

Red Lines showing Existing Regulations and Proposed Changes:

Article 9 Section 21.9.5- Exterior Construction and Design Standards

Sec. 21.9.5. - Exterior construction and design standards.

- A. *Intent*. It is the intent of these design criteria to provide guidelines for new construction in order to provide an aesthetically pleasing appearance as well as ensure sound construction quality.
- B. *Applicability* . The provisions of this section are deemed to be minimum standards and shall be applicable to the following:
1. All new buildings within the corporate limits of the City except public schools; and
 2. Building expansions which cumulatively increase the gross floor area more than 25% of the original building area except public schools.
- C. *Industrial Buildings* .
1. *Applicability* . This section shall apply to buildings with an industrial use.
 2. *Exterior Building Materials* . Buildings must comply with ~~one of the following: the regulations established via the national model code.~~
 - a. ~~At least 80% of each wall (excluding windows and doors) shall be finished in one or more of the following materials:~~
 - ~~• Brick~~
 - ~~• Stone~~
 - ~~• Faux brick or stone~~
 - ~~• Concrete tiltwall~~
 - ~~• Split face CMU~~
 - ~~• Stucco~~
 - ~~• Tile, or~~
 - b. ~~100% of the front façade (façade adjacent to or facing a public street) and a total of 75% of the entire building (excluding windows and doors) shall be finished in one or more of the following materials:~~
 - ~~• Brick~~
 - ~~• Stone~~
 - ~~• Faux brick or stone~~
 - ~~• Concrete tiltwall~~
 - ~~• Split face CMU~~
 - ~~• Stucco~~
 - ~~• Tile~~
 3. *Glazing* . All buildings must comply with ~~one of the following: the regulations established via the national model code.~~

- ~~a. At least 15% of the front facade (façade adjacent to or facing a public street) shall be comprised of windows or glass doors. For buildings that are adjacent to or face two more public streets at least 15% of each façade adjacent to or facing a public street shall be comprised of windows or glass doors. For buildings that are not adjacent to or face a public street, but instead face or front a private drive, the facade that faces or fronts on the private drive that provides for primary access shall be considered as the front facade; or~~
- ~~b. Windows and doors may be spread around the building, the minimum amount of required windows or glass doors is calculated as 30% of the front façade (façade adjacent to or facing a public street). For buildings that are adjacent to or facing two or more public streets the minimum amount of required windows or glass doors is calculated as 20% of the total area of the façades adjacent to or facing public streets.~~

4. *Articulation and architectural features* .

- a. Horizontal articulations or offsets are required on any wall greater in length than 100 linear feet, which is adjacent to or facing a public street.
- (1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.
 - (2) The length of the new plane created by the articulation or offset shall be a minimum of 20% of the total length of the entire wall.
- b. Vertical articulations or elevation changes are required on all walls and should be designed to screen rooftop equipment.
- (1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying depth as long as the minimum two feet (2') is met.
 - (2) The length of the new plane created by the articulation or elevation change shall be a minimum of 20% of the total length of the entire wall.

5. *Roof Treatments* . Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops. The minimum height of the screening shall be equal to the height of the tallest rooftop equipment.

D. *Commercial Buildings* .

1. *Applicability* . This section shall apply to buildings with a commercial use.
2. *Exterior Building Materials* . Buildings must comply with the ~~following the regulations established via the national model code.~~

- ~~a. At least 80% of each wall (excluding windows and doors) shall be finished in one or more of the following primary materials:~~

- ~~• Brick~~
- ~~• Stone~~
- ~~• Faux brick or stone~~
- ~~• Tile~~
- ~~• Stucco^b~~
- ~~• Concrete tiltwall^c~~
- ~~• Split face CMU^e.~~

~~b. Stucco may be used in conjunction with one of the other approved primary materials. Stucco cannot be used for more than 50% of each façade.~~

~~c. Concrete tiltwall and split face CMU may be used in conjunction with one of the other approved primary materials. Concrete tiltwall and split face CMU cannot be used for more than 30% of each façade.~~

3. *Glazing* . All buildings must comply with ~~one of the following~~: the glazing regulations established via the national model code.

~~a. At least 30% of the front façade (façade adjacent to or facing a public street) shall be comprised of windows or glass doors. For buildings that are adjacent to or face two or more public streets at least 30% of each façade adjacent to or facing a public street shall be comprised of windows or glass doors. For buildings that are not adjacent to or face a public street, but instead face or front a private drive, the facade that faces or fronts on the private drive that provides for primary access shall be considered as the front facade; or~~

~~b. Windows and doors may be spread around the building, the minimum amount of required windows or glass doors is calculated as 60% of the front façade (façade adjacent to or facing a public street). For buildings that are adjacent to or facing two or more public streets the minimum amount of required windows or glass doors is calculated as 50% of the total area of the façades adjacent to or facing public streets.~~

4. *Articulation and architectural features* .

a. Horizontal articulations or offsets are required on any wall greater in length than 30 linear feet, which is adjacent to or facing a public street, or adjacent to or facing a side lot line of the property.

(1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or offset shall be a minimum of 20% of the total length of the entire wall.

b. Vertical articulations or elevation changes are required on all walls and should be designed to screen rooftop equipment.

(1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying depth as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or elevation change shall be a minimum of 20% of the total length of the entire wall.

5. *Roof Treatments* . Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops. The minimum height of the screening shall be equal to the height of the tallest rooftop equipment.

E. *Office/Public Buildings* .

1. *Applicability* . This section shall apply to buildings with a professional office or public use.

2. *Exterior Building Materials* . Buildings must comply with the ~~following~~: regulations established via the national model code.

~~a. At least 75% of each wall (excluding windows and doors) shall be finished in one or more of the following materials:~~

~~• Brick~~

~~• Stone~~

~~• Faux brick or stone~~

- Tile
- Stucco
- Concrete tiltwall^b
- Split face CMU^b

~~b. Concrete tiltwall and split face CMU may be used in conjunction with one of the other approved primary materials. Concrete tiltwall and split face CMU cannot be used for more than 30% of each façade.~~

3. *Glazing* . All buildings must comply with ~~one of the following:~~ the glazing regulations established via the national model code.

~~a. At least 25% of the front façade (façade adjacent to or facing a public street) shall be comprised of windows or glass doors. For buildings that are adjacent to or face two or more public streets at least 20% of each façade adjacent to or facing a public street shall be comprised of windows or glass doors. For buildings that are not adjacent to or face a public street, but instead face or front a private drive, the facade that faces or fronts on the private drive that provides for primary access shall be considered as the front facade; or~~

~~b. Windows and doors may be spread around the building, the minimum amount of required windows or glass doors is calculated as 50% of the front façade (façade adjacent to or facing a public street). For buildings that are adjacent to or facing two or more public streets the minimum amount of required windows or glass doors is calculated as 40% of the total area of the façades adjacent to or facing public streets.~~

4. *Articulation and architectural features* .

a. Horizontal articulations or offsets are required on any wall greater in length than 50 linear feet.

(1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or offset shall be a minimum of 20% of the total length of the entire wall.

b. Vertical articulations or elevation changes are required on all walls and should be designed to screen rooftop equipment.

(1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying depth as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or elevation change shall be a minimum of 20% of the total length of the entire wall.

5. *Roof Treatments* . Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops. The minimum height of the screening shall be equal to the height of the tallest rooftop equipment.

F. *Multi-Family Buildings* .

1. *Applicability* . This section shall apply to buildings with a Multifamily Use.

2. *Exterior Building Materials* . Buildings must comply with ~~one of the following:~~ the regulations established via the national model code.

~~a. At least 80% of each wall (excluding windows and doors) shall be finished in one or more of the following materials:~~

- Brick

- Stone
- Faux brick or stone
- Tile; or

b. ~~100% of the front façade (façade adjacent to or facing a public street) and a total of 80% of the entire building (excluding windows and doors) shall be finished in one or more of the following materials:~~

- Brick
- Stone
- Faux brick or stone
- Tile

3. *Articulation and architectural features* .

- a. Horizontal articulations or offsets are required on any wall greater in length than 10 linear feet.
 - (1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.
 - (2) The length of the new plane created by the articulation or offset shall be a minimum of 20% of the total length of the entire wall.
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 - (1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying depth as long as the minimum two feet (2') is met.
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4. *Roof Treatments* . Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops. The minimum height of the screening shall be equal to the height of the tallest rooftop equipment.

G. *Single- Family Residential* .

1. *Exterior Building Materials* . Buildings must comply with the ~~following~~ regulations established via the national model code.

a. ~~At least 80% of the entire building façade (excluding windows and doors) shall be finished in one or more of the following materials:~~

- Brick
- Stone
- Faux brick or stone
- Tile
- Concrete tiltwall
- Stucco

• ~~Fiber cement siding~~

UDC Amendment- Schertz Code of Ordinances Section 18-61. Amendments:

Current:

P2609 Installation of Materials. Cellular core pipe shall be prohibited for all underground uses in all materials.

Proposed:

~~P2609 Installation of Materials. Cellular core pipe shall be prohibited for all underground uses in all materials.~~

P2609 Installation of Materials. Cellular core pipe for all underground use will required four (4) inches of granular material to encapsulate the pipe due to soil conditions in the City of Schertz.

UDC Amendment- Schertz Code of Ordinances Section 18-141. Amendments:

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Table 702.3 Building Sewer Pipe. Cellular core pipe shall be prohibited for all underground uses in all materials.

Proposed:

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Clean Copy of Code Language as Proposed:

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