND SEC. 3.02.0513 NON-RESIDENTIAL MATERIALS AND COLOR STANDARDS, THEREBY PROVIDING MINIMUM EXTERIOR BUILDING FINISH, ROOFING, AND MATERIALS AND COLOR STANDARDS TO NON-RESIDENTIAL BUILDINGS IN THE CITY OF FLATONIA.**

**WHEREAS**, the Planning and Zoning Commission has determined that there exists a need to define and implement minimum exterior finish, roofing, and material and color building standards to the Code of Ordinances of the City of Flatonia, Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, Division 2. Building Code by adding a new Sec. 3.02.0511 Minimum Façade Exterior Finish, Sec. 3.02.0512 Non-residential Roof Standards, and Sec. 3.02.0513 Non-Residential Materials and Color Standards to provide minimum exterior building finish, roofing, and materials and color standards to non-residential buildings in the City of Flatonia; and,

**WHEREAS**, the Planning and Zoning Commission has determined the most efficient means to update the Code of Ordinances is to insert an entirely new Sec. 3.02.0511 Minimum Façade Exterior Finish, Sec. 3.02.0512 Non-residential Roof Standards, and Sec. 3.02.0513 Non-Residential Materials and Color Standards sections to the Code of Ordinances of the City of Flatonia, Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, Division 2. Building Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS:**

**Section 1.** Code of Ordinances of the City of Flatonia, Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, Division 2. Building Code, Sec. 3.02.0511 Minimum Façade Exterior Finish, Sec. 3.02.0512 Non-residential Roof Standards, and Sec. 3.02.0513 Non-Residential Materials and Color Standards is hereby inserted to read hereafter as follows:

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Adopted December 12, 2017

## ARTICLE 3.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

### Division 1. Generally

**Secs. 3.02.001–3.02.050** Reserved

### Division 2. Building Code\*

#### **Sec. 3.02.051 International Building Code adopted**

A certain document, a copy of which is on file in the office of the city secretary, being marked and designated as the International Building Code, 2015 edition, as published by the International Code Council, Inc., is hereby adopted as the building code of the city for the control of building and structures as therein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made a part hereof as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in this division. (Ordinance 2017.6.1, sec. 1, adopted 6/6/17)

#### **Sec. 3.02.0511 Minimum Façade Exterior Finish**

Unless otherwise stipulated in the City of Flatonia Code of Ordinances, the minimum Façade Exterior Finish Standards shall apply:

- a. These regulations apply to any building constructed after the date of this ordinance in any zoning district with the exception of R-1, R-2, R-3, Light Industrial and Open Space. Accessory buildings in any R-1, R-2 or R-3 zoning districts may have to comply with minimum exterior finish standards at the discretion of the Planning and Zoning Commission and the City Manager.
- b. Minimum façade and exterior finish standards are intended to provide an appealing reveal of a building when viewed by the general public from normal public right-of-way streets and highways adjacent to the building's property boundary(s). Alleys do not apply.
- c. Building facades and exterior finish that are less than 100% brick, wood, wood equivalent siding, sandstone, other native stone, exterior insulation finish system (EFIS), stucco, decorative cast stone, faux stone, over-sized CMU (faux brick), and clay and/or concrete tiles, must include a repeating pattern that shall include no less than two of the elements listed below.
  - (1) Color change.
  - (2) Texture change.
  - (3) Material change.
  - (4) Expression of architectural or structural bay through a change in planes not less than 12 inches in width, such as an offset, reveal, or projecting rib.

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- d. At least one of the elements shall repeat horizontally on the side(s) of any building that faces any adjacent public right of way street or highway (alleys do not apply).
- e. The minimum coverage of any single element listed above shall be no less than 20% of the building side requiring the façade and exterior finish (e.g., metal exterior finish accented with a stone finish on bottom portion; stone finish shall cover at least 20% of the exterior wall square footage).
- f. Exception to the two-element requirement is at the discretion of the Planning and Zoning Commission and the City Manager.

**Sec. 3.02.0512 Non-Residential Roof Standards**

Unless otherwise stipulated in the City of Flatonia Code of Ordinances, the minimum Non-residential Roof Standards shall apply:

- a. These regulations apply to any non-residential building constructed after the date of this ordinance in any zoning district with the exception of Light Industrial and Open Space. Accessory buildings in any R-1 or R-2 zoned area do not need to meet the requirements in this ordinance. Accessory buildings in an R-3 zoned area may have to comply with minimum roof standards at the discretion of the Planning and Zoning Commission and approved by the City Manager.
- b. Non-residential Roof Standards shall have no less than two of the elements listed below.
  - (1) Parapets. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of parapets shall not exceed 15% of the height of the supporting wall, and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments.
  - (2) Overhanging eaves. Overhanging eaves must extend no less than three feet past the supporting wall.
  - (3) Sloping roof(s). Sloping roofs that do not exceed the average height of the supporting walls.
  - (4) Two or more roof slope panels. Approval for a single slope roof is at the discretion of the Planning and Zoning Commission and approved by the City Manager.

**Sec. 3.02.0513 Non-residential Materials and Color Standards**

Unless otherwise stipulated in the City of Flatonia Code of Ordinances, the minimum Non-residential Materials and Color Standards shall apply:

- a. Principal exterior building materials shall be of a quality so as to be appealing when viewed by the general public. Materials for the exterior building facades shall include, but not limited to, brick, wood, wood equivalent siding, sandstone, other native stone,

decorative finished metals, standing seam metal, or tinted or textured concrete masonry units. Additional acceptable building finish materials include, but are not limited to, exterior insulation finish system (EFIS), stucco, decorative cast stone, block glass, faux stone, over-sized CMU (faux brick), and clay and/or concrete tiles, and glass. The use of glass as an exterior finish is permitted as an accent material and less than 50% of the façade of any side of the building. Glass used in any way other than an accent is at the discretion of the Planning and Zoning Commission and approved by the City Manager.

- b. Principal exterior building materials in finished form shall not include smooth faced concrete block, cinder block, un-textured or smooth faced tilt-up concrete panels, or pre-fabricated steel panels. If used in construction, these materials must be 100% covered with an acceptable texture to disguise their architectural origins.
- c. Façade colors shall be low reflectance and of such a color as to be subtle or neutral when viewed by the public and shall blend with the surrounding buildings. High intensity colors, metallic colors, or fluorescent colors are prohibited.

**Section 2.** This ordinance shall be cumulative of all other ordinances of the City of Flatonia, and this ordinance shall not operate to repeal or affect any other ordinances of the City of Flatonia except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, are hereby repealed.

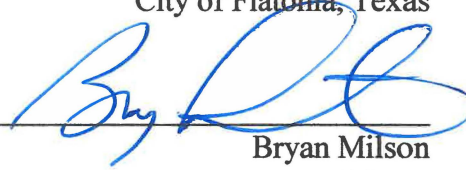
**Section 3.** The sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

**Section 4.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

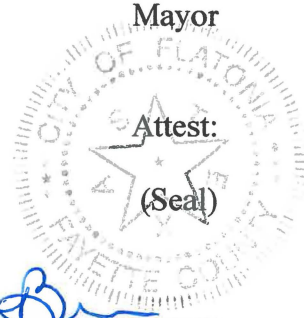
**Section 5.** This Ordinance shall be effective immediately from and after its passage and any publication in accordance with the requirements of the laws of the State of Texas.

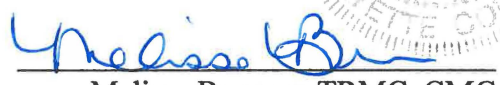
**PASSED AND APPROVED** on the on this the 12<sup>th</sup> day of December, 2017.

City of Flatonia, Texas

  
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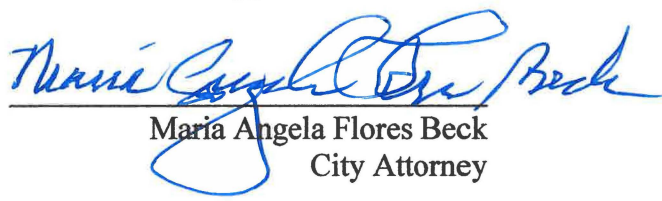
Bryan Milson  
Mayor



  
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Melissa Brunner, TRMC, CMC  
City Secretary

Approved as to form:

  
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Maria Angela Flores Beck  
City Attorney