

**AN ORDINANCE
AMENDING THE MUNICIPAL CODE OF THE CITY OF OZARK, MISSOURI,
SECTION 405.310 "C-2" GENERAL BUILDING DESIGN GUIDELINES**

WHEREAS, the proposed amendments allow additional exterior materials and exposed fasteners for developments within the C-2 General Commercial Zoning District; and

WHEREAS, the Planning and Zoning Commission, after hearing the proposed amendments on December 26, 2023, recommends approval of the ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OZARK, MISSOURI, as follows, that:

NOTE: Language to be added is underlined. Language to be deleted is ~~stricken~~.

SECTION 1 – The Municipal Code of the City of Ozark, Missouri, Chapter 405 Zoning Regulations, Section 405.310 "C-2" General Building Design Guidelines, is hereby amended as follows:

Section 405.310 "C-2" General Building Design Guidelines.

- A. *General.* Developments along commercial corridors are typically highly visible to passing motorists. High quality building materials should be used to add texture, color and visual interest to the otherwise bland appearance of large walls, roofs and facades. A list of appropriate materials should be represented on the construction drawings of each building application to be approved by the Department of Planning and Development.
- B. *Prohibited Exterior Materials.* The following materials are prohibited from use as an exterior building finish on all exterior walls:
1. Plywood siding,
 2. Horizontal and vertical aluminum siding,
 3. Asphalt shingle siding,
 4. Asphalt shingle roofing — non-architectural, and
 5. Plain cinder block walls.
 6. ~~Corrugated or~~ Galvanized metal.
- C. *Approved Rear Exterior Wall Materials.* The following exterior finish materials shall be allowed on the rear exterior wall of a building unless the rear exterior wall faces a public right-of-way, and must match in color that material used on the other exterior walls of the

structure:

1. Exposed concrete masonry units (CMU) standard gray block,
2. Concrete finishes or pre-cast concrete panels (such as tilt-up walls) that are exposed aggregate, hammered or sandblasted and are unable to be painted,
3. Wood, metal, and vinyl siding (~~.044" gauge or greater~~),
4. Prefinished metal building panel, including ribbed metal, R panels or agricultural type ~~panels with exposed fasteners~~, and
5. All materials in the approved exterior materials list below.

D. *Approved Exterior Wall Materials.* The following exterior finish materials shall be allowed on all exterior walls of a building:

1. Customary brick masonry;
2. Natural or cast stone;
3. Oversized brick;
4. Split-faced block;
5. EIFS (exterior insulated finish) or synthetic equivalent;
6. Architectural pre-cast concrete;
7. ~~Architectural, Metal-panel systems with concealed fastening systems. Metal with exposed fasteners or ribbed metal typically used for agriculture purposes is not allowed;~~
8. Transparent glass curtain wall and storefront systems, such as Kawneer, EFCO, Visionwall and reflective glass;
9. Accent materials such as glass block and ceramic tiles;
10. Wood or fiber board and batten (horizontal or vertical); or
11. Each proposed metal material shall not exceed fifty percent (50%) coverage on any front or side elevation. Desired design intent is to provide a variety of material and color creating an aesthetic architectural effect to visually break up the wall.

E. *Approved Roof Materials.* The following roofing finish materials shall be allowed on a roof and/or overhangs:

1. Natural or composite slate roofing;

2. Real or composite terra cotta tile roofing;
 3. Architectural shingle roofing material; or
 4. ~~Architectural, M~~metal roofing, standing seam and copper; flat roofs that are shielded from view may use materials designed for that use. (Environmental green roof applications may be considered.)
- F. *Building Orientation.* New buildings located along a street frontage shall, to the maximum extent feasible, position building walls so as to conform to surrounding buildings, including those existing adjacent buildings or buildings within one hundred (100) feet of the lot line.
- G. *Multiple-Building Developments.* When there is more than one (1) building in a development, all principal and pad site buildings shall be arranged and grouped so that their primary orientation complements adjacent, existing development.
- H. *Parking Buffers.* Parking lot edges shall be buffered from public rights-of-way and adjacent properties as stated in Article VI of this Chapter.
- I. *Screening And Storage Of Outside Merchandise/Materials.* The outside storage of supplies, materials and/or merchandise either for sale, personal use or utilized for the operation of an approved land use shall be located in the rear or side yards and subject to the following regulations:
1. The permanent or temporary outside storage and/or display of supplies, merchandise or materials for sale to others shall not be the primary use of any lot of record.
 2. Storage area shall not extend beyond the front of the building.
 3. Screening requirements shall comply with Section 405.785.
- J. *Outdoor Display of Merchandise for Sale.* The outdoor display of merchandise for sale for the operation of an approved land use may be located in the front yard area as long as it is compliant with all site plan requirements, parking requirements, setbacks, safety requirements and easements and does not impede the flow of pedestrian or vehicular traffic.

SECTION 2 – Severability Clause. If any section, subsection sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Aldermen hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 3 – This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AT MEETING ON FEBRUARY 5, 2024

	AYE	NAY	ABSENT/ABSTAIN
ALDERMAN DAVID SNIDER	X		
ALDERMAN JEAN ANN HUTCHINSON	X		
ALDERMAN BRUCE GALLOWAY	X		
ALDERMAN RJ FLORES	X		
ALDERMAN HEATHER ALDER	X		
ALDERMAN DREW OWEN	X		

APPROVED ON FEBRUARY 5, 2024.

DON CURRENCE, MAYOR

ATTEST:

CHANDRA HODGES, CITY CLERK