

DIVISION 9. - EXTERIOR AESTHETIC IMPROVEMENTS

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9659. - Exterior aesthetic improvements requirement.

No certificate of occupancy shall be issued for any building with a floor area greater than or equal to thirty thousand (30,000) square feet, for the alteration or repair of fifty (50) percent or more of the floor area of such building, or for any building that is part of the development of a subdivision of forty (40) or more lots unless exterior aesthetic improvements have been installed and conform to an arts plan that has been approved by the director of planning and community development.

If the exterior aesthetic improvements required by this section are not maintained in good condition, or are altered without the permission of the director of planning and community development so that the improvements no longer conform to the arts plan approved by the director, the certificate of occupancy for the building served by the improvement, or the certificate of occupancy for any building in the subdivision served by the improvement may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.

(Ord. No. 157, § 1, 8-8-89)

9659.1. - Exceptions.

The following development activities shall be exempt from the requirements of section 9659 and section [9659.2](#):

- (a) Construction, repair, or alteration of buildings to carry out publicly assisted rehabilitation of private property.
- (b) Construction, repair, or alteration of low or moderate income multi-unit housing projects.
- (c) Construction, repair, or alteration of improvements that are not buildings.

(Ord. No. 157, § 1, 8-8-89)

9659.2. - Arts plan required.

No building permit shall be issued for any building with a floor area greater than or equal to thirty thousand (30,000) square feet, for alteration or repair of fifty (50) percent or more of the floor area of such a building, or for any building that is part of the development of a subdivision of forty (40) lots or more, unless the director of planning and community development has approved an arts plan for the building or subdivision which meets the requirements set forth by resolution of the city council.

(Ord. No. 157, § 1, 8-8-89)

9659.3. - Procedures, guidelines, and requirements.

The city council shall establish, by resolution, the procedure for city review of an arts plan. The city council shall also establish, by resolution, the requirements and guidelines for exterior aesthetic improvements required by section 9659.

(Ord. No. 157, § 1, 8-8-89)