

Exhibit A: Exterior Materials Concept Code Changes

ORDINANCE NO. 2025 - ____

AN ORDINANCE MODIFYING EXTERIOR BUILDING MATERIALS AND COATING STANDARDS, THEREBY AMENDING CHAPTER 9 AND 21 OF THE CITY CODE.

The City Council of the City of Bloomington, Minnesota, ordains:

Section 1. That Chapter 9 of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined, to read as follows:

CHAPTER 9: HOUSING OPPORTUNITY AND PRESERVATION

ARTICLE III: AFFORDABLE HOUSING TOOLS AND INCENTIVES

§ 9.22 ALTERNATIVE EXTERIOR MATERIALS ALLOWANCE.

(a) To incentivize the construction of opportunity housing units affordable to households at or below 60% of AMI, a residential development that includes at least 9% of its total dwelling units affordable to households at or below 60% of AMI may use the alternative exterior materials of manufactured stone, architectural concrete masonry units (ACMUs), fiber-cement exterior siding, engineered wood products, phenolic panels, wood, synthetic stucco or exterior insulation finishing system (EIFS) with a continuous mineral or stone wool insulation assembly, and 20-year manufacturer's warranty ~~[metals] architectural metal panel systems~~ on façades not facing public streets where otherwise not allowed by the city code as follows:

(1) A development with 9% of its units qualifying as extremely low income affordable housing may cover up to 100% of qualifying façades with the listed alternative exterior materials;

(2) A development with 9% of its units qualifying as very low income affordable housing may cover up to 75% of qualifying façades with the listed alternative exterior materials; or

(3) A development with 9% of its units qualifying as low income affordable housing may cover up to 50% of qualifying façades with the listed alternative exterior materials.

(b) The alternative exterior material allowances provided in this section are not cumulative. Each qualifying development is eligible for only one alternative construction material allowance of 50%, 75%, or 100% depending on the level of affordability provided.

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.24 EXTERIOR MATERIALS AND FINISH

(a) *Purpose.* The City Council finds that it is necessary to regulate the exterior finish and appearance of all ~~[primary]~~ principal and accessory buildings and structures that are erected in all of the primary nonresidential zoning districts in the city in order to ensure the consistency in quality, compatibility and character of buildings within comparable zoning districts. The regulation of exterior materials and building construction assures consistent provision of both a high level of structural durability relative to impacts from natural and human-made forces over time and a safe environment for those occupants, equipment and goods within the structure. The provision of a quality exterior finish compliments the building construction by reducing maintenance needs, providing a surface more resistant to damage, assisting in maintaining structure and property value over a longer period, contributing substantially to the compatibility and character of its neighborhood. A quality exterior finish also provides for improved health, safety and welfare of occupants and enclosed goods or equipment by providing increased protection through durability, strength, security, damage resistance and stability.

(b) *Applicability.* The following regulations contained in this section apply to all ~~[nonresidential primary]~~ principal and accessory buildings and their additions in all zoning districts, except residential principal and accessory buildings and their additions in the following zoning districts are exempt from these exterior materials and finish regulations:

Single-Family Residential R-1 District

Single-Family Residential R-1A District

Large Lot Single-Family Residential RS-1 District

Townhouse Residential R-3 District

Multiple-Family Residential R-4 District

Multiple-Family Residential RM-12 District

Multiple-Family Residential RM-24 District

Conservation SC District

~~[(1) Coating of exterior walls. No existing uncoated exterior wall finish material approved by the City Council as part of a development approval process shall be coated after the effective date of this section except for the following:~~

- ~~— (A) As approved in subsections (f), (g), and (h) below;~~
- ~~— (B) Those portions of foundation walls above finished grade may be coated or sealed;~~
- ~~— (C) Secondary materials may be coated or sealed;~~
- ~~— (D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include, sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and~~
- ~~— (E) Murals approved according to the standards and procedures in § 21.301.25 of this city code.]~~

(c) Definitions. When used in this section, the following words and terms have the following meanings, unless the context clearly indicates otherwise. Other words and terms not defined in this section may be defined in 21.601.

ARCHITECTURAL CONCRETE. Any integrally-colored, architecturally patterned precast concrete panel or cast-in-place concrete having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type textured finish (excluding a raked or vertical striation finish). **ARCHITECTURAL CONCRETE** does not include smooth, unfinished, or painted precast concrete panels or cast-in-place concrete.

ARCHITECTURAL CONCRETE MASONRY UNITS (ACMUs). Any integrally-colored concrete masonry unit on which the face has been shaped, ground, glazed, scored, split or otherwise processed to produce a unit with specific aesthetic textured or burnished block face. **ARCHITECTURAL CONCRETE MASONRY UNITS** do not include smooth, unfinished or painted concrete masonry units.

ARCHITECTURAL METAL PANEL SYSTEMS. A set of metal panels working together to create a building's exterior wall as part of the building envelope. Metal panels used in an **ARCHITECTURAL METAL PANEL SYSTEM** can include single skin metal panels, metal composite material (MCM) metal panels and insulated metal panels. All panels must have a minimum 30-year manufacturer's warranty and an appropriate gauge as approved by the Planning Manager.

~~[(c)d] Multiple-family residential, commercial, office, mixed use and transitional industrial zoning districts. The following regulations apply to all [primary] principal and accessory buildings and their additions in the [following] RM-50, RM-100, B-1, B-2, B-4, C-1, C-2, C-3, C-4, C-5, CR-1, FD-2, CS-0.5, CS-1, CO-1, RO-24, HX-R, CX-2, LX, IT, and TI zoning districts[:].~~

~~— Multiple-Family Residential RM-50 District~~

- Multiple-Family Residential RM-100 District
- Neighborhood Office B-1 District
- General Commercial B-2 District
- Neighborhood Commercial Center B-4 District
- Freeway Office and Service C-1 District
- Freeway Commercial C-2 District
- Freeway Commercial Center C-3 District
- Freeway Office C-4 District
- Freeway Mixed Use C-5 District
- Regional Commercial CR-1 District
- Freeway Development FD-2 District
- Commercial Service CS-0.5 and CS-1 Districts
- Commercial Office CO-1 District
- Residential Office RO-24 District
- High Intensity Mixed Use with Residential HX-R District
- Lindau Mixed Use LX District
- Innovation and Technology IT District
- Transitional Industrial TI District

(1) *Exterior wall finish.* Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, ~~[shall]~~ must be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete ~~[(excluding tilt-up panel construction unless faced with code compliant material)],~~ architectural concrete masonry units (ACMUs) - embossed with a brick running bond pattern and 4 inch tall masonry units only, architectural metal [in accordance with adopted policies and procedures set forth in the adopted resolution] panel systems, or an equivalent or better~~[-], as approved by the Planning Manager.~~ Except for glass, ~~stucco, brick~~ or metal, all color must be integral to the exterior wall finish material. ~~[unless a colored and opaque coating for all or some part of the exterior wall finish material is specifically approved by the City Council as part of a development approval process and where the application has included:~~

- (A) Certification by the coating manufacturer that the coating is appropriate for the intended purpose and will not damage the exterior wall finish material to which it is to be applied; and
- (B) Certification by the exterior wall finish material manufacturer that the coating to be applied is one that is appropriate for the exterior wall finish material and that its use will not reduce or void the exterior wall finish material warranty.

~~—(2) Coating of exterior walls. No existing uncoated exterior wall finish material regulated by this section shall be coated after the effective date of this section except for the following:~~

~~—(A) As approved in subsections (f), (g), and (h) below;~~

~~—(B) Those portions of foundation walls above finished grade may be coated or sealed;~~

~~—(C) Secondary materials as listed in subsection (c)(3) below may be coated or sealed;~~

~~—(D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and~~

~~—(E) Murals approved according to the standards and procedures in § 21.301.25 of this city code.]~~

[(3)2] *Secondary materials.* ~~[Up to 15% of the]~~ An exterior wall surface of a building elevation may ~~[be]~~ include secondary materials, such as, thin brick veneer, manufactured stone, architectural concrete masonry units (ACMUs), engineered wood products, fiber-cement exterior siding, phenolic panels, wood, ornamental metal, synthetic stucco or exterior insulation finish system (EIFS) or other equivalent material as approved by the [issuing authority.] Planning Manager. Except for wood, synthetic stucco or EIFS, all color must be integral to the exterior wall finish material. All approved secondary materials combined must not exceed 35 percent of each building elevation and are subject to the following additional standards:

~~—(A) Synthetic stucco or EIFS must be installed with a continuous mineral or stone wool insulation assembly. Expanded polystyrene (EPS) foam or insulation board materials are not permitted in any synthetic stucco or EIFS installation. Any synthetic stucco or EIFS installation must be at least 18 feet above grade to a maximum height of 40 feet above grade. Synthetic stucco or EIFS must be installed and maintained to the manufacturer's specifications. The city can require an inspection and subsequent report of the EIFS installation upon request. However, synthetic stucco or EIFS is not permitted on an exterior wall surface of a hospital use building.~~

[(4)3] *Canopies and awnings.* Up to 15% of the exterior wall surface of a building elevation may be covered by canopies and/or awnings intended to provide aesthetic embellishment, shade or weather protection. Exterior wall surface materials covered by canopies or awnings must meet the applicable requirements of this section and, depending on the wall surface material, count as secondary materials. Canopies and awnings must meet all applicable building and fire code requirements to ensure proper installation.

[(d)e] *Industrial zoning districts.* The following regulations apply to all primary and accessory buildings and their additions in the ~~[following]~~ I-1, I-2, I-3, and IP zoning districts[:].

~~—Industrial Park I-1 District~~

~~—Limited Industrial I-2 District~~

~~—General Industrial I-3 District~~

~~—Industrial Park IP District~~

(1) Exterior wall finish. Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, must be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete, architectural concrete masonry units (ACMUs), raked or vertical striation finish precast concrete panels, architectural metal panel systems, or an equivalent or better, as approved by the Planning Manager. Except for glass, stucco, brick or metal, all color must be integral to the exterior wall finish material.

~~[(A) Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, shall be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete, architectural concrete masonry units metal in accordance with adopted policies and procedures set forth in the adopted resolution, or an equivalent or better. Except for glass or metal, all color shall be integral to the exterior wall finish material unless a colored and opaque coating for all or some part of the exterior wall finish material is specifically approved by the City Council as part of a development approval process and where the application has included:~~

~~(i) Certification by the coating manufacturer that the coating is appropriate for the intended purpose and will not damage the exterior wall finish material to which it is to be applied; and~~

~~—— (ii) Certification by the exterior wall finish material manufacturer that the coating to be applied is one that is appropriate for the exterior wall finish material and that its use will not reduce or void the exterior wall finish material warranty.]~~

~~[(B)A] Buildings which do not currently comply with the exterior wall finish materials regulated by this section may be expanded using identical exterior wall finish materials with the approval of the [issuing authority] Planning Manager, provided that:~~

~~(i) More than 50% of the total exterior wall surface area of the existing building, excluding secondary materials as listed in subsection ([d]e)([3]2) below, does not comply with the exterior wall finish materials regulated by this section;~~

~~(ii) The noncomplying exterior wall finish materials are used in compliance with the State Building Code, current edition; and~~

~~(iii) The total floor area of the addition does not exceed 50% of the total floor area of the building existing on the effective date of this section.~~

~~[(2) Coating of exterior walls. No existing uncoated exterior wall finish material regulated by this section shall be coated after the effective date of this section, except for the following:~~

~~—— (A) The application of a clear, gas permeable coating on architectural concrete masonry units at the time of construction only upon certification of such recommendation or requirement by the manufacturer of the units when presented to and approved by the issuing authority. Maintenance shall be allowed thereafter, consistent with the recommendations or requirements of the unit manufacturer;~~

~~—— (B) As approved in subsections (f), (g), and (h) below;~~

~~—— (C) Those portions of foundation walls above finished grade may be coated or sealed;~~

~~—— (D) Secondary materials as listed in subsection (d)(3) below may be coated or sealed;~~

~~—(E) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and~~

~~—(F) Murals approved according to the standards and procedures in § 21.301.25 of this city code.]~~

[(3)2] *Secondary materials.* ~~[Up to 15% of the]~~ An exterior wall surface of a building elevation may ~~[be]~~ include secondary materials, such as, thin brick veneer, manufactured stone, engineered wood products, fiber-cement exterior siding, phenolic panels, wood, ornamental metal, synthetic stucco or exterior insulation finish system (EIFS) or other equivalent material as approved by the ~~[issuing authority:]~~ Planning Manager. Except for wood, synthetic stucco or EIFS, all color must be integral to the exterior wall finish material. All approved secondary materials combined must not exceed 35 percent of each building elevation.

[(4)3] *Canopies and awnings.* Up to 15% of the exterior wall surface of a building elevation, not counting secondary materials, may be covered by canopies and/or awnings intended to provide aesthetic embellishment, shade or weather protection. Exterior wall surface materials covered by canopies or awnings must meet the applicable requirements of this section and, depending on the wall surface material, count as secondary materials. Canopies and awnings must meet all applicable building and fire code requirements to ensure proper installation.

~~[(e) The following regulations apply to all primary and accessory buildings and their additions in the [following] CX-2 zoning districts[:].~~

~~—Mixed Use CX-2 District:~~

~~—(1) *Exterior wall finish.* Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, shall be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete, metal in accordance with adopted policies and procedures set forth in the adopted resolution, or an equivalent or better. An exterior insulation finish system (EIFS) may also be used for exterior wall finish material provided that such system is utilized no lower than 18 feet above grade level. Except for glass or metal, all color shall be integral to the exterior wall finish material unless a colored and opaque coating for all or some part of the exterior wall finish material is specifically approved by the City Council as part of a development approval process and where the application has included:~~

~~—(A) Certification by the coating manufacturer that the coating is appropriate for the intended purpose and will not damage the exterior wall finish material to which it is to be applied; and~~

~~—(B) Certification by the exterior wall finish material manufacturer that the coating to be applied is one that is appropriate for the exterior wall finish material and that its use will not reduce or void the exterior wall finish material warranty.~~

~~—(2) *Coating of exterior walls.* No existing uncoated exterior wall surface material regulated by this section shall be coated after the effective date of this section except for the following:~~

~~—(A) As approved in subsections (f), (g), and (h) below;~~

- ~~—(B) Those portions of foundation walls above finished grade may be coated or sealed;~~
- ~~—(C) Secondary materials as listed in subsection (e)(3) below may be coated or sealed;~~
- ~~—(D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and~~
- ~~—(E) Murals approved according to the standards and procedures in § 21.301.25 of this city code;~~

~~—(3) *Secondary materials.* Up to 15% of the exterior wall surface of a building elevation may be secondary materials, such as wood, metal, exterior insulation finish system (EIFS) when less than 18 feet above grade level, or other equivalent material as approved by the issuing authority.~~

~~—(4) *Canopies and awnings.* Up to 15% of the exterior wall surface of a building elevation, not counting secondary materials, may be covered by canopies and/or awnings intended to provide aesthetic embellishment, shade or weather protection. Exterior wall surface materials covered by canopies or awnings must meet the applicable requirements of this section and, depending on the wall surface material, count as secondary materials. Canopies and awnings must meet all applicable requirements to ensure proper installation.]~~

(f) *Exterior building maintenance.* The International Property Maintenance Code is enforced and administered by the City as part of the State Building Code for the city. Buildings and other structures which have been so poorly maintained can cause their physical condition and appearance to create inconsistency in the quality, compatibility and character of buildings within comparable zoning districts. To ensure quality exterior finish:

—(1) No part of any exterior surface will have deterioration, holes, breaks, gaps, loose or rotting boards or timbers.

—(2) Every exterior surface, which has had a surface finish such as paint applied, must be maintained to avoid noticeable deterioration of the finish. No wall or other exterior surface will have peeling, cracked, chipped or otherwise deteriorated surface finish on any one exterior wall surface.

—(3) All cornices, moldings, lintels, sills, bay or dormer windows, and similar projections must be kept in good repair and free from cracks and defects which make them hazardous or unsightly.

—(4) Decks, canopies, awnings, porches, chimneys, antennae, air vents, and other similar projections must be structurally sound and in good repair. Such projections must be secured properly, where applicable, to an exterior wall or exterior roof.

(g) *Murals.* Murals approved according to the standards and procedures in § 21.301.25 of this city code are permitted.

(h) *Previous coating.* All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or were allowed to be coated by reason of the granting of development approval, administrative approval or a variance may be maintained, to include

sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority.

~~[(f) Administrative appeal:~~

~~—(1) Relief from the coating restriction of this section can be sought through an application for administrative approval of revised plans unless such relief is contrary to the action of the City Council. The administrative process can only be used for the purpose of allowing the application of a coating to an existing uncoated exterior wall finish material regulated by this section for the following purposes:~~

~~—(A) Application of a coating to address a building maintenance or exterior wall finish material condition; or~~

~~—(B) Application of a graffiti-resistant coating.~~

~~—(2) The application for administrative approval shall be filed by the property owner and, in addition to the documentation normally required for such application, shall include the following documentation as may be applicable to the purpose of the coating:~~

~~—(A) For resolution of a building maintenance or exterior wall finish material condition:~~

~~—(i) Certification by an architect, engineer or other qualified professional of the existence of a building maintenance or exterior wall finish material condition that requires the application of a coating to the exterior wall finish material; and~~

~~—(ii) Certification by an architect, engineer or other qualified professional that the application of a coating to the exterior wall finish material is part of a comprehensive solution to correct the identified condition.~~

~~—(B) For application of a graffiti-resistant coating:~~

~~—(i) Certification that the coating is specifically designed for that purpose and is either sacrificial or permanent in nature; and~~

~~—(ii) Certification that the coating is a clear coating which is resistant to weathering, is UV stable, does not change the appearance of the exterior wall finish material, shall have no effect on the substrate, caulking or sealant material, and has a performance guarantee.~~

~~—(C) General documentation:~~

~~—(i) That the coating to be applied is specially formulated for the exterior wall finish material to which it is to be applied and is warranted to protect that surface;~~

~~—(ii) That the coating to be applied does not reduce or void the exterior wall finish material warranty; and~~

~~—(iii) That the coating shall be applied strictly in accordance with the instructions of both the coating manufacturer and the exterior wall finish material manufacturer.~~

~~—(g) Variance to coating restriction. Relief from the coating restriction of this section can be sought through the variance process as set forth in Chapter 2 of this code, unless contrary to previous specific action by the City Council, in order to allow the application of a coating to an~~

~~existing uncoated exterior wall finish material regulated by this section for any purpose. The application shall be filed by the property owner and, in addition to the documentation normally required for such application, shall include without limitation that of the following documentation as may be applicable:~~

~~(1) Certification by an architect, engineer or other qualified professional of the existence of a building maintenance or exterior wall finish material condition that requires the application of a coating to the exterior wall finish material;~~

~~—(2) Certification by an architect, engineer or other qualified professional that the application of a coating to the exterior wall finish material is part of a comprehensive solution to correct the identified condition;~~

~~[(3) Certification that a proposed graffiti-resistant coating is specifically designed for that purpose and is either sacrificial or permanent in nature;~~

~~—(4) Certification that a graffiti-resistant coating is a clear coating which is resistant to weathering, is UV stable, does not change the appearance of the exterior wall finish material, shall have no effect on the substrate, caulking or sealant material, and has a performance guarantee;~~

~~—(5) That the coating to be applied is specially formulated for the surface material to which it is to be applied and is warranted to protect that surface;~~

~~—(6) That the coating to be applied does not reduce or void the surface material warranty; and~~

~~—(7) That the coating shall be applied strictly in accordance with the applicable instructions of both the coating and the exterior wall surface manufacturers.~~

~~(h) Acrylic finishes. Acrylic finish coatings may be applied over portland cement plaster (stucco) when the following requirements are met:~~

~~—(1) The applicator complete and submit the installation certification form.~~

~~—(2) The surface must be smooth, flat and prepared in accordance with a manufacturer's specifications prior to applying the acrylic finish.~~

~~—(3) Brush or roll-on application of the acrylic finish is not permitted.~~

~~—(4) The acrylic finish must be comprised of sufficient acrylic solids and aggregate to be troweling consistency.~~

~~—(5) The following minimum required surface related test criteria must be met in accordance with the testing standards in the exterior materials policy: Accelerated weathering, freeze thaw, salt spray resistance, tensile bond adhesion, water resistance, surface burning, water vapor permeability, mildew, abrasion resistance, and pull-off strength of coatings using portable adhesion testers.~~

~~—(6) For newly applied stucco, the portland cement plaster basecoat must be allowed to cure for a minimum of seven days before the acrylic finish may be applied. The applicator or contractor must notify the issuing authority when the brown coat has been completed.~~

~~—(7) Acrylic finish must not be applied to an exterior with existing acrylic finish until:~~

~~—(A) An architect or engineer licensed by the State of Minnesota or certified applicator of the acrylic finish certifies that the application of additional acrylic finish on the existing acrylic finish will not compromise the structural integrity of the wall;~~

~~—(B) Certification by an architect, engineer, or certified applicator of the acrylic finish that the acrylic finish will be applied strictly in accordance with the applicable manufacturer's and ASTM standards.]~~

[(i)] *Exceptions to construction requirements.* When a building is sought to be erected in any zoning district by a governmental agency for the purpose of storage of chemical road materials, to protect against any adverse impact which might be caused by such outside storage, the construction requirements of the zoning district in which the building is to be located need not be complied with so long as the proposed building has been ~~[reviewed]~~ approved by the Planning Commission ~~[and has been approved by the City Council]~~ as:

- (1) Necessary for environmental protection;
- (2) Not contrary to the purposes of the Zoning Code and the purposes of the zoning district in which the building is to be erected;
- (3) Not having an appearance which will adversely affect adjacent uses; and
- (4) Having the building sufficiently separated by distance or screening from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land.

DIVISION B: USE STANDARDS

§ 21.302.16 SELF-STORAGE FACILITIES

(b) *Architectural design requirements:*

(2) Exterior surfaces of all buildings must be faced with ~~[face]~~ brick, stone, architectural concrete masonry units (ACMUs), ~~[cast-in-place or precast concrete panels]~~ architectural concrete, or an equivalent or better, as approved by the Planning Manager. The color of exterior surfaces must be harmonious with surrounding development. ~~Except for brick, all [Masonry or concrete walls must not be painted;]~~ color must be integral to the ~~[masonry]~~ exterior wall finish material.

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS

ARCHITECTURAL CONCRETE. Any integrally-colored, architecturally patterned precast [cast-in-place] concrete panel or [pre-cast] cast-in-place concrete [where the] having an exposed [exterior concrete surface has been shaped, ground, scored, split or otherwise altered to produce a specific aesthetic texture or shadow and in which any color is integral to the concrete.] aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type textured finish (excluding a raked or vertical striation finish). **ARCHITECTURAL CONCRETE** does not include smooth, unfinished, or painted precast concrete panels or cast-in-place concrete.

ARCHITECTURAL CONCRETE MASONRY UNITS (ACMUs). [A] An integrally-colored concrete masonry unit on which the face has been shaped, ground, glazed, scored, split or otherwise processed to produce a unit with specific aesthetic texture or [shadow and, when used as an external building surface in certain residential and all nonresidential zoning districts, all color is integral to the unit.] burnished block face. **ARCHITECTURAL CONCRETE MASONRY UNITS** do not include smooth, unfinished or painted concrete masonry units.

ARCHITECTURAL METAL PANEL SYSTEMS. A set of metal panels working together to create a building's exterior wall as part of the building envelope. Metal panels used in an **ARCHITECTURAL METAL PANEL SYSTEM** can include single skin metal panels, metal composite material (MCM) metal panels and insulated metal panels. All panels must have a minimum 30-year manufacturer's warranty and an appropriate gauge as approved by the Planning Manager.
