

AN ORDINANCE REGULATING CONSTRUCTION STANDARDS
TO REQUIRE THE USE OF BRICK ON COMMERCIAL STRUCTURES
WITHIN THE CITY OF _____

WHEREAS, the City Council of _____ has determined that it is in the best interests of the City of _____ to require at least ___% brick on the exterior of new commercial structures; and

WHEREAS, having a requirement for brick enhances the appearance, helps maintain long-term property values, and increases the fire resistance of such buildings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF (CITY), (STATE), acting as follows:

Section 1: A minimum of ___% of the exterior wall construction for all commercial structures shall be constructed of face brick. The ___% coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows, trim, and doors and 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 by the City Council. The requirement for brick exterior wall construction shall apply to any commercial structure that is 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 the Mayor