

AN ORDINANCE AMENDING CHAPTER ___ OF THE ___(CITY)___ MUNICIPAL
CODE TO REQUIRE MASONRY ON RESIDENTIAL STRUCTURES

WHEREAS, the City of _____ has the authority to regulate the manner of constructing buildings and structures and accessories thereof; and

WHEREAS, it is the desire of the City of _____ to promote the general welfare of the community and to protect the value of building and property, the image and character of a community, and the preservation and enhancement of property values; and

WHEREAS, it is in the best interests of the City of _____ to supplement the provisions of Ordinance _____ by adopting an ordinance that establishes minimum standards for exterior construction of residential structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF _____, (STATE):

Section 1: That Chapter ___, Section ___ of the City Code of ___(CITY)___ is hereby amended by adding Section (or subsection)___ , which reads as follows:

Sec. ___. Exterior Wall Construction: A minimum of ___% of the exterior wall construction for all single family detached, duplex, and single family attached townhomes shall be constructed of brick. The ___% coverage requirement shall be calculated by measuring all facades of the structure, excluding openings for windows, doors, and trim, and by multiplying that figure by the (percentage). The builder of the structure shall be authorized to satisfy the ___% requirement by placing the masonry or brick on one or more façades of the structure, provided that the façade that faces the public street or private road that services the structure shall have a minimum of ___% of that façade covered with brick.

Section 2: This Ordinance shall be in full force and effect upon its passage and approval. The requirement for brick exterior wall construction shall apply to any single family detached, duplex, and single family attached townhome that is to be constructed as part of a development for which a preliminary plat is approved after the effective date of this Ordinance.

Passed this _____ day of _____, 2003

Approved this _____ day of _____, 2003

Signature of Mayor