

ORDINANCE 2020-992

AN ORDINANCE AMENDING TITLE XV, CHAPTER 152, SECTION 152.064 OF THE GOTHENBURG CODE OF ORDINANCES RELATING TO COMMERCIAL DESIGN STANDARDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA AS FOLLOWS:

Section 1. Title XV, Chapter 152, Section 152.064 of the Gothenburg Code of Ordinances is hereby amended to read as follows:

**§ 152.064 COMMERCIAL DESIGN STANDARDS.**

(A) All property located within the core business district, defined as the area between Avenue "D" and Avenue "G", from 8th Street (Highway 30) to 11th Street, shall meet the following design standards for street facing facades:

(1) *Facade elements.* Materials used for street facing building facades shall be similar to those used on adjacent buildings. Primary construction materials historically used in the downtown shall be used similarly in new construction as follows:

(a) *Brick:* Varying colors, sizes and textures of brick exhibited in existing buildings.

(b) *Wood:* Best utilized for architectural elements such as pilasters, cornices or decorative raised panels and trim. The use of wood as a general siding material is discouraged due to maintenance requirements.

(c) *Concrete block:* Best utilized in combination with other materials such as brick or stone. The use of concrete block as the only building material is strongly discouraged.

(d) *Metal flashing and architectural elements:* Metal, painted or exposed, utilized as architectural elements such as "pressed tin" cornices and moldings.

(e) *Structural steel:* Exposed structural pre-formed steel fulfills aesthetic purposes at lintels and columns in a manner similar to existing historic structures.

(f) *Stucco:* Any materials similar in texture and perception are recommended only as an accent element to a facade. Although some existing buildings are nearly 100% stucco covered today, it is not a historically accurate facade exterior. New construction or rehabilitation should utilize stucco in combination with other materials.

(B) All other areas in the C-1, C-2 and C-3 Districts that are not located within the core business district, as described in (A) above, shall meet the following design standards for street facing facades:

(1) A minimum a three and one-half foot high base comprised of non-reflective exterior siding which is or simulates wood, stucco, or masonry. This requirement may be waived by the Zoning Administrator if in the opinion of the Zoning Administrator the street will never be opened (i.e. tailrace).

(2) A non-reflective exterior siding comprised of metal, aluminum or vinyl siding or preformed panels can be utilized above the base on the exterior of street facing facades.

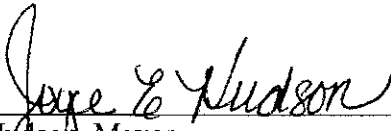
Section 2. A copy of prior Section 152.064 is attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

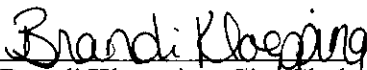
Section 4. This ordinance shall become effective after its posting and publication as provided by law.

Passed and approved this 18<sup>th</sup> day of February, 2020.

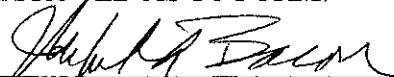
City of Gothenburg,

  
\_\_\_\_\_  
Joyce Hudson, Mayor

ATTEST:

  
\_\_\_\_\_  
Brandi Kloeping, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael L. Bacon, City Attorney

## Exhibit A

### § 152.064 COMMERCIAL DESIGN STANDARDS.

(A) Compliance with all codes and ordinances adopted by the city is required. All property located within the core of downtown Gothenburg, defined as the area between Avenue "D" and Avenue "G", from 8th Street (Highway 30) to 11th Street, shall meet the following design standards. Street facing facades are limited to the following:

(1) *Facade elements.* Materials used for street facing facades building shall be similar to those used on adjacent buildings. Primary construction materials historically used in the downtown shall be used similarly in new construction as follows:

(a) *Brick:* Varying colors, sizes and textures of brick exhibited in existing buildings.

(b) *Wood:* Best utilized for architectural elements such as pilasters, cornices or decorative raised panels and trim. The use of wood as a general siding material is discouraged due to maintenance requirements.

(c) *Concrete block:* Best utilized in combination with other materials such as brick or stone. The use of concrete block as the only building material is strongly discouraged.

(d) *Metal flashing and architectural elements:* Metal, painted or exposed, utilized as architectural elements such as "pressed tin" cornices and moldings.

(e) *Structural steel:* Exposed structural pre-formed steel fulfills aesthetic purposes at lintels and columns in a manner similar to existing historic structures.

(f) *Stucco:* Any materials similar in texture and perception are recommended only as an accent element to a facade. Although a couple of buildings are nearly 100% stucco covered today, it was not the historically accurate facade exterior. Modern buildings should utilize stucco in combination with other materials.

(B) All other areas in the C-1 District that are not located within the core of downtown Gothenburg, as above, shall have at a minimum a three and one-half foot high base comprised of non-reflective exterior siding which is or simulates wood, stucco, or masonry. Non-reflective exterior siding comprised of metal, aluminum or vinyl siding or preformed panels can be utilized above the base on the exterior of street facing facades. However, metal siding shall utilize concealed fasteners to install the siding to the building.