



MONUMENT TOWN COUNCIL STUDY SESSION AGENDA

WEDNESDAY, JULY 8, 2026 – 5:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

1. Joint Town Council/Planning Commission Study Session:

- a. Design Standards, Metal Buildings - (*Jenna Gorney & Dan Ungerleider*)



MEMORANDUM

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: July 8, 2026
SUBJECT: Joint TC/PC Workshop – Design Standards for Metal Buildings

BACKGROUND.

Pursuant to Council direction, the Planning Commission initiated a discussion in April regarding the implementation of design standards for metal buildings within the community. This directive followed several development proposals that incorporated metal building materials, causing challenges in the application of current standards. At present, the only applicable design standards for metal buildings are located within the Industrial Uses section of the code, which limits their broader applicability.

The Planning Commission first considered this topic during its April workshop. That discussion identified a number of foundational questions that required further evaluation prior to taking formal action. These included identifying the underlying purpose of the effort, clarifying whether metal as a material is the primary concern, and the appropriate level and method of regulation. Additional related considerations also emerged.

To further refine these issues, staff developed a survey for both Planning Commission and Town Council members. The survey was organized around five primary topic areas:

- 1) Policy Alignment and Process
- 2) Nature and Scope of Concern
- 3) Applicability and Design Standards
- 4) Definitions, Thresholds, and Code Consistency
- 5) Functional Benefits and Existing Conditions

The survey was intended to gather input on the outstanding questions identified during the initial discussion. Key themes from the results included:

- **A Desire for a Design-Focused Approach Over Prohibition**
Emphasis on achieving quality design outcomes rather than restricting specific materials.
- **Integration with the Comprehensive Plan**
Strong preference for addressing standards and policy direction through the Comprehensive Plan process before implementing code changes.

- **Objective and Clear Standards**
Overall support for measurable, objective, and administratively reviewable standards instead of subjective design review.
- **Balance of Flexibility and Predictability**
Desire for standards that allow design flexibility while maintaining consistent and predictable outcomes.
- **Architectural Quality and Compatibility as Primary Goals**
Focus on overall architectural design and visual compatibility rather than the material itself.
- **Material Use Managed Through Percentages and Design Techniques**
Interest in regulating materials (e.g., metal) through percentage limits and design strategies rather than outright bans.
- **Recognition of Functional and Performance Benefits**
Acknowledgment of benefits such as durability, fire resistance, and cost efficiency in material selection.
- **Distinction Between Building Types and Material Applications**
Need to clearly differentiate between architectural metal elements and pre-engineered building systems.

Possible Next Steps and Staff Recommendation.

1. Direct staff to draft and bring forward an ordinance amending Chapter 18 to relocate the Design Standards from the Industrial section into a newly established section titled “Design Standards for Mixed-Use and Nonresidential Uses.”
2. Consider Expanding these standards after the adoption of Monument 2040 Comprehensive Plan, incorporating additional public outreach and visual surveys to further define the community’s identity and vision.

Attachments.

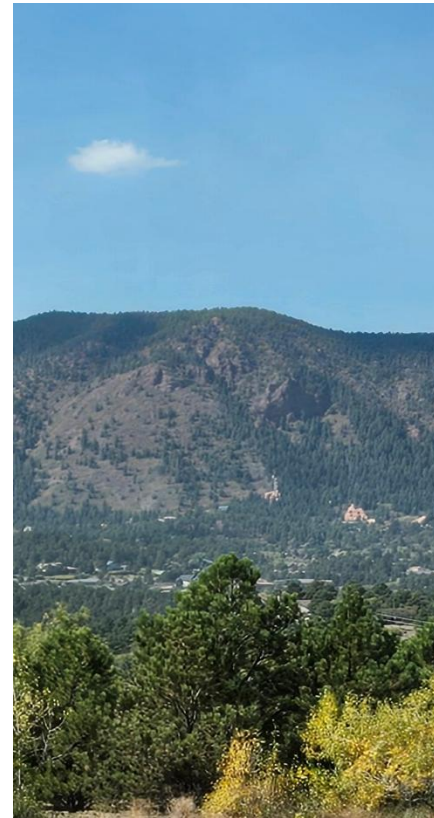
1. Staff Memo
2. Workshop Presentation
3. Survey Results (Raw)

Joint Workshop Planning Commission & Town Council

Design Guidelines for Metal Building

Staff Presentation

Joint Workshop— 7/8/2026



Current Code 18.04.150 B. – Industrial Uses, Building Features

- a) Metal buildings, or buildings which primary exterior surfaces are metal, shall not exceed twenty thousand (20,000) square feet in gross floor area before it is determined that provisions b, c, and d below apply
- b) Metal is prohibited as a primary exterior surface material on buildings that are visible from a street, park, open space, or trail unless the building meets section 1.a as stated above.
- c) Metal may be used as an accent material covering no more than twenty (20) percent of the facades when the building or buildings are visible from a street, park, open space. or trail. If metal is to be used along interior lot lines, such facades need to be integrated into the overall building design,



Current Code 18.04.150 B. – Industrial Uses, Building Features

d. Principal Building Facades: Principal building facades shall include all building facades that face adjacent major arterials or interstates. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment. Principal building facades associated with new construction shall meet the following standards:

Principal building facades shall avoid the use of undifferentiated surfaces by including at least three of the following design elements:

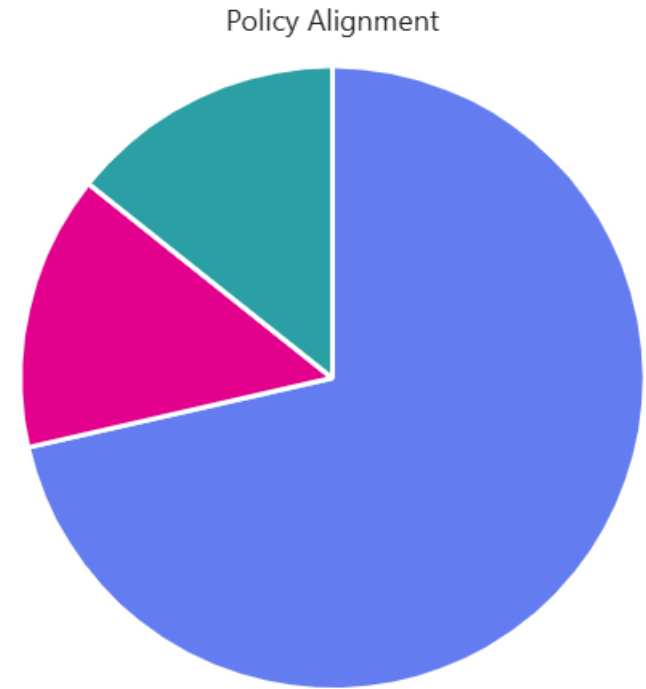
- i. Change in building height
- ii. Building step-backs or recesses
- iii. Fenestration
- iv. Change in building material, pattern, texture, and color; or
- v. Use of accent materials.



Survey Results

1) Policy Alignment and Process Consensus:

Consensus: Policy should be addressed through the Comprehensive Plan update and followed by code amendments, with acknowledgment that some near-term action may also be needed to address current development pressures.

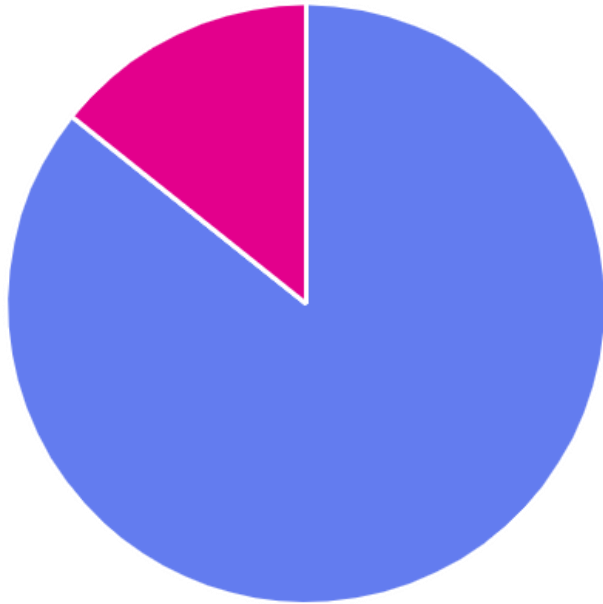


5 - Comprehensive Plan
1 - Unsure
1 - Immediate



Survey Results

Nature of Concern



6 - Design Quality

1 - No Concern

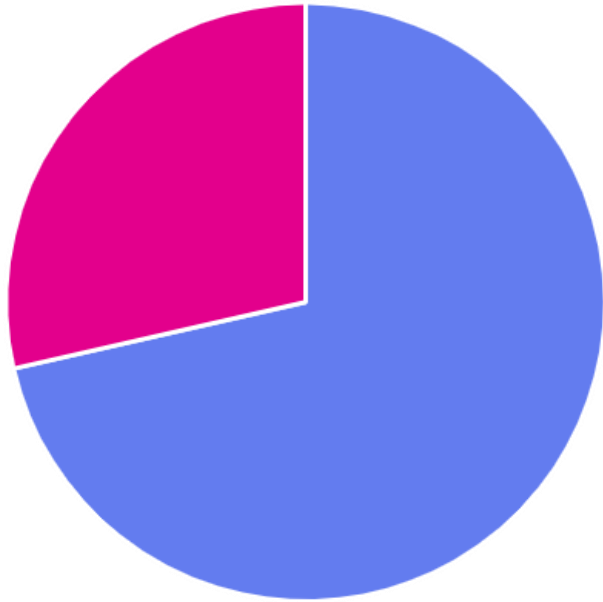
2) Nature and Scope of the Concern:

Consensus: The issue is architectural quality - not the use of metal itself. Metal is acceptable when well-designed. Standards should apply to all development types town-wide.



Survey Results

Design Standards



6 - Enhanced Standards
1 - Case-by-Case/Other

3) Applicability and Design Standards:

Consensus: Metal should be allowed with enhanced design standards, emphasizing:

- Architectural articulation and material variation
- Mixed-material façades
- Compatibility with surroundings



Survey Results

4) Definitions, Thresholds, and Code Consistency:

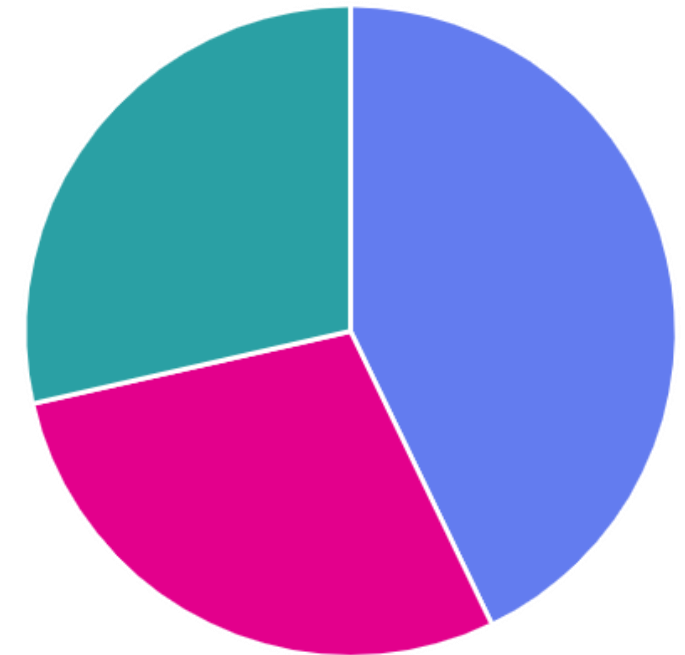
Consensus:

- The definition of “metal building” must be updated (type, percentage, application)
- The current size threshold approach is not effective and should be revised or removed

No clear consensus on:

- Exact replacement method (percentage vs threshold vs design-based)
- Whether standards should be fully uniform or context-sensitive

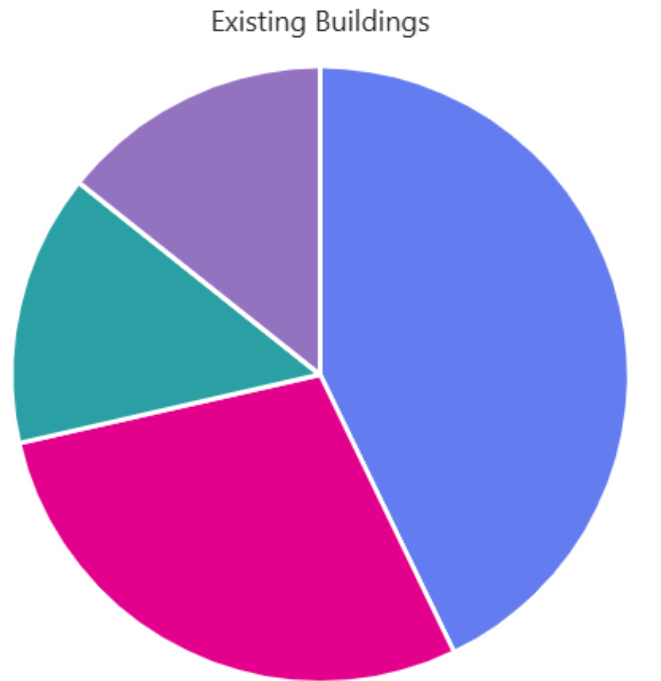
Threshold Approach



3 - Modify
2 – Eliminate
2 - Unsure



Survey Results



3 - Nonconforming
2 – Case-by-case
1 – Upgrades
1 - Other

5) Functional Benefits and Existing Conditions:

Consensus:

- Functional benefits (cost, durability, fire resistance) should be considered but secondary to design quality

No clear consensus on:

- Opinions split between legal nonconforming, upgrades, or case-by-case treatment





METAL CLADDING



If any, which one of these images is the problem.

a.



b.



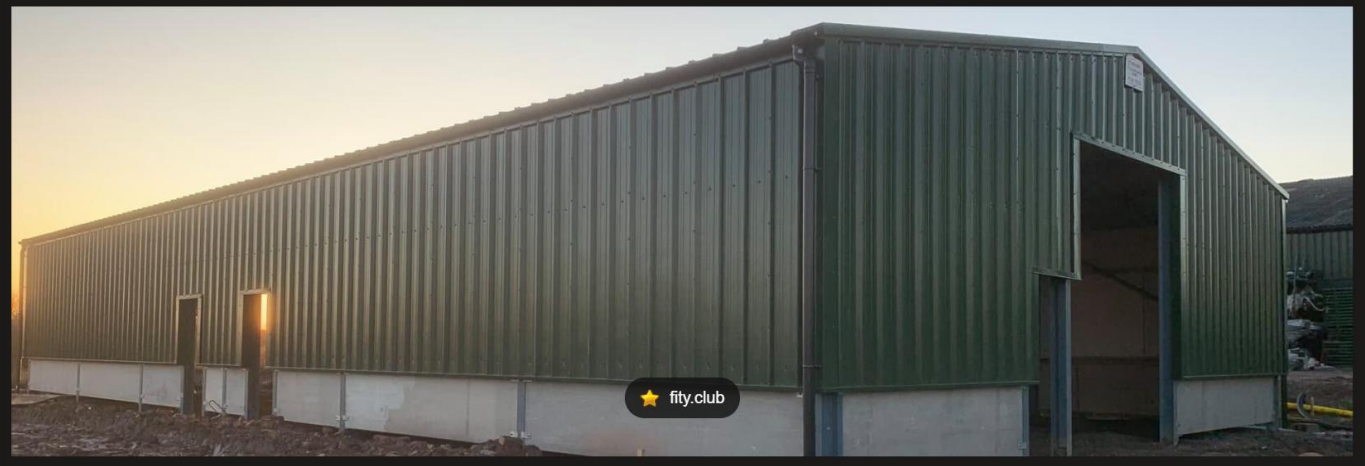
c.



Which image is the problem, and why.



Which image is the problem, and why.





Additional Consensus Statements From Discussion ...



Overall Consensus Statement:

The Town should move toward a design-based regulatory framework that allows the use of metal materials while ensuring high-quality architectural outcomes, supported by clear definitions, improved standards, and a balanced level of flexibility in application.

Possible Next Steps and Staff Recommendation

1. Direct staff to draft and bring forward an ordinance amending Chapter 18 to relocate the Design Standards from the Industrial section into a newly established section titled “Design Standards for Mixed-Use and Nonresidential Uses.”
2. Consider expanding these standards after the adoption of Monument 2040 Comprehensive Plan, incorporating additional public outreach and visual surveys to further define the community’s identity and vision.



QUESTIONNAIRE RESULTS

A. Policy Alignment and Process

1. **Alignment with the Comprehensive Plan.** Should policy direction on metal buildings be addressed in Monument 2040 and later by a code amendment reflecting the new Comprehensive Plan?

5 Agree – Discuss in the Comprehensive Plan Update and Follow Up with a Title 18 update

1 Disagree – This should be addressed immediately

1 Unsure – Comment: Unsure about implications

Comments:

- Likely that the original intent of the current guidelines was to prevent metal sheds
- This issue will continue to arise. Take action now

B. Nature and Scope of the Concern

2. **Primary Concern.** What is the primary concern related to metal buildings in Monument?

5 Architectural character / visual quality

0 Use of metal as a material

1 Both

1 No significant concern

Comments:

- This material is being used more frequently. Patterns and colors needed
- Introduce a percentage threshold

3. **Scope of Concern.** Is the concern focused primarily on industrial development, or on architectural outcomes across multiple development types?

0 Industrial development only

0 Multiple nonresidential development types

7 All development types

0 Not sure

Comments:

- may require an exception for storage
- be sure any changes are consistent with the Comprehensive Plan
- have an exception for storage unit development
- design should be consistent with adjacent development

C. Applicability and Design Standards

4. **Applicability of Restrictions.** If restrictions on metal buildings are retained, where should they apply?

0 Industrial uses only

0 All nonresidential zoning districts

- 4 All zoning districts
- 3 Case-by-case through design review
- 0 No restrictions

Comments:

- must be clear standards
- concerns with any subjective review process
- approvals should remain administrative
- concerns with administrative approval

5. **Specific Material Concerns.** Knowing that all metal siding is not manufactured the same and can vary widely in appearance and functionality, are concerns related to particular types or applications of metal building materials?

- 5 Yes
- 1 No
- 0 Not sure

Comments:

- only concerned with architectural appeal
- Concerns with particular types of metal used
- would like to not see storage units throughout community
- streamline process, reduce subjectivity

6. **Core Concern.** Given the widespread use of metal in contemporary architecture, what is the core **concern** with allowing it in Monument?

- 2 Visual quality
- 0 Compatibility with surrounding development
- 0 Building scale or form
- 0 Community identity
- 1 No significant concern
- 4 Combination of all options except for “no significant concerns”

Comment:

- none- just want architectural quality

7. **Design Techniques vs. Material Prohibitions.** Should design techniques such as material variation, articulation, massing, façade modulation, and detailing be emphasized rather than prohibiting specific materials?

- 4 Strongly agree
- 2 Generally agree
- 0 Neutral

- 0 Generally disagree
- 0 Strongly disagree
- 1 Dependent on application/location

Comment:

- no prohibition without valid reason

8. **Enhanced Design Standards.** Should metal building materials be permitted if they are subject to enhanced design standards addressing appearance, scale, and compatibility?

- 5 Yes
- 1 No
- 1 Case-by-case

Comments:

- propose max percentage and additional design guidelines
- don't exclude storage units
- consider benefits: fire safety, speed to construct

9. **Material Combinations.** Should the Town require or encourage combinations of exterior materials such as stucco, stone, heavy timber, wood siding, or architectural metal to ensure visual diversity and compatibility?

- 2 Required
- 5 Encouraged
- 0 Not necessary
- 1 Other – add a material max percentage

Comments:

- should be standardized to blend in with natural environment
- standardization but allow flexibility for creativity
- dependent on the percentage allowed

10. **Metal Roofing.** Should metal roofing systems be permitted or encouraged because of benefits such as fire resistance, durability, and reduced insurance costs?

- 4 Encourage
- 2 Allow
- 1 Neutral
- 0 Discourage

Comments:

- allow for fire protection
- add as part of an overall mixed material requirement percentage

11. **Types of Metal Systems.** Should high-end architectural metal systems be treated differently than traditional pre-engineered metal building systems under the code?

- 4 Yes
- 1 No
- 2 Not sure

Comments:

- all should be looked at for architectural appeal

D. Definitions, Thresholds, and Code Consistency

12. **Definition of a Metal Building.** Should the Town revise its definition of a “metal building” to address the following?

- 2 Distinctions between architectural metal cladding and traditional steel building systems
- 0 The percentage of exterior metal used to classify a structure as a metal building
- 0 How buildings with non-metal façades and metal roofs are categorized, particularly for larger buildings
- 5 All choices

13. **Size Thresholds.** If metal buildings are considered undesirable, how should the Town address the existing size threshold?

- 0 Maintain the current threshold
- 3 Modify the threshold
- 2 Eliminate the threshold
- 0 Prohibit certain building types regardless of size
- 1 Not Sure

Comments:

- discussion needed, not sure
- thresholds tend to be arbitrary
- option provided: modify the threshold to an agreed upon an applicable size in addition to case by case for metal buildings

14. **Regulatory Avoidance.** Does the current size threshold create opportunities to avoid regulation through incremental building design?

- 1 Yes
- 0 No
- 6 Not sure

15. **Code Consistency.** Should the Land Development Code address metal buildings consistently across industrial, commercial, and potentially residential uses?

- 3 Yes
- 2 No
- 0 Case-by-case
- 1 No Response
- 1 Not Sure

E. Functional Benefits and Existing Conditions

16. **Functional Benefits.** Should the Town give greater consideration to the functional benefits of metal buildings, such as construction efficiency, fire resistance, durability, and cost effectiveness, when evaluating appropriateness?

1 Neutral

3 Yes

0 No

3 Balanced with aesthetic considerations

Comments:

- concern is with percentage, not exclusion

17. **Existing Buildings.** In the context of annexation or redevelopment involving existing metal buildings that exceed current thresholds, what approach should be considered to reduce legal risk and ensure fairness?

4 Allow as legal nonconforming

1 Require upgrades over time

1 Allow case-by-case exceptions

1 Other: defer to Attorney for guidance

18. **Overall Policy Alignment.** How can the Town best align potential code changes with the Comprehensive Plan's long-term goals while balancing aesthetic objectives, economic development, and land use policy?

Comments:

- Code updates now to avoid further discussion

- discuss at workshop

- align with comprehensive plan

- existing policy difficult but align changes with Comprehensive Plan