

ORDINANCE 2021 - 13

AN ORDINANCE TO AMEND TITLE XV, CHAPTER 151, OF THE TOWN OF COLLIERVILLE CODE OF ORDINANCES BY AMENDING § 151.006(D) RELATED TO BUILDING MATERIALS AND AMENDING § 151.210 RELATED TO SINGLE FAMILY DESIGN STANDARDS.

WHEREAS, the Board of Mayor and Aldermen has identified a need to update and revise the Town's zoning regulations related to building materials; and,

WHEREAS, the Collierville Planning Commission reviewed the proposed amendment at the regular meeting held on August 5, 2021, and made a recommendation to the Board of Mayor and Aldermen to approve the proposed amendments; and,

WHEREAS, a public hearing before the Board of Mayor and Aldermen was held on August 23, 2021, pursuant to notice thereof published in a newspaper of general circulation within the community on August 5, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE TOWN OF COLLIERVILLE, TENNESSEE, THAT:

Section 1. §151.006(D) shall be amended pursuant to Attachment A.

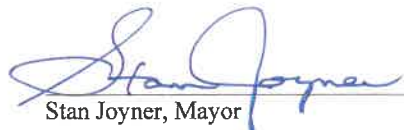
Section 2. § 151.210(C)(7) shall be amended pursuant to Attachment B.

Section 3. BE IT FURTHER ORDAINED that this ordinance shall become effective immediately after its passage on the third and final reading, in accordance with the Charter of the Town of Collierville, the public welfare requiring it.

**Passed First Reading: August 9, 2021**

**Passed Second Reading: August 23, 2021**

**Passed Third Reading: August 30, 2021**

  
Stan Joyner, Mayor

  
Lynn Carmack, Town Clerk

**NOTE:**

New text to be added is in **bold and underlined** print.  
 Text to be deleted is ~~bold and struck through~~.

§ 151.006 GENERAL PROVISIONS FOR ALL DISTRICTS.

...

**(D) Exterior Building Materials.**

- (1) Purpose and intent.** It is the intent of this subsection that all new development and redevelopment in the Town of Collierville be compatible and respectful of the uniqueness of the Town in compliance with the Design Review Commission (DRC) and Historic District Commission (HDC) Design Guidelines, as applicable.
- (2) Applicability.** Exterior building materials shall be regulated by the table below and shall apply to all nonresidential structures and attached residential structures, detached single family residential structures inside the Historic Overlay District, and detached single family residential structures in the TN Traditional Neighborhood District. No particular exterior construction material that is approved by a national building code or the state fire marshal shall be prohibited.

EXTERIOR BUILDING MATERIALS [1][2][3][5]			
Use of Material on the Structure	Primary Building Materials	Trim & Accent	Remote Walls in Industrially Zoned Areas [4]
<p><b><u>Type of Exterior Material</u></b></p>	<p>The primary exterior building materials for at least 75% of the net façade area, which excludes windows and doors, shall be from the following:</p> <ul style="list-style-type: none"> <li>• <b><u>Brick (clay fired, regular or jumbo)</u></b></li> <li>• <b><u>Stone</u></b></li> <li>• <b><u>Wood siding (smooth)</u></b></li> <li>• <b><u>Fibrous cement board (simulated wood siding)</u></b></li> <li>• <b><u>Artificial stone products (with a fine or rock cast authentic finish)</u></b></li> </ul> <p>The following materials may be appropriate on a case-by-case basis as primary building materials:</p> <ul style="list-style-type: none"> <li>• <b><u>Cementitious stucco</u></b></li> <li>• <b><u>Marble</u></b></li> <li>• <b><u>High quality architectural metals (copper, bronze, low-luster aluminum)</u></b></li> <li>• <b><u>Precast concrete panels</u></b></li> </ul>	<p>Exterior building materials used for trim and accent, which is defined as less than 25% of the net façade area and excludes windows and doors, shall be from the following:</p> <ul style="list-style-type: none"> <li>• <b><u>Any building material appropriate for use as a primary building material</u></b></li> <li>• <b><u>Wood trim (smooth)</u></b></li> <li>• <b><u>Wood (rough-hewn or rustic)</u></b></li> <li>• <b><u>Exterior Insulation Finishing Systems (EIFS)</u></b></li> <li>• <b><u>Fibrous cement board (simulated wood trim)</u></b></li> <li>• <b><u>Split-face concrete block</u></b></li> <li>• <b><u>Metal or vinyl trim (e.g. for flashing and not for walls)</u></b></li> </ul> <p>The following materials may be appropriate for use as trim and accent, on a case-by-case basis:</p> <ul style="list-style-type: none"> <li>• <b><u>Simulated wood details (trim, columns, etc.) made of plastic, vinyl, fiberglass, or fibrous cement</u></b></li> <li>• <b><u>Any other exterior construction material not expressly listed in this table that is approved by a national building code or the state fire marshal.</u></b></li> </ul>	<p>The following materials are only appropriate for 100% of the net façade area, which excludes windows and doors, of remote walls in industrially zoned areas:</p> <ul style="list-style-type: none"> <li>• <b><u>Any building material appropriate for use as a primary building material or for trim and accent</u></b></li> <li>• <b><u>Tilt-up concrete panels</u></b></li> <li>• <b><u>Split-face concrete block</u></b></li> <li>• <b><u>Smooth-face concrete block</u></b></li> <li>• <b><u>Corrugated metal siding</u></b></li> </ul> <p>Any other exterior construction material not expressly listed in this table that is approved by a national building code or the state fire marshal.</p>

[1] New structures shall be compatible with their neighbors in regard to exterior building materials, particularly when adjacent structures are substantially in compliance with the Design Guidelines.

[2] This table is not an exhaustive list, and the DRC or HDC may approve the use of materials not expressly listed on a case-by-case basis. New products or synthetic materials that approximate the look and dimensions of those materials listed as primary building materials including, but not limited to, artificial slate, brick, or stone products, or thin clay-fire brick veneers may also be approved on a case-by-case basis.

[3] Except for single family dwellings outside of the Local Historic Overlay, which shall be reviewed by the Development Director or his/her designee, any material listed that requires review on a case-by-case basis requires review by the HDC or DRC, as applicable. The HDC and DRC shall review the context of each application, and the particular use and quality of each building material, taking into consideration surrounding developments.

[4] Façades of industrially zoned districts that will not be visible to the public realm (from a public street, primary entrance to the building or primary entrance to another building) and do not abut a residential development/zoning district are considered "remote walls." In these instances, certain exterior material listed above may be appropriate on a case-by-case basis that would otherwise not be appropriate for primary building façades. In industrially zoned districts, portions of building façades that are completely screened from the public realm or residential developments/zoning districts through any combination of evergreen trees, shrubs, berms, fencing, and walls can be considered "remote walls." Otherwise, primary building materials are required on façades visible from the public realm in industrially zoned districts.

[5] Appeals of the decisions of the Development Director or his/her designee related to this section are considered by the BZA. Appeals of decisions of the DRC related to this section are considered by the BMA. Appeals of decisions of the HDC related to this section are considered by the appropriate court of jurisdiction.

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**§ 151.210 SINGLE FAMILY DESIGN STANDARDS**

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(C) *Residential developments standards for single family detached dwellings.*

...

(7) *Materials.*

(a) Single family detached dwellings located in a recorded subdivision shall use materials that are compatible with other dwellings within that subdivision.

~~— (b) The use of aluminum siding, corrugated metal siding, or exposed smooth-faced concrete block is prohibited. High-quality metal siding (e.g., stainless steel, copper, brushed nickel, brass, and the like) may be approved on a case-by-case basis by the Development Director or his/her designee.~~

~~— (c) Vinyl siding and synthetic stucco (EIFS) shall be prohibited in the TN Traditional Neighborhood District.~~

(b) Materials shall meet the standards in § 151.006(D) Exterior Building Materials.

~~(c)~~ Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.