

MEMORANDUM

TO: Mayor JB Lawrence and Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: Metal Roofing for Commercial Building Roofs

DATE: January 10, 2017

Over the past 18 months, several commercial projects and one residential (commercial rental) project have requested the use of metal roofing. The metal roofing has become a popular choice due to its rustic characteristics as well as durability. Many metal roofing products have 50-year warranties. Some of the recent projects that have been approved include: Foggy Rock Restaurant, White Fence Farm (residential), Sunny Rock Restaurant, First Baptist Church, and My Mountain Home. Another project that was approved but not yet constructed is renovation of the old Moody's Furniture building. Moody's has an old metal roof and Mr. Lovern has approval to replace with a new roof that mimics the old roof material.

The current ordinance requires Town Council approval if the proposed metal roof is more than 25% of the overall roof structure. Town Council has asked Planning Board to review a draft ordinance that would allow staff to approve metal roofing on commercial buildings, with more specifics with respect to roof material color. There are three draft ordinances attached below:

- (1) A draft ordinance amendment with highlighted changes is included below for your review and comment. – Approved by Planning Board
- (2) A draft ordinance - clean version. – Approved by Planning Board
- (3) A draft ordinance – clean version. – Amended by Staff after Planning Board meeting.

Also attached for reference is a color chart of a metal roofing company product brochure found online.

(1) PROPOSED TEXT AMENDMENT (Recommended by Planning Board):

Section 16-21.5 Roof Lines. Roofs shall be pitched with a minimum slope of 6:12 except a flat roof may be allowed on a building facing Main Street where the majority of neighboring buildings have flat roofs.

16-21.5.1 Wood or asphalt shingles, slate (natural or synthetic), or tile are considered appropriate roof materials. Metal standing seam, copper, or metal roofing products that mimic traditional shingles in dark colors are also permitted as roofing material choices. (For example: brown, dark gray, dark green, slate, rustic red, tan, and light brown, consistent with the Town commercial color chart) ~~provided the metal roofing does not exceed 25% of the overall roof structure. Metal roofing proposed to exceed 25% of the total roof structure, shall~~

~~require approval of Town Council on a case by case basis.~~ Existing metal roofs may be replaced in their current dimensions with metal that meets the aesthetic material criteria herein. ~~Copper roofing may be considered appropriate for some building accents.~~ Roof materials shall be “nature-blending” in texture and appearance. Roof shape, color, and texture shall be coordinated with the treatment of the building’s perimeter walls.

(2) PROPOSED TEXT AMENDMENT – CLEAN VERSION (Recommended by Planning Board):

Section 16-21.5 Roof Lines. Roofs shall be pitched with a minimum slope of 6:12 except a flat roof may be allowed on a building facing Main Street where the majority of neighboring buildings have flat roofs.

16-21.5.1 Wood or asphalt shingles, slate (natural or synthetic), or tile are considered appropriate roof materials. Metal standing seam, copper, or metal roofing products that mimic traditional shingles in dark colors are also permitted as roofing material choices. (For example: brown, dark gray, dark green, slate, rustic red, tan, and light brown, consistent with the Town commercial color chart) Existing metal roofs may be replaced in their current dimensions with metal that meets the aesthetic material criteria herein. Roof materials shall be “nature-blending” in texture and appearance. Roof shape, color, and texture shall be coordinated with the treatment of the building’s perimeter walls.

(3) PROPOSED TEXT AMENDMENT – CLEAN VERSION (Revised by Staff after Planning Board meeting):

Section 16-21.5 Roof Lines. Roofs shall be pitched with a minimum slope of 6:12 except a flat roof may be allowed on a building facing Main Street where the majority of neighboring buildings have flat roofs.

16-21.5.1 The following roofing materials are allowed on commercial buildings and require approval by the Zoning Administrator:

- Wood or asphalt shingles
- Slate (natural or synthetic)
- Metal standing seam
- Copper
- Metal roofing products that mimic traditional shingles

Roof materials shall be “nature-blending” in texture and appearance. Roof shape, color, and texture shall be coordinated with the treatment of the building’s perimeter walls. Roofing material colors shall be dark and consistent with the Town commercial color chart. (For example: brown, dark gray, dark green, slate, rustic red, tan, and light brown)


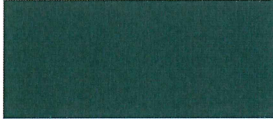

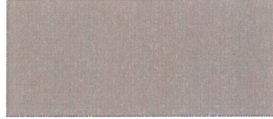

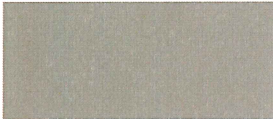











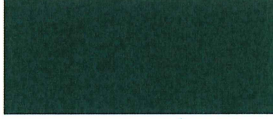






PREMIUM

Gauge 29 and 26	Paint System Signature® 200 20 Colors	★★★★
Substrate Galvalume	Warranty 40-Year Film Integrity	

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.abcmetalroofing.com.
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

Available in 29 Gauge				
				
				
				
Available in 26 Gauge				
				
				<small>(also available in G-90 Galvanized)</small>

