



STAFF MEMO

MEETING DATE:	March 12, 2026
TITLE:	Metal Building Materials
PROJECT MANAGER:	Caitlin Rice, AICP, Senior Planner
REQUESTED ACTION:	CONTINUE PUBLIC HEARING

Summary

On February 12, 2026, the Planning Commission held a discussion regarding permissibility of exterior metal building materials. In summary, the Planning Commission discussed:

General:

- Preference for insulated metal panels (IMPs) with concealed fasteners.
- Exposed fasteners, if utilized, should be in non-visible areas.
- No 100% metal buildings for durability and aesthetics.

Industrial Districts:

- Permit metal material by right. Smooth or ribbed panels acceptable.
- Keep required variations in materials.

General Commercial Districts:

- Metal materials should mimic traditional building materials in profile and finishes and complement the surrounding developments.

Residential:

- Barndominium style homes acceptable.
- Surrounding development context needs to be considered.
- Does not necessarily need to mimic traditional materials like wood in the finishes.

Staff has developed a draft of the relevant sections of the Zoning Ordinance to reflect this discussion. Prior to full consideration of the amendments, staff is requesting the Planning Commission discuss the proposed amendments.

Proposed Draft Amendments:

Sec. 17.040.050. "R-1" Single Family & Section 17.040.060 "R-1A" Single Family Residential Districts.

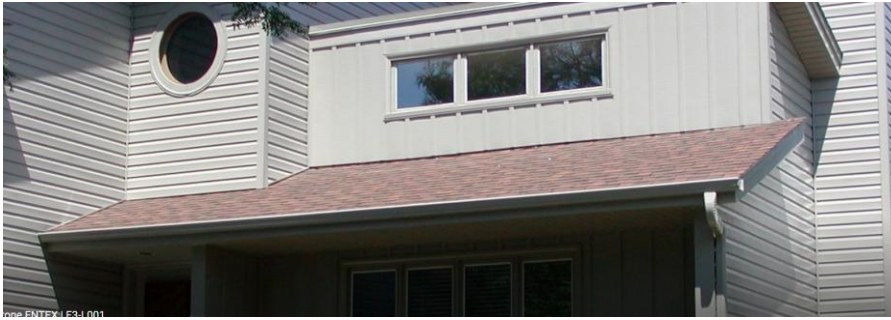
Proposed amendment with add a new item to the guidelines of both districts to specify permissible types of metal building materials. Currently there are no single-family or two-family residential building design guidelines. Concealed fasteners are proposed to be required for siding and roofing. Profile types specified are common metal panel styles used for residential development and ensuring compatibility with typical residential design. Examples of metal panel styles that mimic traditional residential building materials are shown below.

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Proposed language:*K. Design*

8. Materials. Insulated metal panels with concealed fasteners may be permitted as primary building material. Panel profiles shall mimic traditional building materials such as plank, board and batten, and siding or similar. Design shall complement surrounding area and include a minimum of two (2) varying materials. Metal shingles, standing seam or high-ribbed metal roofs with minimum $\frac{3}{4}$ inch rib heights and concealed fasteners are permitted metal roofing materials.



Dutch Lap siding style steel panels



Source: Best Buy Metals



Board and Batten style steel panels



Source: Best Buy Metals



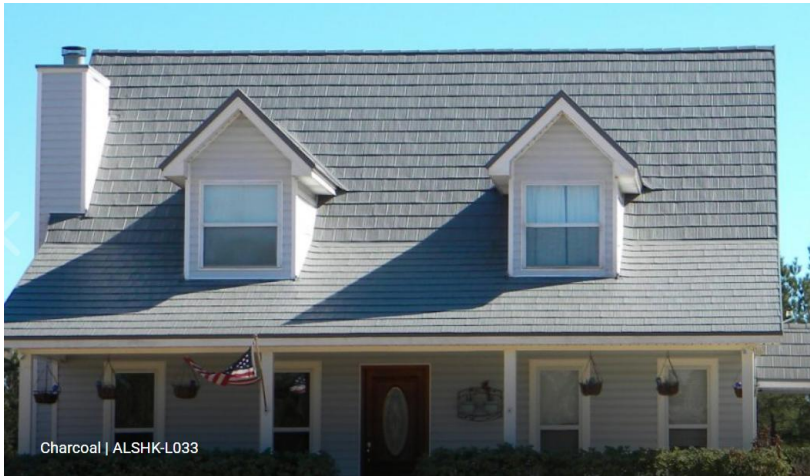
Plank style steel panels



Source: Best Buy Metals

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Steel shake style shingles



Source: Best Buy Metals

Sec. 17.060.060. Garage, carport, or incidental accessory structure – Accessory use

This section specifies design requirements for garages, carports, sheds, storage buildings or other similar accessory structures commonly found in residential districts. Proposed amendments to this section are similar to the residential amendments.

Proposed language:

D.1. (Design regulations for detached garages and covered carports) & D.2 (Design regulations for storage buildings, sheds, and other accessory structures)

d. The use of metal as a building material for detached garages and covered carports shall be expressly limited as follows:

i. Concealed fastener metal panels for siding and roofing are permitted. Panels shall be flat, high-ribbed, board and batten, standing seam or similar design with minimum ¾" rib heights. Panels shall be of such design to be durable, all-weather, and rust resistant.

ii. Design shall complement the primary structure or mimic traditional building materials in profile and finish such as vinyl or composite siding, masonry, shingles, wood or similar.

Currently, the City permits standing seam roofing and high-ribbed metal roofing panels with minimum ¾ in rib heights for residential accessory structures and roofing. These panels typically have exposed fasteners. Concealed fastener panels for siding or roofing appear to be difficult to source for smaller scale projects that a homeowner would use for DIY projects or residential contractors. Below are comparisons between standing seam and high ribbed metal roofs. The proposed amendment currently would no longer permit the exposed fastener metal roofing panels for any project, which would likely severely limit the accessibility of metal materials for homeowners.

An alternative would be to continue permitting the exposed fastener high-ribbed roof panels only for roofing and require any metal siding to be concealed fastener as permitted with a house. The Planning Commission also discussed potentially allowing exposed fastener materials only on projects that are not visible easily from public view. Staff analyzed criteria for large lot exceptions, looking at minimum acre size, setback from right-of-way etc. Staff finds that adding a special

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exception for through fastener panels would be restricted to very few properties, and potentially still run into the issue of visibility from various points and may be best handled under variances for very specific cases. Staff requests the Planning Commission to discuss use of high-ribbed exposed fastener metal panel permissibility and exceptions for large lots.

*High-ribbed exposed fastener panels**Source: Home Depot & Fity club**Standing Seam concealed fastener panels**Source: Freedom Metal & Fity club***Sec. 17.060.260. Development guidelines; nonresidential uses in all districts**

Proposed amendments will permit insulated metal panels as a primary material for commercial buildings, tailored to zoning districts. Heavier industrial, warehousing, office, distribution districts, BP-3, BP-4 and M-1 would be permitted to utilize IMPs with any profile or finish provided they are concealed fastener and not corrugated or wavy profile. The general retail, office park and hospitality districts, B_2, B-3, B-4, HP-1, CP-1, CP-2, BP-1 and BP-2 will only be permitted IMPs that mimic traditional building materials in profile and finish, lending to masonry, stucco, siding, etc and compatibility with the area. A map of the

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City's zoning districts can be found [here](#). The building designs in all commercial districts will still be required to meet the three (3) varying materials, windows, design features and massing elements. Below is the proposed language in purple.

Sec. 17.060.260.D Design Guidelines:**3. Building Materials.**

- i. The exterior finish must include at least three (3) visible materials, including windows. The same material with a varying finish or treatment shall not meet this requirement.
- ii. The following materials are permitted:
 - a. Primary materials (seventy-five (75) percent of façade or greater):
 1. Brick or tile masonry.
 2. Native stone or synthetic equivalent.
 3. Pre-cast masonry.
 4. Stucco or cementitious finish.
 5. Insulated metal panels as per requirements of this section.

Insulated metal panels are permitted as a primary material as follows:

- a. *BP-3, BP-4, M-1 Zoning Districts may utilize ribbed or smooth insulated metal panels with concealed fasteners. Corrugated metal or waved profile is not permitted.*
- b. *B-2, B-3, B-4, HP-1, CP-1, CP-2, BP-1 and BP-2 Zoning Districts may utilize insulated metal panels with concealed fasteners that mimic traditional building material profiles or finishes ,such as masonry, stucco, siding, or similar, and complement the character of development in the surrounding area. Corrugated metal or waved profile is not permitted.*

Recommendation:

Staff requests the Planning Commission discuss the proposed amendments and provide any additional feedback for revisions. Staff requests the Planning Commission continue the public hearing to the April 9th, 2026, Planning Commission meeting.