

ORDINANCE NO. 02-17-01

**AN ORDINANCE TO AMEND ORDINANCE 215
FOR THE CITY OF COLUMBIANA, AL**

BE IT ORDAINED by the City Council of the City of Columbiana, Alabama, a municipal corporation, in a regular meeting assembled, that the existing Zoning Ordinance of Columbiana, Alabama, a municipal corporation, and any and all amendments thereto, be and the same is hereby, amended as follows:

Section 22 Business District Requirements

(Add) Building Materials Standard

Purpose.

A. To provide for flexibility and diversity in architectural style, design and function, while maintaining and promoting overall consistency of all of the commercial buildings collectively in the City of Columbiana, AL and to prevent unattractive and detrimental development within the city and to preserve the general character and aesthetic quality of the city, it's image, and it's pride in growth.

B. To regulate the building materials used in construction, reconstruction and remodeling of commercial buildings and structures within the city. These materials standards shall apply to all structures permitted subsequent to the adoption of this Amendment. Approval of building materials for remodeling or additions to any structures that existed prior to the enactment of this Amendment shall subject to this Amendment.

B.1 These materials standards shall apply to any accessory dwellings, whether attached to principal building or not.

B.2 This amendment shall affect new construction, future remodeling or new additions. It shall not operate retroactively to existing buildings unless the exterior facades are reconstructed or remodeled.

Scope.

A. This Amendment is not intended to supersede established building and fire code regulations or regulate the quality, maintenance, performance, load capacity, or fire resistance characteristics, or workmanship of building materials.

B. This Amendment shall apply to all new construction, future remodeling or new additions in B-1 (Local Shopping) and B-2 (General Business) Zoning Districts.

Standards.

A. All buildings shall have one (1) primary material and no more than three (3) secondary or accent trim materials. The coverage calculation will not include doors or windows.

B. Material changes other than trim shall only occur at inside corners adjoining a massing element or at a horizontal architectural detail.

C. All sides of a building shall be complementary in design, details and materials. Where a side or rear facade is visible from a public street, the facade shall include windows, building materials and architectural features similar to those present on the front facade of the building.

D. Materials Standards and Coverage. The percentages indicate the minimum material allocations for overall building materials.

Category	Material	B-1 and B-2 Districts Primary Coverages
Masonry	Brick Plaster Stucco Architecturally Finished Masonry Block Split Faced Masonry Block	Front: 100% Sides: 100% Rear: 100%
Stone	Cultured Cast Natural	Front: 100% Sides: 100% Rear: 100%
Engineered Materials	EIFS (Exterior Insulation and Finish System)	Front: 100% Sides: 100% Rear: 100%

Read, approved and adopted on this 21st day of March, 2017

City of Columbiana, AL


Stancil Handley, Mayor

Attest:


J. Mark Frey, City Clerk

