

Proposed language as approved by the Planning and Zoning Commission on 2/10/2015 to replace language.

### 32.11 EXTERIOR CONSTRUCTION

B.

All new residential building's façades shall be constructed of a minimum of 30% masonry construction on the front and sides of the building. There is no masonry requirement on the rear of the structure, except for corner lots. Residential buildings on a corner lot are considered to have two fronts, therefore, all four sides are required to be included as having the masonry minimum requirement. Garages attached to the residence shall be of the same 30% masonry requirements as the main structure. Calculation of the minimum 30% masonry requirement is based on including all facade surface area of the first floor excluding windows, doors, and other openings. The minimum 30 % masonry requirement applies to each side which is defined as having a minimum masonry requirement; for example, it cannot be 90 % of one side and none on the other two sides. Masonry materials shall include the use of brick, stone, stucco, granite, marble, precast concrete, and fiber cement siding (such as HardiePlank). Materials which are not allowed as façade materials include plywood, concrete block, roofing shingles of any type, corrugated metal or plastic of any type or any other material with a rated life expectancy of less than 30 years.

Existing residential buildings shall be allowed to repair or remodel the exterior siding using the same or similar siding as existing. Additions to existing residential buildings shall be allowed using the same or similar siding as the existing building. The use of decayed or poor condition materials is not allowed.