

ORDINANCE NO. 297

AN ORDINANCE AMENDING SECTION 8 OF ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE BY ADDING SUBDIVISION 6 PROVIDING FOR LIMITED DESIGN STANDARDS WITHIN THE B-2 CENTRAL BUSINESS DISTRICT

THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH AND WELFARE, HEREBY ORDAINS:

- I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS SECTION 8, ORDINANCE 169 SHALL BE AMENDED AS TO INCLUDE SUBDIVISION 6 FOLLOWS:

SECTION 8 B-2 CENTRAL BUSINESS DISTRICT.

SUBDIVISION 6. DESIGN STANDARDS.

- A. Intent and Purpose. It is the intent of the City to promote and encourage high standards of creative, traditionally based, architectural design in the Central Business District. Activities within the Central Business District shall comply with the following design standards and guidelines. The restoration, remodeling and/or expansion of existing buildings shall, to the maximum extent possible, bring exterior facades back to the appearance they had when they were originally constructed, or maintain a similar architectural style to the original construction, or comply to the extent possible with these design standards and guidelines.
- B. Major maintenance of all buildings within the Central Business District shall be permanently kept up so that:
- I. The visual appearance does not deteriorate to a point where the building becomes visually blighted;
 - II. The structure becomes uninhabitable;
 - III. The building becomes structurally deficient; or,
 - IV. The structure becomes hazardous to occupants.
- C. Site and Design Elements. New principal structures and additions to existing principal structures exceeding 50% structure size shall be designed in a manner that is sensitive to, compatible with, and reminiscent of historic building patterns in the central business district in Arlington. Said new principal structures and qualifying additions to existing principal structures shall meet this standard:
- I. By placing the structure at the front lot line (i.e. on a property line shared with a public street).

- II. By purposely treating building exteriors facing public streets in a manner in which the street level story is visually distinct from any upper story of the building. This distinction can be achieved in a number of ways including, but not limited to: an intermediate cornice line, awning, or portico; a change in building materials or detailing; or, a change in window shape or treatment.
- III. By incorporating storefront windows as the primary design element on the street level and featuring windows as a prominent design element in upper stories of the building.
- IV. By employing flat or pitched (gabled, hipped) roofs or a combination thereof. Where flat roofs are employed ornamental parapets or cornices are strongly recommended. Roofing material shall be the same or similar to those employed on roofs on adjacent principal structures. Metal roofing comprised of: non-commercial grade metal; pre-manufactured resin, plastic, fiber, vinyl, or synthetic panels; or, materials not intended for roofing but employed for roofing purposes are strictly prohibited.
- V. By securing input from the Arlington Historical Society, other historic organizations (e.g. Minnesota Historical Society; State Historic Preservation Office), and/or the Planning Commission as needed or directed.

D. Windows.

- I. When window replacement is contemplated, replacement windows shall replicate in dimension or be larger in dimension than what is being replaced.
- II. Windows which were reduced in size from the original dimensions shall be restored to original dimensions when physically possible.
- III. Replacement windows shall be placed and installed in a manner that directly abuts approved exterior building materials or traditional trim material which is in keeping with the building's historical exterior trim and material.
- IV. Obstructing of transparent spaces on windows and doors with a permanent opaque material (i.e. 'boarding up' or covering with plywood or similar materials) is at all times strictly prohibited.

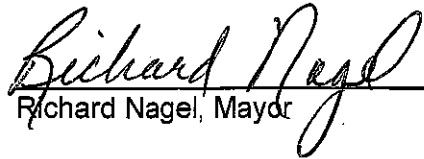
E. Exterior building materials.

- I. Structures within the Central Business District that have existing brick facades are to be retained as brick, unless a conditional use permit as specified below is issued.
- II. Stucco, exterior insulation and finish systems, and cement board siding are approved exterior building materials.
- III. Steel, horizontal lap siding may be employed on sides of principal structures not abutting a public street.

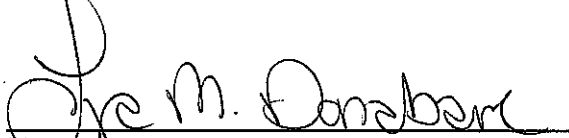
- IV. Property owners may seek a conditional use permit to employ alternate exterior building materials providing physical samples of the proposed materials and a written narrative of why the CUP is requested are filed with the Application. The City may require alternate façade enhancements or treatments such as larger windows, additional architectural design elements, and/or more durable materials be employed as part of CUP approval.
- V. Vertical metal panels, aluminum, vinyl, and wood are prohibited materials and not eligible for use under a conditional use permit.

II. EFFECTIVE DATE. This Ordinance is effective upon its adoption and publication as prescribed by law.

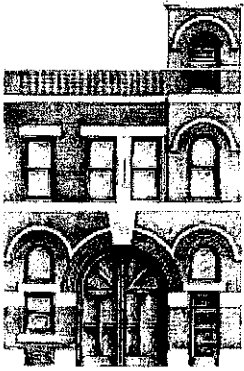
Adopted by the City of Arlington on the 6th day of April, 2015.


Richard Nagel, Mayor

Attest:


Liza M. Donabauer, City Administrator

First Reading: March 16, 2015
Second Reading: April 6, 2015
Adopted: April 6, 2015
Published: April 9, 2015



HISTORIC APPRECIATION PLANNING GOAL

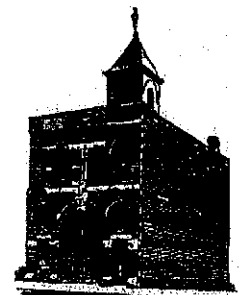
To encourage awareness as to and preservation of historic buildings and building attributes so as to retain a sense of place and small town atmosphere

FIVE THINGS TO KNOW ABOUT HISTORIC PROPERTIES

1. Preserving historic structures is not only beneficial for Arlington's culture, but also for its economy.
2. Buildings from pre-World War II tend to be built with higher quality materials including rare hardwoods and lumber from old growth forests that no longer exist.
3. New construction is common among chain stores, but other businesses can lease/own spaces with historic character which builds sense of place for the brand – antique stores, pubs, and small start-ups thrive in old buildings.
4. Large cities and rural towns continue to achieve success in downtown revitalization efforts suggesting that people like old buildings and older architecture.
5. Historic buildings remind us of the aesthetic and cultural history of town and maintain our sense of permanency and heritage.

HOW DO I KNOW IF MY PROPERTY HAS HISTORICAL SIGNIFICANCE?

- Historical significance is best defined locally and may be related to a single structure (dwelling or commercial building), a series of structures (e.g. downtown district), a particular arrangement or grouping of structures (proximity of features or common pattern of development), a landscape, a viewshed, or other factors.
- Buildings and areas can have historical significance if they are important to people who live in the surrounding community.
- Buildings and areas can also have historical significance if the people who lived there or activities that took place there are important either locally, regionally, nationally, or internationally.
- The best way to determine if a property has historical significance is to ask local historians.



Fire Engine House.
Erected 1860.

RESOURCES:

- The Arlington Historical Society is an active, engaged, and professional organization with volumes of information and resource referral available.
- The Arlington EDA may be able to financially assist businesses with historic preservation efforts.