

## Clarifications

In an effort to enforce this ordinance in the manner that the city council intended, we have defined or clarified “exterior remodeling.”

1. “Exterior Remodeling” activities require compliance with this ordinance for that frontage only.

2 “Repair/Maintenance” activities are exempt from this ordinance.

Installation of awnings is exempt (not considered “exterior remodeling”). Awning Permit is required.

4. The surface area covered by an awning will be included in the calculation of the wall area.

5 If multiple businesses with separate exterior entrances are located in a building under one ownership, each business may independently remodel their exterior.

### Examples Of Repair/Maintenance Activities:

Painting

Replacing windows/doors with no change in dimensions

Repair or replacement existing non-complying exterior material if less than 30% of the wall area

Tuckpointing

### The Following Activities Are Considered Exterior Remodeling :

Changing the material on the exterior wall(s) of a building

Adding additional windows/doors

Installing overhead door (where none existed)

Increasing/decreasing size or eliminating windows/doors

(Material used to fill the space surrounding a window or door that has been decreased in size must be compliant with the approved materials noted in the Commercial Building Standards.)



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City of Estherville

## COMMERCIAL BUILDING STANDARDS



In the interest of promoting the general welfare of the community and to protect the value of buildings and property, the image and character of a community is considered important. It is recognized that the community should be visually attractive as well as financially prosperous and the manner in which a use is accomplished is as important as the use. The quality of architecture and building construction is important to the preservation and enhancement of building and property values, prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of its citizens. Architectural design and use of materials for the construction of any commercial building shall be subject to the approval of the City Council.

## *Minimum Requirements*

All structures, except residential use structures placed, erected, assembled, constructed, or undergoing exterior remodeling within the General Business or Highway Commercial zoning districts, shall meet and satisfy the following minimum requirements:

1. Foundation. All structures shall have a continuous and complete frost-protected perimeter foundation. Foundation materials may be masonry, poured concrete, or metal and must extend below the normal frost line. The structure must be permanently attached to the foundation.
2. Exterior Walls Facing a Public Street. A minimum of seventy-five percent (75%) of all exterior building walls, excluding door and window openings, shall consist of brick, textured concrete block, stucco, natural or cultured stone, textured concrete, EIFS (exterior insulation and finish systems) or glass curtainwall. No wood, masonite, asphaltic material, aluminum, vinyl or steel siding, or nontextured concrete block shall be an acceptable wall material to meet the requirements.

3. Exterior Walls Visible from a Public Street. A minimum of fifty percent (50%) of all exterior building walls, excluding door and window openings, shall consist of brick, textured concrete block, stucco, natural or cultured stone, textured concrete, EIFS (exterior insulation and finish systems) or glass curtainwall. No wood, masonite, asphaltic material, aluminum, vinyl or steel siding, or nontextured concrete block shall be an acceptable wall material to meet the requirements.



If a building constructed after the effective date of these standards includes a side wall that did not comply with the material requirements because the side wall was not visible from a public place or way, and such side wall becomes visible because of the removal of an adjacent building, such side wall shall be finished in compliance with these standards by the property owner, within one year from the date of its exposure.

4. Front Wall or Facade. All building walls facing a public street within the General Business zoning district shall be rectangular or shall include a facade to give a rectangular appearance.

5. Loading, Container, Equipment Areas. Loading areas and solid waste or recycling container areas, outside storage areas and heating, ventilation and air-conditioning mechanical equipment shall be located to the rear of the building, except that heating, ventilation and air-conditioning mechanical equipment may be located on the roof of the building. If such area is adjacent to a public street or to the front of another building (separated only by a public right-of-way), the area shall be screened from view.
6. Storm Water Drainage. Storm water drainage from the roof of the building shall be directed to the rear or side of the building and shall not be directed or discharged over any public sidewalk.
7. New Construction. These provisions shall apply to all new construction accomplished after August 22, 2005. Whenever additions to existing buildings exceed fifty percent (50%) of the floor area of the existing building or one thousand (1,000) square feet, whichever is less, then the existing building to which the addition is made shall also comply with these standards.
8. Canopies. Canopies will not be permitted on city right-of-way within the Central Business District.