

C. Within five hundred feet of any property used for residential use, if the property upon which the adult business is proposed is located within the Adult Business Overlay Zone as provided in Chapter 17.19 of this Code.

The distances specified in this section shall be measured in a straight line, without regard for intervening structures and the boundaries of the city, from the nearest property line of the property upon which the adult business is proposed, to the nearest property line of the existing adult business, religious institution, school, park, or property zoned or used for residential use. (Ord. 1066 § 3, 2005)

Chapter 17.56

METAL BUILDINGS

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17.56.010 Purpose and intent.

The city prohibits the construction of buildings with exterior walls or roofs of metal. Many buildings in the city have been constructed of S-type galvanized, uncoated metal prior to the prohibition of metal buildings. These buildings are now nonconforming. The cost to remove or recover the metal walls or roofs could be considerable and could force some businesses out of the city. Since the adoption of the prohibition on metal buildings, new, more aesthetic and structurally sound metal panels have been developed. The intent of these regulations is to provide guidance and standards for the rehabilitation or recon-

struction of existing metal buildings in order that the existing buildings shall be upgraded with as little adverse economic impact upon the community as is reasonably possible. (Ord. 822 § 1(part), 1989)

17.56.020 Metal buildings--Defined.

For the purpose of these regulations, a "metal building" means any building or structure in which any exterior wall or roof is constructed of metal, or a combination of metal and any other construction material including, but not limited to, wood, masonry block, concrete or stucco. Any existing shed type building open on three or more sides and which is constructed predominately of metal and/or has a metal roof shall, for the purpose of these regulations, be classified as a metal building. (Ord. 822 § 1(part), 1989)

17.56.030 Metal buildings--Prohibited.

No new metal building shall be constructed within the city; except for any new metal building that can meet the development standards under Section 17.56.080 (b). This chapter does not prohibit use of metal for nonbearing architectural or decorative features. (Ord. 822 § 1(part), 1989)

(Ord. No. 1219, § 1, 1-9-2018)

17.56.040 Metal buildings--Existing.

Existing metal buildings visible from any public street or private street generally open to the public may remain at their current location subject to the following conditions:

A. Notwithstanding the provisions of Chapters 17.08 through 17.20, any metal building situated so that no other building is located between it and all streets from which the metal building is visible shall be entirely rehabilitated or reconstructed using nonmetallic materials, including wood, stucco, brick, masonry block or similar building materials, or may be reconstructed using approved metals meeting the standards contained in Figure 17.56.040 of these regulations, or may be reconstructed using a combination of approved metals and any other acceptable building materials.

B. Notwithstanding the provisions of Chapters 17.08 through 17.20, any metal building situated so that

another building is located between the building and all streets from which the metal building is visible shall be required to replace only those portions of the building visible from the street, including edges of metal roofs, with nonmetallic building materials or with approved metals meeting the standards contained in Figure 17.56.040 of these regulations. In addition, all other portions of the walls of such metal building which are not visible shall be coated as provided in Figure 17.56.040 in a color to match the rehabilitated portion of the building.

C. All rehabilitation or reconstruction required by this chapter on buildings not located within the boundaries of the Rosemead Business Improvement Project Area or not located within the boundaries of South El Monte Improvement District Project Area No. 2 shall be completed not later than March 17, 1989. All rehabilitation or reconstruction required by this chapter on buildings located within the Rosemead Business Improvement Project Area or within South El Monte Improvement Project Area No. 2 shall be completed not later than April 24, 1992. Notwithstanding the above, all rehabilitation or reconstruction of roofs required by this chapter must be completed not later than provided in Section 17.56.050 of this chapter, regardless of whether the building is located within the boundaries of Rosemead Business Improvement Project Area or South El Monte Improvement Project Area No. 2.

D. Notwithstanding any other provision of this section, the city council may, after a public hearing held as prescribed in Chapter 17.74, grant an extension of the period of time permitted by this section for the rehabilitation or reconstruction in compliance with this chapter of buildings located in the Rosemead Business Improvement Project Area and Business Improvement District Project Area No. 2. One or more extensions may be granted for any use or building, but the total of such extensions shall not exceed two years.

E. The city council may grant an extension of the time periods prescribed by this section only where the following findings are made:

1. a. The property owner has provided proof satisfactory to the city manager and city attorney that a regulatory agency with jurisdiction over the property will not permit the rehabilitation or reconstruction required by

this chapter without the expenditure of funds which would exceed the value of the property once rehabilitated or reconstructed by a factor of 1.0; or

b. The property owner has provided proof satisfactory to the city manager and city attorney that the property owner has received all necessary permits for the rehabilitation or reconstruction required by this chapter but that, in the discretion of the council, the property owner should be granted additional time to complete the rehabilitation or reconstruction; and

2. That a schedule of repair and improvement has been established which will bring the property into a reasonable conformity within such period of time as the city council shall establish, not to exceed one year; and

3. That a time extension will not be materially detrimental to the public health or safety, or to the use, enjoyment or valuation of property of other persons in the vicinity.

F. The city council, in granting an extension as provided herein, may impose conditions it deems necessary to ensure that the grant will be in accord with the findings required. Failure to comply with the schedule of repair and improvement shall constitute grounds for revocation of any extension granted pursuant hereto, but only after a public hearing held as herein prescribed. (Ord. 916 § 1, 1992; Ord. 906 §§ 1 and 2, 1991; Ord. 883 §§ 1 and 2, 1990; Ord. 873 § 1, 1989; Ord. 822 § 1(part), 1989)

Figure 17.56.040

General Standards for Metal Panels and Coatings

A. All metal wall panels shall be 6--90 hot-dipped galvanized steel, and shall be not less than 24-gauge in thickness. All panels and exposed fasteners shall be coated at the factory with products meeting the following specifications:

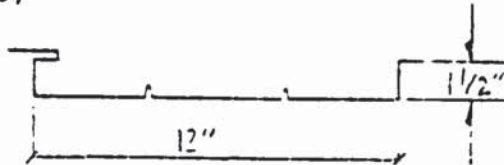
1. Colors shall not change more than 5E (hunter) units (per ASTM D-224) for a period of 20 years.
2. Colors shall not chalk more than a 7 rating (per ASTM D-659) for a period of 20 years.
3. Coatings shall not peel, crack, check or chip for a period of 20 years.

B. The following panels illustrated are the only type panels permitted to be used as replacement for existing metal panels:

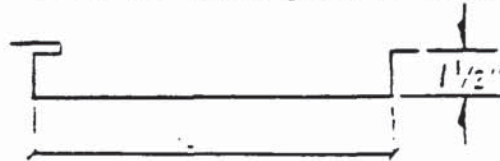
1. Embossed architectural panels with concealed fasteners;



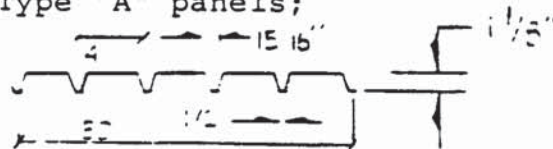
2. Flat 12-inch panels with grooves and concealed fasteners;



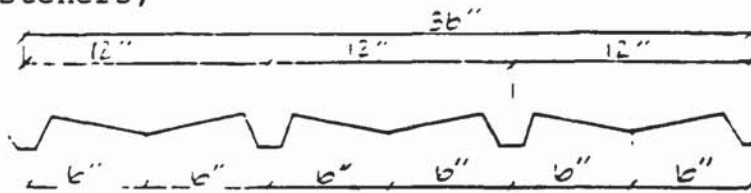
3. Flat 12-inch panels with concealed fasteners;



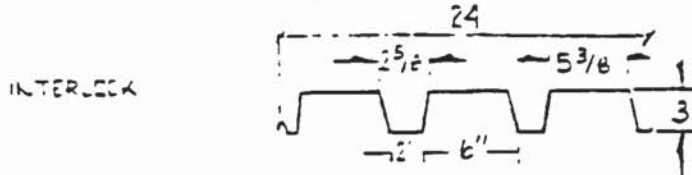
4. Type "A" panels;



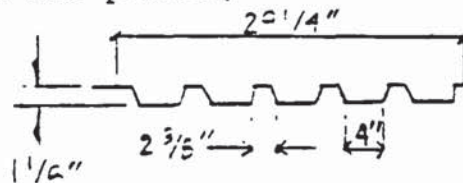
5. Vee rib architectural panels with semi-concealed fasteners;



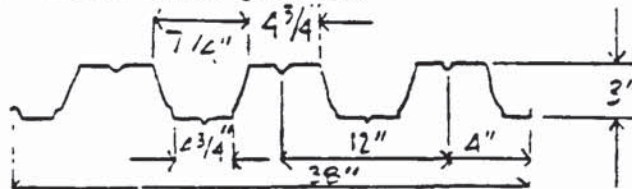
6. Shadow line panels;



7. Box rib panels;



8. Bold line panels;



C. No wall may be constructed or reconstructed using any metal other than those listed and illustrated in subsection B, above. The S-type galvanized corrugated metal panels illustrated below are specifically prohibited.

D. Any metal building which is granted an exception under the provisions of Section 17.56.080, must comply with the following:

1. Planning and community development department would survey building to determine if and to what extent repairs to existing panels are necessary;
2. Owner must do work in accordance with written specifications of the city and must use a licensed contractor and approved paint;
3. Must obtain a building permit;
4. Must execute a maintenance agreement with the city to insure extended maintenance of the building;
5. All rehabilitation or reconstruction required by this chapter on buildings not located within the boundaries of the Rosemead Business Improvement Project Area or not located within the boundaries of South El Monte Improvement District Project Area No. 2 shall be completed not later than March 17, 1989. All rehabilitation or reconstruction

required by this chapter on buildings located within the Rosemead Business Improvement Project Area shall be completed not later than April 24, 1992. All rehabilitation or reconstruction required by this chapter on buildings located within South El Monte Improvement Project Area No. 2 shall be completed not later than April 24, 1992. Notwithstanding the above, all rehabilitation or reconstruction of roofs required by this chapter must be completed not later than provided in Section 17.56.050 of this chapter, regardless of whether the building is located within the boundaries of the Rosemead Business Improvement Project Area or South El Monte Improvement Project Area No. 2.

17.56.050 Metal roofs-Prohibited.

Any metal building visible from a public street or private street generally open to the public must comply with the requirements of subsections A and B of this section within ten years of installation of a metal roof that does not comply with the requirements of Chapter 17.54 or by September 1, 1993, whichever is later. Furthermore, a permit for such improvement must be obtained no later than two years prior to the date upon which the improvements must be completed.

A. For a metal building so situated that no other building is located between the metal building and any street from which the metal building is visible, the roof of the metal building shall be covered by a nonmetal material, covered with metal meeting the requirements of this chapter, removed and replaced with metal meeting the requirements of this chapter, or removed and replaced with a nonmetal material.

B. For a metal building so situated that another building is located between the metal building and any street from which the metal building is visible, all portions of the roof visible from any street, shall be either covered with a metal meeting the requirements of this chapter, removed and replaced with a metal meeting the requirements of this chapter, or removed and replaced with a nonmetal material. In addition, all other portions of the roof of such metal building shall be covered with a paint material approved by the city manager in a color to match the visible portions of the metal roof improved pursuant to this subsection. (Ord. 822 § 1(part), 1989)

17.56.060 Metal buildings-Exempt.

Any metal building not visible from a public street or a private street generally open to the public may remain as a nonconforming building, but shall be removed in ten years from the effective date of these regulations codified in this chapter unless either of the following occurs:

A. Reconstruction or rehabilitation in conformance with the provisions of these regulations as they apply to a building fully visible from a public street or private street generally open to the public; or

B. Increase in building area, whether by addition, whereupon, the entire site must be brought into conformity with the zone district regulations for the zone in

which the building is located. (Ord. 822 § 1(part), 1989)

17.56.070 Permitted metals.

Only those metals meeting the standards contained in Figure 17.56.040 may be used to rehabilitate or reconstruct existing metal buildings except as provided in Section 17.56.080. (Ord. 822 § 1(part), 1989)

17.56.080 Exception.

a) In any case where an existing metal building has been constructed of metal panels meeting one of the approved panel configurations shown in Figure 17.56.040 and such panels are in a good state of repair as determined by the building division, even though unpainted, such buildings may be treated with an approved coating as provided in Figure 17.56.040 in lieu of replacing the existing metal panels other than as required to eliminate damage.

b) Any new metal building shall be permitted if the building meets the following development standards:

1. The proposed metal building is located one hundred feet or more from the front property line;

2) The proposed metal building is not constructed on a corner lot; and

3) The exterior of the proposed metal building is a smooth exterior metal finish.

c) In addition to the requirements of paragraphs a) and b), all other requirements of this Code shall be met, including the submission of a site plan, elevations and list of materials and colors for review and approval of the community development director. The above mentioned conditions must be satisfied; no variance shall be granted that would authorize a deviation from these conditions. (Ord. 822 § 1(part), 1989)

(Ord. No. 1219, § 2, 1-9-2018)

17.56.090 Prohibited metals.

The use of S-type corrugated metal panels for rehabilitation or reconstruction of existing metal buildings is expressly prohibited as is any other metal panel not included in Figure 17.56.040. (Ord. 822 § 1(part), 1989)

17.56.100 Landscaping.

In order to facilitate the upgrading of existing metal buildings, landscaping provided shall not be required to

comply with the landscaping requirements of the zone district in which the building is located. Every effort shall be made to meet requirements, however, failure to do so shall not preclude the issuance of the building permit. (Ord. 822 § 1(part), 1989)

17.56.110 Parking.

Because many sites were developed in accordance with codes no longer in effect parking may not comply with current standards. Every effort shall be made to provide parking in accordance with the zone district regulations for the zone in which the site is located, however, failure to meet the current requirements shall not preclude the issuance of a building permit. (Ord. 822 § 1(part), 1989)

17.56.120 Information required.

Each applicant for a building permit to rehabilitate or reconstruct an existing building or buildings shall submit a site plan showing the parameters of the site, the location type and construction of each building on the site, parking, loading doors or docks, landscaping and storage areas. The applicant shall also submit elevations of the building(s) to be rehabilitated or reconstructed including details on materials to be used and colors. (Ord. 822 § 1(part), 1989)