



Changes to Materials Section of Draft Report

reFORM: Zoning reFORMs for a New Chapter of City Building

Corridors (page 28)

3. Materials

- Street and entrance facades shall be constructed of at least 50 percent heavy materials or glass. All other building facades shall be constructed of at least 20 percent heavy materials or glass.
 - Heavy materials include: Natural or manufactured stone; brick; precast concrete or concrete masonry units with integral finish/color; architectural grade metal panels or metal cladding, and other materials that are equivalent in appearance and durability.
- All building facades shall be designed to a similar level of detail and finish.
- Non-durable materials such as EIFS and cement board are not allowed on the first 3 feet above grade of street and entrance facades.
- The design of inconspicuous side and rear walls will be reviewed for approval on a case by case basis.

Centers (page 33)

4. Materials

- Arterial, street, and entrance facades shall be constructed of at least 60 percent heavy materials or glass. All other building facades shall be constructed of at least 30 percent heavy materials or glass.
 - Heavy materials include: Natural or manufactured stone; brick; precast concrete or concrete masonry units with integral finish/color; architectural grade metal panels or metal cladding, and other materials that are equivalent in appearance and durability.
- All building facades shall be designed to a similar level of detail and finish.
- Non-durable materials such as EIFS and cement board are not allowed on the first 3 feet above grade of arterial, street, and entrance facades.
- The design of inconspicuous side and rear walls not defined as arterial facades will be reviewed for approval on a case by case basis.

Definitions (page 36)

- Appearance: The physical characteristics of a building material; its size, shape, texture, grain, coloring, and/or material composition as perceived visually.
- Durability: The performance of a building material by virtue of its ability to resist stress, force or degradation over time.