

ORDINANCE 21-20

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING AND ADOPTING THE CITY DESIGN STANDARDS CONCERNING BUILDING MATERIALS AND COLORS.

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Design Standards to provide defined construction materials.

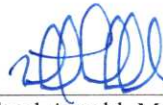
NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: August 19, 2021 PASSED

Second Reading: September 16, 2021 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

City of White House Design Standards

Building Materials and Colors

The combination of building materials and colors used within the City of White House will also have an impact on the overall character of the development. While the use of a variety of materials and colors is permitted, it is important that each building utilizes them in a manner that creates an aesthetically pleasing composition and is compatible with the materials and colors of adjacent buildings and streetscape elements. The materials and colors proposed for each building are subject to review and approval by the City and should be specified on all plans submitted to the City.

1. All exterior walls, other than windows and doors, shall be comprised primarily of one material. Complementary secondary materials are recommended to provide detail and scale. The architectural treatment shall extend to all sides of the building, and to all accessory structures. The primary material shall extend over a minimum of fifty (50) percent of the exterior wall, excluding windows and doors.
2. Buildings on the same site shall be compatible in material and color selection.
3. Primary colors should be muted, and bright colors used sparingly.
4. Fences and screens that are attached, or extend from the building, shall be comprised of permitted materials that match or compliment the building facades.
5. Preferred wall materials are ~~restricted to~~ brick, natural and cultured masonry stone, hardi-board, and painted wood clapboard (similar to White House historical structures). Brick and stone materials shall be masonry material.
6. Stucco (including synthetic stucco) is permitted as a secondary material and shall cover no more than 40 % of exterior walls, excluding windows and doors, only when used with a primary material constructed of a preferred material or shall cover no more than 20% of exterior walls, excluding windows and doors, when used with a primary material constructed of split face block. Where stucco is used, a masonry base shall be provided at a minimum of five (5) feet in height.
7. ~~Metal panels shall be prohibited.~~
Metal roofs are acceptable and decorative metal wall materials are also acceptable when used as accents to create interest are permitted but shall not exceed fifteen (15%*) percent of building walls. Concrete block shall be painted to match the primary material and shall be relegated to the rear of the building only and where it is not visible.
8. Split-face concrete block is permitted as a primary material and shall cover no more than 75% of exterior walls, excluding windows and doors, only when the secondary materials are constructed of a preferred material or 60% of exterior walls excluding windows and doors, when used with a secondary material constructed of stucco. The stucco shall be limited to 20% of exterior walls, excluding windows and doors. The remaining 20% of exterior walls shall be constructed of a preferred material.
9. Sloping roofs shall have durable materials. Metal with standing seems is the preferred material. Shingles are permitted.
10. Flat roofs must have parapets that screen roof top equipment and mechanical penetrations.
11. Awnings are permitted. Materials and colors are to be submitted to the City for approval.
12. ~~Vinyl siding is prohibited.~~