



## City of Oskaloosa

### Building Materials & Design Standards

Effective March 12, 2019

The City Council passed ordinance 1419 on March 4, 2019 which established building materials and design standards for the City of Oskaloosa. These provisions apply to new development, construction, or improvement of a building or property under the following circumstances:

- A. **Applicable land use types.** All land use types except residential containing less than three dwelling units and located within an applicable zoning district.
- B. **Applicable zoning districts:**
  - UC Urban Corridor District
  - LC Limited Commercial/Office District
  - CC Community Commercial District
  - DC Downtown Commercial District
  - GC General Commercial District
  - HC Highway Gateway Commercial District
  - BP Business Park District
- C. **Applicable buildings.** All principal use buildings and any accessory use building over 240 square feet.
- D. **Applicable building facades.** Any building façade which predominately faces a street. Buildings with multiple streets or skewed placement shall apply these provisions to all facades which predominately face a street.

#### **BUILDING MATERIALS**

- A. **Acceptable wall materials.** All exterior wall materials exposed to view on a street-facing façade shall consist of one or more of the following:
  - 1. Brick
  - 2. Stone, natural or manufactured
  - 3. Block or concrete masonry units, textured/non-smooth finish
  - 4. Tile, glazed porcelain
  - 5. Concrete
  - 6. Glass panels or block
  - 7. Structural wood or metal
  - 8. Siding, natural wood, engineered wood, fiber cement, or masonry planks/panels
  - 9. Stucco, synthetic stucco, or Exterior Insulation and Finish System (EIFS)
  - 10. Architectural/decorative metal panels with concealed fasteners

**B. Prohibited wall materials.**

1. Vinyl and metal siding
2. Corrugated metal, fiberglass or vinyl panels. Prefinished metal, vinyl, and fiberglass may be used on canopies, fascia, soffit, trim, and upper accents.

- C. **Other wall materials.** Other building materials may be considered following submission of elevation drawings, material samples, and supporting literature to the zoning administrator. An exception may be granted by the applicable review body if the proposed material is found to be consistent with the adopted purpose of this chapter, the purpose and defining characteristics of the zoning district, and the goals and objectives of the Comprehensive Plan as they apply to the proposed project and location.

**BUILDING FEATURES.** In addition to the building material standards above, the primary street-facing façade on a principal use building shall incorporate, at minimum, one of the following architectural feature options to improve visual interest:

- A. A columned roof structure above the main entrance, such as a portico or porte-cochere, encompassing at least 20% of the length of the building façade;
- B. A parapet wall and cornice along 100% of the top of the building façade;
- C. Natural brick or stone masonry covering at least 50% of the building façade wall;
- D. Wall projects, recessions, or articulation along at least 20% of the length of the building façade; or
- E. Windows, awnings, canopies, arcades, or other significant architectural features covering at least 60% of the overall building façade.

**BUILDING COLORS.** Building exterior wall color shall generally be complimentary with other buildings in the vicinity. The following bright, intense or extreme colors are prohibited on exterior walls in any zoning district except where used for roofing, signs, or accents on trim, soffit, fascia, frames, decorative elements, and similar components:

- A. Standard primary colors red, blue, and yellow;
- B. Standard secondary colors green, orange, and purple; and
- C. Pink and lavender colors. Muted, neutral, and earth-tone versions of the above colors are allowable.

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