

Topic:	Development Standards
Resource Type:	Regulations
State:	Iowa
Jurisdiction Type:	Municipal
Municipality:	City of Clive
Year (adopted, written, etc.):	Unknown
Community Type - applicable to:	Urban; Suburban
Title:	City of Clive Architectural Development Standards
Document Last Updated in Database:	April 15, 2017

Abstract

The city of Clive, Iowa, enacted an Architectural Design Ordinance. The ordinance requires that site plan approval be submitted and reviewed by the Planning and Zoning Commission and the City Counsel in accordance with the architectural standards set forth in the ordinance. The purpose of the ordinance is: to decrease the visual and audible impact of service areas, loading areas, or similar operations on adjoining properties and general public; reduce negative aesthetic impacts of large buildings; and create a compatible look for buildings by limiting exterior material selection and color schemes of proposed building projects.

Resource

18. Architectural.

a. ***Elevations Required.*** As part of the submittal for Site Plan approval within any zoning district, architectural plans shall be submitted for review by the Planning and Zoning Commission and approved by the City Council.

b. ***Proposed Elevations.*** Architectural elevations (of all four sides) showing the buildings design and a description of the exterior materials and colors proposed shall be provided.

c. ***Building Orientation.*** The orientation of any proposed building shall be carefully scrutinized so as to mitigate the visual and audible impact of service areas, loading areas, or similar operations on the adjoining properties and general public.

i) Buildings shall not be designed or oriented to expose loading docks, service areas, or non-residential overhead doors to the public right-of-ways.

ii) Buildings proposed in commercial districts that are adjacent to residential

developments shall not be designed or oriented to expose loading docks, service areas, or similar operations towards the adjacent residential developments.

iii) If it is not feasible to design or orient the loading docks, service areas, or similar operations away from the residential developments, additional landscape buffering, screening walls, fences, and setbacks may be approved by the City Council provided a favorable recommendation from the Planning and Zoning Commission is provided.

d. *Architectural Elements:* In order to reduce the negative aesthetic impacts of large buildings, additional architectural elements shall be incorporated into the overall building design.

i) Non single family buildings proposed in residential districts shall incorporate residential design elements such as, pitched roofs, dormers, cupolas, or other similar roof elements into the building design in order to minimize the aesthetic impact of the differing uses.

ii) Buildings proposed in commercial districts that are adjacent to residential developments are recommended to include an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces.

iii) Flat roof buildings shall only be approved by the City Council as a last resort and provided a favorable recommendation from the Planning and Zoning Commission is provided.

iv) Commercial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation.

v) Commercial buildings shall incorporate façade modulation in all building elevations that will be visible to the public/residential neighborhoods in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture.

vi) Roof mounted mechanical units, satellite dishes, or other similar equipment shall be screened from the public view by the extension of a parapet wall or other roof structure. In the case where the parapet wall can not feasibly screen the roof mounted equipment, point-in-place screening shall be required. Such screening shall have similar design features as the building including material, shape, and color considerations. Wooden fences shall not be considered appropriate.

e. *Exterior Material Selection.* The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments. The minimum requirements shall be as follows:

i) In R-3 and R-4 districts, primarily residential construction materials such as, brick, stone, wood, lap siding, and architectural shingles, shall be utilized in the design.

ii) Attached dwelling structures shall incorporate at a minimum, twenty percent (15%) brick, stone, or similar substantial material in the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

iii) Multiple family structures shall incorporate at a minimum, fifty percent (50%) brick, stone, or similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

iv) In C-1 and C-2 districts, pre-cast tilt-up concrete panels are an acceptable exterior material provided that additional architectural detailing is provided along the public faces of the building.

v) In C-3, C-4, and C-6 districts, the architectural material selection shall be dominated with permanency and strength of materials in proportion to the aesthetic characteristics of the buildings bulk and shape. Structures in these districts shall incorporate at a minimum, sixty percent (60%) brick, stone, or other similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

vi) The use of metal panels or sheet metal will not be considered an acceptable exterior building or accessory building material in any residential or commercial district. Metal panels may be used on the non-public faces of building in M-1 and M-2 districts.

f. **Exterior Color Selection.** The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted in any zoning district. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing.