

ORDINANCE NO. 1480

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 14-803 RELATIVE
TO EXTERIOR ARCHITECTURAL REQUIREMENTS FOR COMMERCIAL AND
INDUSTRIAL BUILDINGS**

Whereas the Board of Mayor and Aldermen believes the City of Manchester would benefit from the imposition of certain architectural requirements for commercial and industrial buildings; and

Whereas, after studying the requirements of neighboring cities and discussion with the Codes Department, the following requirements are believed to benefit the City of Manchester and enhance its commercial development.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-803 be amended to add the following language:

“(b)(iv) Additional Requirements for Commercial and Industrial Buildings

- (A) Applicability.** These additional requirements apply to all new construction, including additions, requiring the issuance of a Building Permit in all commercial and industrial zoning districts being used as such (except the historical zoning overlay district and inside the Manchester Industrial Park) shall comply with this Section.
- (B) Plan Required.** In addition to the site plan described above, an architectural plan is required. It must include scale architectural drawings of the building elevations for all sides of a structure(s) that face a public street or right-of-way or adjacent properties zoned for residential use with materials identified for walls, roofs, trim and windows. The drawings should be of sufficient detail to explain the type of proposed exterior finishes. Material samples may be required if deemed necessary in the review process.
- (C) Approval Process.** In addition to the site plan, the architectural plan must be submitted and must be approved by the Planning Commission. The Planning Commission may approve, approve with conditions or disapprove any application.
- (D) Exterior Materials Required.** Exterior construction must be of the following building materials which shall be applied to all sides of a structure(s) that face a public street or right-of-way or adjacent properties zoned for residential use. The side of a structure includes all visible vertical surfaces including foundation, walls, fascias, parapets and mansards.
 - 1. The following materials are acceptable:**
 - a. Brick**
 - b. Split face block, provided it is tinted or painted**
 - c. Wood**
 - d. Glass**
 - e. Stone**
 - f. Tile**
 - g. Marble**
 - h. Fiber cement siding**
 - i. Stucco, E.I.F.S. or similar material**
 - j. Manufactured pre-cast and tilt-up concrete panels**

- k. **Similar materials with the approval of the Planning Commission**
- 2. **All other materials are prohibited, including the following:**
 - a. **Standard concrete block**
 - b. **Vinyl or aluminum siding**
 - c. **Exposed or corrugated metal siding and panels**
 - d. **Fiberglass siding**
 - e. **Any other material not specifically listed as an acceptable material or approved by the Planning Commission**
- 3. **The Planning Commission may approve the use of prohibited building materials when being placed on additions to existing structures to maintain continuity.**

(E) Mechanical and Similar Equipment. Mechanical and similar equipment on roofs or sides of buildings and structures, such as air conditioner units, exhaust fans, vents, satellite dishes and similar devices shall be screened fully from view from ground level.”

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: December 15, 2015

PASSED SECOND READING: January 5, 2016

PASSED THIRD AND FINAL READING: January 19, 2016

Signatures on the original in file