

Building Materials City Survey

City - West St. Paul

Residential Zoning (R1, R2, R3, and R4)

- Allowable materials
 - o Brick, stone, stucco, glass, wood/vinyl siding, aluminum/metal horizontal lap siding.
- Prohibited materials
 - o Cloth, fabric, canvas, plastic sheeting, tarps, tarpaper, insulation, sheet/corrugated metal

Business/Commercial Zoning

B1, B2, and B3

- Primary materials (60% minimum)
 - o Brick, stone, stucco, glass
- Secondary materials (40% maximum)
 - o Textured/brushed/decorative/colored block, synthetic stucco over 8ft in height

B4

- Primary materials (60% minimum)
 - o Brick, stone, stucco, glass, concrete masonry units (CMU)
- Secondary materials (40% maximum)
 - o Synthetic stucco over 8ft in height, wood, non-reflective metal

B5 and B6

- Primary materials (60% minimum)
 - o Brick, stone, stucco, glass
- Secondary materials (40% maximum)
 - o Textured/brushed/decorative/colored block, synthetic stucco over 8ft in height

Industrial Zoning (I1 and I2)

- Primary materials (60% minimum)
 - o Brick, stone, stucco, glass, concrete masonry units (CMU)
- Secondary materials (40% maximum)
 - o Synthetic stucco over 8ft in height, wood, non-reflective metal

*Other

- Visual relief after 60ft of wall segment

City – South St. Paul

Residential Zoning

- Materials /design shall not be too similar/dissimilar to surrounding structures to cause depreciation

Office, Commercial, and Institutional Zoning

- Class 1 materials (60% minimum)
 - o Architectural metal panels (copper, aluminum composite metal panels – ACM), brick (integrally colored), natural stone, transparent/spandrel glass, other as approved by Council
- Class 2 materials (40% maximum)
 - o Architecturally precast textured concrete panels, concrete brick, masonry stucco, specialty concrete block (textured, burnished, or rock faced block), manufactured stone that replicates the appearance of natural stone (not concrete block), tile (masonry, stone, or clay), other as approved by Council
- Class 3 (no % requirement)
 - o Cement based architectural products (quikbrik or hardieboard), exterior insulation and finish systems (EIFS or synthetic stucco), opaque or mirror window panels, ornamental accent metal
- Class 4 or 5 (10% maximum)
 - o 4 - Glass block, industrial grade concrete precast panels, smooth/scored concrete block, tip up concrete panels, wood
 - o 5 – Steel, sheet/corrugated aluminum or non-reflective iron

Industrial/Warehouse Zoning

- Minimum of two different Class 1 or Class 2 materials (60% minimum)
- Class 3 or Class 4 (40% maximum)
- Class 5 (10% maximum)

***Other**

- Bright accent colors shall not exceed 5% of each wall face,
- Face brick must be at least 3.5(W) by 2.25 (H) by 11.5 (L),
- Visual relief requirement after 100ft of wall segment

City – Richfield

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City – Mendota Heights

Business and Industrial Zoning

- Allowed
 - Face brick, natural stone, precast concrete units, decorative block, pre-finished metal panels
 - All exterior walls shall be finished with the same material
- Prohibited
 - Sheet/corrugated aluminum, iron, steel

City – Inver Grove Heights

Residential Zoning

- Allowed
 - Brick, stone, stucco, glass, wood/vinyl siding, aluminum/metal horizontal lap, composite plastic
- Prohibited
 - Cloth, fabric, canvas, plastic sheeting, tarps, tarpaper, insulation, sheet/corrugated metal

B4 Zoning

- Open space between buildings shall not be less than ½ of the combined height of the two adjacent buildings

Industrial/Office Park Zoning

- Materials shall be comparable to brick, textured/decorative concrete block/panels, natural wood siding, natural stone, glass

City – Roseville

Residential Zoning

R1 and R2

- Garage doors shall not occupy more than 40% of total building façade

R3 and R4

- Visual relief required after wall length of 40ft,
- Materials shall be a combination of face brick, natural/cultured stone, textured concrete block, stucco, wood, vinyl, fiber cement board, pre-finished metal

Commercial Zoning

- 60% of façade shall be – face brick, natural/cultured stone, textured/colored concrete panels/blocks, stucco, glass, or fiberglass
- No more than 40% of façade shall be – metal, steel, copper, wood, or fiber cement board
- Visual relief after 40ft of wall length,
- Glass on windows shall be clear or only slightly tinted to allow views in and out of the building, spandrel glass is allowed for service areas only,

City – Maplewood

Commercial and Mixed Use Zoning

- Visual relief after 40ft of wall length,
- Primary materials must be 60% - brick, stone, glass,
- Secondary materials no more than 40% - decorative block or stucco on upper floors,
- Accent materials such as wood or metal shall comprise no more than 10%
- Retail and office uses must have 40% window coverage on first floor