

**MINIMUM STANDARDS FOR COMMERCIAL STRUCTURES**

Estherville City Code  
Title II - Community Protection  
Division 3 - Building & Property Regulations

**NEW Chapter 3 - Minimum Requirements for Commercial Structures**

**Section 1.** Statement of Intent. In the interest of promoting the general welfare of the community and to protect the value of buildings and property, the image and character of a community is considered important. It is recognized that the community should be visually attractive, as well as financially prosperous and the manner in which a use is accomplished is as important as the use. The quality of architecture and building construction is important to the preservation and enhancement of building and property values, prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of its citizens. Architectural design and use of materials for the construction of any building shall be subject to the approval of the City Council.

**Section 2.** All structures intended for commercial use placed, erected, assembled, constructed or undergoing exterior remodeling within the General Business or Highway Commercial zoning districts shall meet and satisfy the following minimum requirements:

A. Foundation: All structures shall have a continuous and complete frost protected perimeter foundation.

Foundation materials may be masonry, poured concrete, or metal and must extend below the normal frost line. The structure must be permanently attached to the foundation.

B. Exterior Walls Facing a Public Street: A minimum of seventy five percent (75%) of all exterior building walls, excluding door and window openings shall consist of brick, textured concrete block, stucco, natural or cultured stone, textured concrete, EIFS (exterior insulation and finish systems) or glass curtain wall. No wood, masonite, asphaltic material, aluminum, vinyl or steel siding, or nontextured concrete block shall be an acceptable wall material to meet the requirements of this subsection.

C. Exterior Walls Visible from a Public Street: A minimum of fifty percent (50%) of all exterior building walls, excluding door and window openings shall consist of brick, textured concrete block, stucco, natural or cultured stone, textured concrete, EIFS (exterior insulation and finish systems) or glass curtain wall. No wood,

masonite, asphaltic material, aluminum, vinyl or steel siding, or nontextured concrete block shall be an acceptable wall material to meet the requirements of this subsection.

If any building, constructed after the effective date hereof, to which this subsection C applies, includes a side wall that did not comply with the material requirements of this subsection C because the side wall was not visible from a public place or way, and such side wall thereafter becomes visible because of the removal of an adjacent building, such side wall shall be finished in compliance with this subsection C by the property owner, within one year from the date of its exposure

- D. Front Wall or Façade: All building walls facing a public street within the General Business zoning district shall be rectangular or shall include a façade to give a rectangular appearance.
- E. Loading, Container, Equipment Areas: Loading areas and solid waste or recycling container areas, outside storage areas and heating, ventilation and air conditioning mechanical equipment shall be located to the rear of the building, except that heating, ventilation and air conditioning mechanical equipment may be located on the roof of the building. If such area is adjacent to a public street or to the front of another building (separated only by a public right of way), the area shall be screened from view.
- F. Storm Water Drainage: Storm water drainage from the roof of the building shall be directed to the rear or side of the building and shall not be directed or discharged over any public sidewalk.
- G. New Construction: The provisions of this section shall apply to all new construction accomplished after the effective date hereof. Whenever additions to existing buildings exceed fifty percent (50%) of the floor area of the existing building or one thousand (1,000) square feet, whichever is less, then the existing building to which the addition is made shall also comply with this section.