



City of Marysville

PAINT COLORS POLICY

I. Establishment: Chapter 18.87 of the Zoning Ordinance establishes architectural review to all areas of the Marysville Redevelopment District. Chapter 18.94, further establishes a design review process which extends beyond the Redevelopment District. Both chapters extend City purview of building repainting to these areas. These regulations require those who propose to repaint their buildings within these areas to submit an application for review and approval by either the Planning Department staff, Architectural Review Board or the Planning and Historic Preservation Commission.

II. Description of Problem Since color choice is somewhat subjective in nature, it is often difficult for staff to review re-painting proposals. Often times, staff is placed in an awkward position to judge one color to another, and therefore, one person's taste to another. To help minimize these conflicts, the Planning and Historic Preservation Commission has established a policy and process to help reduce conflicts between applicants and staff in the selection of appropriate exterior building paint colors.

III. Policy: The policy allows Planning staff to review and approve Design Review applications for building and structure painting when the colors used are selected from the Benjamin Moore Historical Color Preview "Palette" as long as the color selections don't clash with neighboring building colors. Although the specific paint palette is manufacturer specific (Benjamin Moore), the actual paint can be a different brand as long as it matches the Palette selection. Applicants are welcome to choose a different color, however, a color choice that varies from the color Palette is subject to review and consideration by either the Architectural Review Board (ARB) and may be referred to the Planning and Historic Preservation Commission for further consideration.

IV. Procedure: Applications submitted to the Planning Department for building repainting must be complete (refer to the Application Submittal Checklist). Upon application submittal, staff will review the proposed colors for consistency with the Benjamin Moore Color Preview "Palette". The selected colors shall also be reviewed by staff to determine whether or not the proposed colors clash with neighboring building colors. This is why it is important to provide photos of the building to be painted and photos of adjoining buildings and structures with the application. If the colors are consistent and don't clash with neighboring buildings and improvements, the application is approved (no fee is charged for this review and determination). In the event the proposed colors vary from the Palette, then an application fee is assessed and staff schedules review of the application with the ARB. If the ARB determines that the proposed colors are not compatible with the building or the neighborhood, the ARB will attempt to work cooperatively with the applicant to change colors to those more conducive to the neighborhood based on the intent of the Zoning Ordinance. In the event the ARB and the applicant cannot develop consensus on the color choices, the application is automatically referred to the Planning and Historic Preservation Commission for determination. Decisions of the Planning and Historic Preservation Commission are final unless appealed to the City Council in accordance with the provisions of the Zoning Ordinance.

Approved by Planning and Historic Preservation Commission on July 23, 2003



**CITY OF MARYSVILLE
PLANNING DEPARTMENT
DESIGN REVIEW INFORMATION NEEDS
BUILDING REPAINTING**

**ARCHITECTURAL REVIEW
APPLICATION CHECKLIST**

TO APPLICANTS: Please refer to the City's Paint Color Policy before preparing your application. The following list includes all the items you must submit for a complete application. **Planning Staff will use a copy of this list to check your application for completeness after it is submitted.** If your application is not complete, a copy of the list will be returned to you marked according to the legend at the end. If submitting blueprints, Planning Staff encourages that you submit one copy of the plans to allow for application completeness check and, if necessary, allow you to revise the plans and then submit the required number of plan sets.

APPLICATION NUMBER: _____
CHECKED BY: _____ DATE: _____

Staff Use:

Complete

- A. **Planning Application Form** complete and signed.
- B. **Base Application Fee:** In accordance with the City's Planning Fee Schedule.
- C. **Site Photographs** of the building proposed to be painted and neighboring development and improvements.
- D. **Paint Samples** mounted on a sheet of paper or poster board that can fit into an 8-1/2" X 11" file folder (please refer to the City's Paint Color Policy).
- E. **Color Palette Variation:** In accordance with the City's Paint Color Policy, if the color choices vary from the City's Paint Color Palette, then the applicant **should** include a color rendering of the building showing the proposed colors.

- Colors are consistent with City's Paint Palette and don't clash with neighboring building colors
- Colors are not consistent with City's Paint Palette and/or clash with neighboring building colors

Received By: _____

Checked By: _____

Date Received: _____

Approved By: _____

Date Approved: _____

**Additional Staff
Comments:** _____