

# Zoning, Neighborhoods and Development

**9:00 PM**

City of Milwaukee

Tuesday, October 9, 2018

A substitute ordinance relating to restricted building wall materials in various zoning districts.

# **MATERIALS ORDINANCE ADDRESSES:**

- Metal Building Walls
- Concrete Masonry Units
- Simulated Stucco Product
- Stone Cladding
- Fiber-Cement Siding

Restricts by elevation (such as side of building), height above ground, portion of facade allowed and material characteristics.

Current ordinance only addressed Metal Buildings, however this ordinance serves to clarify existing text and address other materials.

# Purpose & Intent

The goal is to promote usage of sustainable building materials that add long term value to our neighborhoods

## **Durable Materials**

- Will resist denting and damage, will not crack
- Resists fading or peeling, will not split or crack.

## **Finished Quality Materials**

- Street facing quality, not utility grade materials
- Finished and refined edges
- Smooth, not rough and orderly, not rounded

## **Context Appropriate Materials**

- Appropriate for urban location
- High quality materials for all neighborhoods and uses

# METAL BUILDING WALLS EXAMPLES

## Prohibited by Ordinance



## Acceptable by Ordinance



The use of structural corrugated metal wall, or a metal panel-and-batten wall system such as a metal-sided, prefabricated building or a pre-engineered metal building, shall be prohibited when located on any front façade or street façade located within 100 feet of a street lot line. An architectural metal panel façade system with integral trim and integral trim connections to adjacent materials is permitted provided that the architectural metal panel system is not used closer than 1.5 feet from the ground.

# METAL BUILDING WALLS EXAMPLES

## Acceptable by Ordinance

Current Ordinance 031637 was passed on Nov 3, 2004.

An architectural metal panel façade system with integral trim and integral trim connections to adjacent materials.

Materials is permitted provided that the architectural metal panel system is not used closer than 1.5 feet from the ground.



The use of structural corrugated metal wall, or a metal panel-and-batten wall system such as a metal-sided, prefabricated building or a pre-engineered metal building, shall be prohibited when located on any front façade or street façade located within 100 feet of a street lot line. An architectural metal panel façade system with integral trim and integral trim connections to adjacent materials is permitted provided that the architectural metal panel system is not used closer than 1.5 feet from the ground.

# CONCRETE MASONRY UNITS EXAMPLES

## Prohibited by Ordinance



Utility or Split Face Used at Most of Facade



## Acceptable by Ordinance



Split Face Used only at Base of Facade



Utility-grade concrete masonry units, such as standard concrete block and split-face block, are permitted along a building's street-facing frontage provided that their use is limited to the base of the façade to a height not exceeding 2.5 feet. These materials are permitted on a building's rear, alley and interior lot line facades.

# SIMULATED STUCCO PRODUCTS EXAMPLES

## Prohibited by Ordinance



EIFS Used on Majority of Facade

## Acceptable by Ordinance



EIFS Used on Minor portion of Facade



Simulated stucco products are prohibited on the ground level area of a building, and may only be used on the upper one-third of a street façade. These materials are permitted on floors above the ground level on a building's rear, alley and interior lot line facades. For the purpose of this ordinance, the ground level restriction on a one-story building is the lowest 12'.

# STONE CLADDING EXAMPLES

## Prohibited by Ordinance



Irregular Shaped, Un-coursed Manner



## Acceptable by Ordinance



Regular Shaped, Coursed Manner

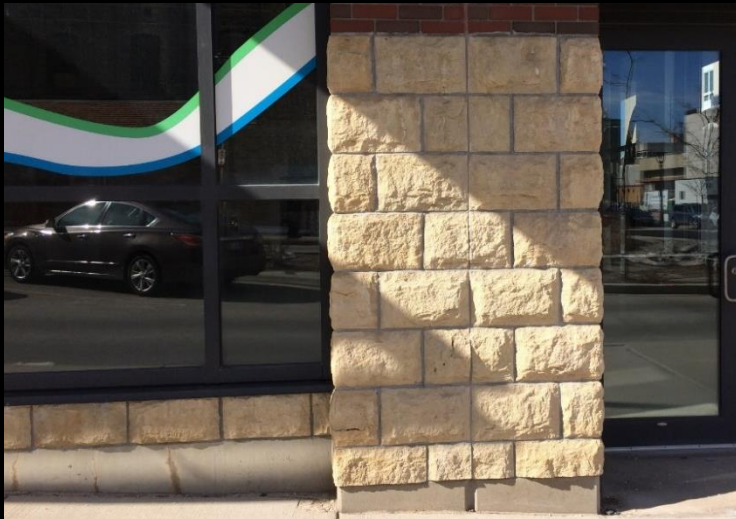


Masonry stone cladding using irregularly-shaped stones, often known as rubble masonry and which is typically laid in an un-coursed manner, is prohibited. This prohibited stone cladding may be composed of river rock or smooth oval-shaped stones or of rough, thinly-layered courses commonly known as ledgerstone. Prohibited materials may be natural stone, manufactured or cultured stone, or veneer siding material.



# STONE CLADDING EXAMPLES

## Acceptable by Ordinance



Masonry stone cladding using irregularly-shaped stones, often known as rubble masonry and which is typically laid in an un-coursed manner, is prohibited. This prohibited stone cladding may be composed of river rock or smooth oval-shaped stones or of rough, thinly-layered courses commonly known as ledgerstone. Prohibited materials may be natural stone, manufactured or cultured stone, or veneer siding material.

# FIBER CEMENT SIDING EXAMPLES

Acceptable by Ordinance

Fiber Cement Siding is held above the sidewalk grade to prevent damage.

Masonry is used as base.



Fiber-cement siding, including composite material made of cement reinforced with cellulose fibers, or any material that is the equivalent of fiber-cement siding, is prohibited within 1.5 feet of grade on a street façade that is adjacent to a street lot line or sidewalk

# To Recap: Purpose & Intent

The goal is to promote usage of sustainable building materials that add long term value to our neighborhoods

- **Durable Materials**
- **Finished Quality Materials**
- **Context Appropriate Materials**