Commercial Design Guidelines

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Lindon City Community Development
100 N. State Street
Lindon, Utah 84042
(801) 785-7687
Fax (801) 785-7645
www.lindoncity.org

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This document was written to be a guide for builders and developers in the design stages of developing new projects and also to guide proposed upgrades to existing buildings and sites. These guidelines are meant to show some of the architectural characteristics Lindon City desires in order to maintain the small town nostalgia. This document, however, cannot possibly cover all architectural themes and characteristics Lindon City wishes to implement, and is not meant to limit creativity. Instead, these guidelines are meant to spark the creative spirit and bring forth designs consistent with the general intent of the document which will enhance the aesthetics of the community. *Due to the fact that these guidelines are flexible in allowing many types of buildings and developments, the Lindon City Planning Commission and City Council reserve the responsibility to interpret these guidelines to guarantee that new developments and remodels of existing sites & buildings promote the theme, "A little bit of country" which Lindon City desires to maintain. Applicants & designers should rely on this document for principle ideas and design standards, with the understanding that broad discretion is given to the City for approval of architectural treatments and site design.*

I. Introduction

1.1 Lindon History

The Lindon City area was settled in 1861, and was originally known as "Stringtown" because of the line pattern of homes built along the route between Pleasant Grove and Orem. The town incorporated in 1924 with 458 residents, encompassing an area of approximately 3 and one half square miles. Commercial and public buildings were also built during the early years of settlement and the incorporation of the town. However, unlike neighboring Pleasant Grove and many other small Utah towns in the late 1800's and early 1900's, Lindon did not develop a town center or higher intensity core of commercial and public buildings.

The city has experienced significant residential growth in the last few decades with the 2005 population nearing 10,000, and commercial uses have expanded to meet the needs of Lindon's growing population. Lindon wishes to accommodate this commercial growth, yet retain the rural character of the community, as well as preserve the historical and architectural attributes that contribute to the character of Lindon. Several historic residential structures remain in Lindon, with some being used in a commercial capacity. Two of these residential structures, along with the historic Cullimore Mercantile building stand at the intersection of State Street and 400 North. These remaining structures, along with other preferred building styles, provide the historical basis upon which these guidelines have been developed.

Fig. 1 View of Lindon City, Utah Lake, and Oquirrh Mountain Range.

1.2 Intent of Guidelines

Fig. 2 Historical residence.

This guideline is intended to be applied to all areas zoned General Commercial (CG). The Lindon City commercial areas, consisting primarily of the State Street and 700 North corridors, are dynamic areas and are progressing forward. The object of these guidelines is to guide future development that will enhance the character of Lindon City.
In order to respect and reference their heritage, Lindon has chosen to draw primarily upon the historical building types and styles of the town for new commercial structures. *See figure* 2. City officials and residents also find craftsmen and alpine type construction very appealing.

Figure 3: Community input.

Input from the public, city staff, and elected officials has led to the establishment of guiding principles to promote appropriate development standards (*See figure 3)* that will create a vibrant commercial corridor as well as small commercial districts that respect and enhances the heritage of the community's identity. Although Lindon does not have a historic town center, there is a desire to create that kind of small town Main Street district or gathering place in Lindon.

New structures should affect the area in a positive manner, signifying continued growth, and not be detrimental through use of inappropriate massing, scale, or materials. These guidelines utilize approaches that intend to encourage a sense of place and a sustainability of the area. The guidelines are not meant to preclude making exception in the case of innovative design, and modifications to the guidelines are allowed at the discretion of the Planning Commission and the City Council.

Each of the three subsections in the document provides guidance for various design aspects of building in the Lindon City Commercial District:

- Streetscape
- Site Design
- Architectural Character

Photographs, drawings, and diagrams included in each section illustrate desirable characteristics that describe the general intent of these guidelines. Strict adherence to the standards may require some flexibility depending on specific site conditions. Such flexibility, however, should not be contrary to the general intent for each section, as described.

Several useful tools to assist the city and developers are included in the appendices, including a color palette of Utah-based earth tones, a glossary of architectural terms, and a building materials guide.

II. Streetscape

2.1 General Intent / Introduction

Streets are important public spaces that contribute to the character and identity of a commercial area. The intent of streetscape guidelines is to create a collective streetscape of buildings, landscaping, and other site design elements that identify the commercial zones of Lindon City as

a cohesive commercial district, rather than a conglomeration of individual commercial structures. The overall streetscape design will be visually attractive, as well as safe and comfortable.

2.2 Layout & Spatial Form

The general pattern of buildings should help define streets as public open spaces. The following guidelines can be used to enhance spatial definition of the commercial area. Special consideration should be given to further enhance the streetscape and public amenities of key intersections, such as State Street and 400 North, and future key intersections along 700 North. The use of a special overlay district may be used to implement a special streetscape enhancement approach.

Fig. 4 When possible use landscaping to maintain a buffer between sidewalks and parking lots.

- Buildings located on corner lots should orient to both streets. In order to define these corner pad sites, a setback of 20-50 feet is recommended on both street-facing facades as far as sites permit.
- Orient and align the street-facing façade of buildings to the street to help define and shape the street.
- Orient primary entrances to streets and other public spaces, such as plazas, courtyards, and pathways, that have higher levels of pedestrian activity.
- Where possible, maintain and restore contributing historic buildings to conserve historic character in the Commercial District.
- Consolidate driveways and entrances to minimize the amount of breaks, maximize safety and support the continuity of the streetscape design.
- Locate a landscaped parking strip between street and walkway to provide a buffer from traffic. Parking strips are recommended be a minimum of 6 feet wide. A width of 10 feet may be allowed to accommodate a meandering style of walkway/sidewalk.

2.3 Amenities (Trees, Landscaping, Furnishings)

- The use of amenities, such as street trees and planter boxes, are important to an overall streetscape design and can greatly help define a wider street. A consistent landscape and amenity design and theme along the length of a street or block can strengthen the association of unrelated buildings.
- In addition to street trees, other landscaping such as lawn, shrubs, or ground covers provide a buffer between people and cars, as well as providing seasonal colors. Proper maintenance is essential to keep the benefits of these areas continuous.

Fig. 5 Planter boxes/pots add to the color and attractiveness of the streetscape.

- Where a landscaping strip does not exist, install planter boxes and/or plant trees along sidewalk.
- Hanging baskets or large pots are also encouraged to enhance the façade and provide color and create a more pedestrian friendly atmosphere.
- Coordinated street furnishings, such as fencing, trash receptacles, bollards, bicycle racks, and seating, can be an important component in creating a unified, attractive look to a commercial streetscape. Maintenance, safety, and durability are the main considerations regarding choice and placement of furnishings.

Fig. 6 Planters, benches, parking strips, pots, and trees create an attractive commercial streetscape.

2.3.1 Trees

Street trees can be a critical element in defining the edges of a street. To realize the effect, the correct type of street trees must be installed in a well-designed manner and well maintained over time. Refer to the "Lindon City Tree Planting Guide" for detailed information on selecting trees for a site.

- Provide a parking strip of street trees between street and walkway, with trees spaced a minimum of every 30 feet. Trees should be placed a minimum of 40 feet from street corners to allow visibility at intersections.
- Select trees and other plant materials based on appearance, hardiness, and appropriateness to site location, solar orientation, and climate. Low-water, low maintenance, and adaptable varieties are desirable. Consult water conservation programs and the Lindon City Tree Planting Guide for recommendations of appropriate tree varieties.
- Keep the choice of street tree(s) consistent for each corridor. Establish a pattern or design that will continue the length of the corridor for greatest effect in defining the space.
- Select trees that will provide a large canopy while maintaining a suitable height to keep unobstructed passage of vehicles and pedestrians.

Fig. 7 Trees with a large canopy provide shade and help to define a specific corridor.

- Space trees appropriately from each other and from buildings and other structures to allow for full canopy growth.
- Street trees should have a consistent, continued spacing without omissions. Design driveways, lamp poles, and other elements around the spacing of the trees.
- Careful consideration should be given when selecting the type and location of trees in front of businesses so as to not obstruct business signage or building identification (See fig. 8).
- Street trees planted along the 700 North corridor shall be specified by the City. Type and location of the required trees can be obtained at the Planning Dept.

Fig. 8 Trees should be appropriately spaced and located so as not to overly obstruct the view of buildings, signage, or entryways (as shown above).

2.3.2 Landscaping, Pedestrian paving, & Entry Markers

- Landscaping along streets, easements, and public corridors should be consistent to reinforce the overall identity of the commercial district.
- All landscaped areas should be regularly maintained in a neat and orderly appearance as appropriate to the plant types. Leaves, clippings, and other debris should be immediately cleared when accumulation occurs.
- A parking strip of lawn may be most appropriate in streetscapes with a large area between the sidewalk and the street, or where a low pedestrian volume exists. Turf should be used in areas where there is a minimum of 4 feet available, in order to accommodate irrigation systems and mowing.
- Pavers and stamped or colored concrete are desired effects around pedestrian foot traffic areas.
- Parking strips should use a system that is permeable, in order to sustain and enhance the survival of street trees.
- Acceptable paving materials include brick, flagstone, or concrete pavers. Colored, scored, or stamped concrete may be considered.
- Identifying a beginning and end of a corridor or district can enhance the definition of the street. Use well-designed entry monuments, statues, or other means to mark the entrance into the Commercial District of Lindon City.
- Use district gateway markers throughout the commercial zone to define the district. The scale of the markers should relate to the street width and size

Fig. 9 A planted median is a desirable way to define the streetscape, especially on wider streets.

Fig 10 Marked entrances define commercial districts.

of buildings nearby. Markers should be effective both for the pedestrian and vehicular traffic (See fig. 10).

2.4 Paths & Walkways

Paths and walkways are used to provide proper separation of pedestrian and vehicular movement in a manner that encourages pedestrian activity, comfort, and safety. Paths and walks within the commercial areas are encouraged to be linked in some way to the overall trail system of Lindon City.

- Crosswalks should be of a paving material different from the rest of the street or drive to emphasize their location and increase the safety of pedestrians.
- Walkways and sidewalks should be separated from travel lanes by either on-street parking or landscape treatments.

Fig. 11 Pedestrian corridors should be marked by landscaping and other treatments. Corridors provide access between buildings and parking areas. Delineating crosswalks using a different paving material or painted stripes enhances pedestrian safety and the overall streetscape.

- Walkway widths will vary depending on intensity of adjacent uses. Recommended minimum requirements are 10 feet for primary walkways in high pedestrian traffic areas (i.e., stores, restaurants, etc.), and 4 feet for secondary walkways in lower traffic areas (i.e., service oriented businesses, public buildings, etc.). All high traffic walkways shall have a minimum of 6' unobstructed walking space (with respect to overhanging of parked vehicles, landscaping, seating, etc.).
- Use wider sidewalks or patios to create additional space for more intensive sidewalk uses such as outdoor dining, rather than greatly encumbering the sidewalk for such uses.
- Provide overhead weather and sun protection, such as canopies, awnings, balconies, or other overhangs, at building entrances.
- Provide pedestrian circulation and access to buildings adjacent to pedestrian corridors.
- Periodically interrupt large blocks and development parcels exceeding 200 feet in length periodically with pedestrian paths, alleys, or driveways. These routes should be provided with appropriate lighting and amenities such as landscaping and seating.
- Develop pedestrian corridors to connect activity centers and blocks throughout the business district and to surrounding residential neighborhoods. This promotes foot traffic and creates a more vibrant commercial district.
- Use walkways between neighboring developments to enhance the flow of pedestrians.

- Where on-street parking is not practical, other types of buffering such as landscaping, street trees, seating, etc., should be used to improve perception of pedestrian safety.
- Articulate and enhance pedestrian ways with furnishings, waste and recycle bins, lighting, paving materials, public art, and landscaping.

Fig. 12 Providing open space for seating creats a more friendly and inviting environment for walking, dining, and lounging.

- Provide for proper collection and drainage of water, snow, and ice from roofs, balconies, etc., to avoid standing water on walkways that may freeze and create a slipping hazard.
- Drainage grates should allow safe passage by bicycles and pedestrians, and should be designed with some redundancy to reduce the possibility of clogging by leaves and other debris.

2.5 Lighting & Fencing

Coordinate streetscape lighting is required throughout the Commercial District, including type of light source, style of poles and fixtures. Lighting styles should be harmonious and complement the architectural and landscape features of the district.

2.5.1 Street Lighting

Street lighting is an important component of the overall character of a commercial district, as well as improving the quality and safety of the street. Street lighting should be consistent throughout the district. Street lighting can also be placed in planted and paved medians.

Fig.13. Decorative lighting with hanging baskets increases safety and enhances the streetscape.

- If on street parking is provided, street light poles should be located at least 2.5 feet from the curb to avoid contact with car doors and bumpers.
- Light poles should be placed a minimum of 100

feet apart.

- Street lights are required along streets in commercial zones. The approved lighting in Lindon is the Holophane Washington Postlite Luminaire on a black post with a total height of 19'-9" (See fig. 13).
- Light fixtures used in parking areas should not exceed 25 feet in height.
- Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.

Fig. 14 Two rail white fence adds continuity and uniformity to the commercial district.

2.5.2 Fencing

- A white two rail fence is required in all CG, MC, and PC-1-2 zones to enhance the character and consistency of the commercial area of Lindon City.
- Fences should not block access of pedestrians from the sidewalk to a commercial structure(s).
- Fencing height shall be 36 inches.

2.5.3 Pedestrian Scale/Pathway Lighting

Pedestrian scale lighting plays an important role in the overall character of a commercial district. This type of lighting, such as lower poles and bollards, should be used along walkways, public plazas, and other pedestrian areas to illuminate and identify routes and provide safety at night.

- Align lights with street trees where possible.
- Lights should be spaced 100 feet apart to avoid excess glare and provide room for street trees and other furnishings.
- Lights should be properly located to avoid glare into second story windows.
- Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.

Fig. 15 Lighting adds charm to a shopping district and encourages shopping after dark.

III. Site Design

3.1 Setbacks

Front, street-facing setbacks should be compatible with the pattern of Lindon's historic structures being used in a commercial capacity, such as those located at the 400 North and State Street intersection.

- A setback of 20-50 feet is generally desirable on State Street and 700 North.
- Avoid setbacks greater than 50 feet. Buildings that are located too far back from the street generally do not contribute in a positive manner to the overall streetscape of the area.
- A maximum front setback of 50 feet with no more than one row of parking stalls is recommended to avoid a suburban atmosphere of large parking lots fronting the street. A landscaped setback should be located between the sidewalk and the parking area. For large 'big box' buildings, the city may consider increasing the maximum setback.
- Large 'big-box' stores are encouraged to locate towards the rear of a property and provide smaller pad sites closer to the primary public street. These pad sites can consist of secondary buildings with more pedestrian oriented amenities.

Fig. 1 Where street parking exists, wide sidewalks are desireable to provide an uninhibited walkway for pedestrians.

- Utilize the front and side setbacks to create usable public gathering spaces, such as plazas or patio/outdoor seating areas, or for landscaping or public art.
- Avoid placing parking in the front setback between building and street; the majority of parking shall be located to the side or rear of a building to maintain the connection between building and street.
- Greater setbacks may be considered for buildings that propose a public park/plaza area in front of the primary, street-facing façade.
- Side and rear setbacks for structures within a commercial zone shall not be required.

- Setbacks for structures abutting residential uses or zones shall be a minimum of 40 feet.
- Corner sites shall have a recommended setback of 20-50 feet on both street facing facades in order to properly define the intersection if site permits.
- Include a minimum landscaped front setback of 20 feet along 700 N and State Street to retain a sense of openness and small, rural atmosphere. Front landscaping on side streets may include a hard-scaped public plaza, large sidewalk or outdoor patio dining area.
- For narrower side streets off of the main commercial corridors (State Street and 700 North), no minimum landscaped setback is required, but there cannot be a net loss in landscaping. This will allow for a pedestrian scale of buildings that are built closer to the sidewalk, enhancing the sense of a commercial district for an area.
- A 20' setback should be considered between the sidewalk and parking lots that are located to the side of a building.

3.2 Parking

- Surface parking should be located so as to minimize the break in streetscape character and design, yet have sufficient visibility for safety and convenience.
- The use of shade trees, landscaping, and low screen walls can help diminish the dominant and often negative visual impact of parking lots, especially near adjacent residences and parks. A minimum of 20% of the parking lot area is required to be landscaped (See fig. 2).

Fig. 2 Landscaping beautifies the area and conceals large parking lots as well as provides shade - thus cooling the urban environment.

- On-street parking provides an effective buffer for the pedestrian as well as easy access to surrounding businesses and reduces the amount of surface lot parking needed. Spaces on side streets provide a positive perception of parking availability.
- Locate the majority of surface parking to the rear of buildings. Side parking lots are allowed, but should be minimized to allow more continuity between adjacent structures. Big box buildings may require surface parking to be located in the front.
- Encourage the use of shared parking lots that provide more efficient parking patterns. Shared parking with all businesses in an area can help reduce the overall amount of surface parking needed in the commercial district.

- On-street parking may be considered where street width and traffic patterns/speed limits allow. Angled parking may be effectively utilized on side streets.
- Parking should be visible from an entrance to the building.
- Avoid access to parking from/through residential areas.
- Design primary access points to avoid traffic conflicts. Wherever possible, they should be located across from existing access drives and streets.
- Minimize the number of access points from the street by encouraging shared/common driveways for multiple buildings or a building complex.
- Encourage the use of side streets or drives for access to parking areas.

Fig. 3 In smaller spaces, smaller varieties of trees are required as to not destroy the sidewalk or create extensive maintenance costs.

- Make parking areas visible enough to discourage crime and vandalism and utilize CPTED (Crime Prevention Through Environmental Design) principles in the design and layout of the parking (resource: http://www.cpted-watch.com/).
- Provide perimeter and interior islands throughout parking lots to break up hard-surfaced areas. Islands should be landscaped with shade trees that will provide a canopy as well as other lower level landscape elements and plantings (Refer to Lindon City's Tree Guide for recommended varieties).
- Interior islands should be minimum 6' to 10' in width to allow adequate drip line for trees and landscaping. This minimizes visual impact of expanses of asphalt and controls cross traffic through the lot.

Fig. 4 This short brick fence seperates the sidewalk from the parking lot and obscures the cars from the street view.

- Locate parking lots back from buildings to allow for pedestrian space, such as walkways benches, and landscaping.
- Separate parking from pedestrian walkways, using landscaping elements.
- Include other amenities such as public art near or within parking areas to add visual interest.

Fig. 5 Shaded on-street parking is desirable on small side streets.

3.3 Driveways & Circulation

- Encourage shared driveways, cross easements, and automobile entrances to minimize vehicle trips and conflicts between automobiles and pedestrians. Use a coordinated and shared system to access parking and delivery areas at the rear of buildings where possible.
- Walkway materials perpendicular to the drive shall continue across the drive apron to help alert drivers to possible pedestrian activity.

- Interior circulation drives should be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways. Include an interior circulation system that clearly defines the route to parking areas.
- Minimize conflicts between pedestrians, service vehicles, and customer vehicles through proper design and layout of the parking lot.
- Reduce traffic impacts to neighboring residential areas with appropriate landscape buffers between the uses and by proper location and design of all parking areas.
- Clearly delineate crosswalks from parking areas to surrounding businesses/residences with the use of contrasting pavers and/or striping.

Fig 6 Shaded/covered walkways are desirable, especially to promote use in extreme weather.

3.4 Site Lighting

Lighting styles within individual developments should complement the architecture and landscape design as well as the overall Commercial District streetscape lighting scheme. Avoid selecting different types of lighting for individual developments.

Fig. 7 Lighting enhances architectural characteristics.

3.4.1 Building Lighting

- Lighting may be used to highlight and articulate building facades.
- Building facades should be lit primarily at street level.
- Above the first floor, light should only be used to selectively highlight unique building features without lighting the entire structure.

3.4.2 Landscape Lighting

- Lighting can be used to accent and highlight plantings and landscaping elements.
- Direct accent lighting upward into trees to achieve appropriate light levels and pleasant accent effects. This provides for a low intensity that offers dramatic illumination of nearby pedestrian areas.
- Reserve special architectural lighting for individual plaza areas to emphasize focal points.

3.4.3 Lighting Levels

- Lighting levels should be sufficient to produce a safe, visible nighttime environment, without producing excess light and glare.

- Lighting levels should not be less than 0.5 footcandles at 5 feet above the ground plane, with an average of approximately 3 footcandles at 5 feet above the ground plane throughout parking areas and pedestrian walks.
- Consider ambient lighting from indoors when determining lighting levels.
- Outdoor building lights and pole lights should not produce obtrusive off-site glare. Use full or partial cut-off fixtures that eliminate direct light pollution.

3.5 Signage

- The signs covered in this section cover mainly pedestrian oriented signs. Refer to Title 18 of the Lindon City Code for more details.
- Signs should be used sparingly to provide information, identify businesses, and assist pedestrians and drivers with way-finding. Signs should be compatible with structures and storefronts, and should be simple and straightforward to avoid visual clutter.
- Signs should be located closest to the ground floor of buildings, where pedestrians and drivers most easily see them. Signs should be easy to read.

Fig. 9 Signs can add architectural character and be used to enhance the streetscape.

3.5.1 Commercial Signs

- A variety of shapes, sizes, and materials are possible for most signs. Sign materials and colors should be complementary to the materials, colors and architecture of the related structure. Excessively bright colors should be avoided.
- Simplicity in design, style, and shape is preferred over complex or fancy signs.
- Signs should be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.
- Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs should be consistent with the architecture and lighting scheme for the building/development.
- Signage or wording is not permitted on any part of awnings.
- Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally, are suitable.
- Signs on historic structures should be designed and attached in such a way that they do not damage or destroy elements of the building.
- Signs within a development should have a common element, such as type of sign, color scheme, or lettering to provide a sense of continuity.

Fig. 10 Bright colored signs that distract from the façade are not desirable.

3.5.2 Sign Types and Location

Some of the types of signs recommended may be appropriate for use as a primary sign for a business entity. Others may be more appropriate for use as a secondary or pedestrian-scale sign that is better seen while walking by or through a development.

Fig. 11 Monument signs are the most desirable sign type.

Monument signs

- A free-standing, two-sided sign, generally placed in the front setback area between the building and the street
- Appropriate at entry drives or paths for building complexes, and may include identification for multiple businesses.
- Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.

Fig. 12 Bracket signs should be moderately sized, simple, and easy to read.

Blade/Bracket Mounted signs

- A two-sided sign, usually mounted by a metal bracket and projecting from a building's façade. Blade/bracket signs do not conform to the current code but may be considered as part of a pedestrian orientated development.
- Can be well suited for both pedestrians and drivers, since they can be viewed from far down a sidewalk or street depending on the size/scale.
- Can also be located on the corner of a building where they can be visible from two directions.
- Often shaped to mimic an architectural element of the building to reinforce the style of the building.
- Simple mounting brackets should be used, so as not to detract from the sign itself.

Fig. 13 Small pole signs may be permitted in pedestrian-oriented developments.

Signboards/Flush Mounted signs

- Usually a long, narrow panel, located just above the main entrance on a storefront. Sometimes, individual lettering is used directly on the building instead of attached to a signboard panel.
- Generally most suitable as a pedestrian-scale sign, or at an intersection, where signs can be viewed most easily at oblique angles.

Pedestrian-scale, artistic pole signs

- Pedestrian-scale artistic pole signs are not allowed under

current code but may be considered in a pedestrian-oriented development.

- Usually a wooden or metal pole with an extended arm to attach a hanging signboard that is catered to pedestrian traffic.
- Height should be such that the hanging signboard does not interfere with pedestrian traffic. Generally, height does not exceed 8 to 10 feet.
- Suitable at the front of a yard or plaza where businesses may be set back from the street or are not visible.
- Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.

Window and Door Signs

- Simple lettering or motifs that are placed on storefront display windows, glass panels of entry doors, or upper floor windows.
- Traditionally, these were painted signs, but the same look may be achieved through the application of thin, vinyl appliqués; another alternative is to hang a sign placed on clear glass or acrylic in the window or door.

Fig. 14 Reader board signs are adaptable and can be used in many different ways to display information and advertisements.

Plaques

- Wall mounted plaques located near an entry or recessed vestibule; often used to direct patrons to upper level offices or businesses.

Wayfinding Signs

- Directional signs should be low, highly visible, and integrated with other graphic and design systems throughout the district. Directional signage for cars and people on the street should be consistent with any signage within the interior of a development.
- Locate signs to avoid blocking important views for pedestrians or drivers.
- Larger retail developments or complexes may include a single monument at public drive entries noting the names of businesses within the complex.
- Each building within a complex or development should have a legible address sign, visible both day and night. Numbers should be a minimum of 8” high.

IV. Historical Building Forms and Architecture

4.1 Historic Architectural Styles of Lindon

Architectural styles and the details associated with them are considered secondary characteristics of a structure. Each building form has traditionally accommodated a range of architectural styles, and can also accommodate more contemporary styles of architecture. The architectural styles commonly represented in Lindon's historic structures are Classical, Victorian, and Bungalow, with most buildings using a vernacular version of these styles. Vernacular architecture is basically defined as the regional and local manifestations of a style. It is the architecture that most people build in a given time and place. Vernacular buildings utilize the basic conventions of a style, but are often scaled-down and simplified, and used on a smaller scaled structure. Excessive ornamentation, even in the Victorian-styled buildings, is not commonly seen in Lindon's vernacular architecture. Thus, simple detailing is encouraged for all building types and styles, with an emphasis on enhancing the structure, rather than trying to achieve a “period look” or style through the use of excessive ornamentation.

Fig. 1 Old central passage home

4.2 Lindon Design Theme

The basis of the following guidelines is respect for Lindon’s historic building forms. Accordingly, the design of future development along State Street and 700 North should incorporate, as much as possible, these historic building forms. Craftsman and alpine style developments are similar to these historical buildings are also acceptable. Individual buildings with smaller footprints better fit this historic theme than larger buildings and “big box” retailers. The historic feel of Lindon can be further enhanced through site design. Streetscapes should include sidewalks, street trees, and a white split-rail fence to create an attractive and safe environment for pedestrians. Locating most off-street parking on the sides and rear of buildings will help preserve the traditional, small-town feel of Lindon. As the Lindon City slogan “a little bit country” expresses, the community has a desire to preserve its rural heritage. The design of the State street and 700 North corridors should reinforce this desire.

Fig. 2 Historic cross wing home now converted to a commercial use.

Multiple options are given for recommended building forms to provide flexibility and variety in design and avoid the development of too many similar structures. Certain forms are more suited for smaller structures, while other forms may accommodate a wide range of building sizes. Care should be taken by developers and the city to work with a building form that is appropriate for the massing and scale of the proposed structure. Variations and adaptations of these basic building forms is expected, although the approach of tacking on different elements to a boxy building to achieve a “period/historic look” should be avoided. Major variations should be considered on a case-by-case basis.

4.3 Building Form / Type

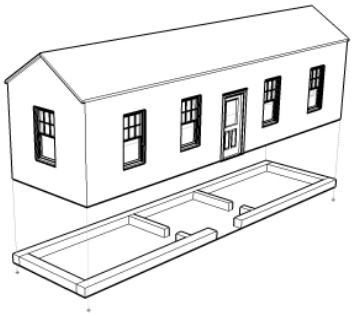


Fig. 3 Hall Parlor or central passage.

The primary characteristic of a structure is the basic building form or type. Most of Lindon's historic structures are residential buildings, with some currently being re-used in a commercial capacity. Thus, the recommended building forms in these guidelines, based on those commonly found in Lindon, include both commercial and residential types. Listed below are the general characteristics of these building forms.
Building type refers to the basic form or shape of a building, and is not always associated with a particular architectural style, though some types are more commonly seen in some styles of architecture than others, especially residential buildings. Some building forms are residential in nature, yet may be appropriately adapted for commercial structures. Listed are those most commonly seen in Lindon or are variations of those seen.

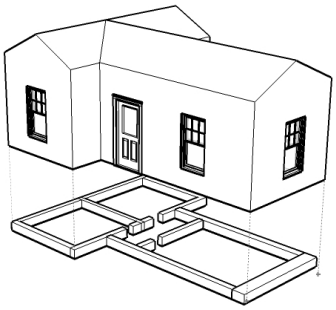


Fig. 4 Cross wing or gabled ell

4.4 Preferred Building Forms

There are three primary styles of historical homes built in Lindon City. They include Central Passage /Hall-Parlor, Cross Wing/ Gabled Ell, and Bungalow. All three forms are characterized by pitched roofs. These building forms are preferred over flat roofed “block” building forms.

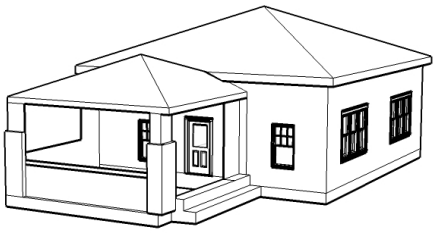


Fig. 5 Bungalow

A. A hall-parlor or central passage structure was most commonly used in a residential manner, but may be successfully used for smaller commercial or office structures. As symmetry is an essential component of this form, it is not recommended for uses that may require a covered drive-through area.

B. The cross wing or gabled ell replaced the hall-parlor as most common house type in the years after 1880. This form was most commonly used in a residential manner, but is also seen historically in institutional or public uses and is similar to the central block form in some ways. It may be successfully used for commercial or office structures in a range of sizes. Its asymmetrical form is a departure from the hall parlor/central passage form, and was often seen in association with Victorian styles, which embraced asymmetry and the enhancement of irregular massing forms.

Fig. 6 Historic Lindon home (gabled ell)

C. The bungalow was the most popular house type in the first quarter of the 20th century. It was also used for smaller civic buildings, such as schools, libraries, city halls, and for small churches. It can be well adapted for use in smaller commercial structures, especially those that are situated near residential areas. Some bungalows often had a porte cochere attached to the side of the house, which would be an ideal form for businesses, such as banks, that require a drive-through area.

4.5 Additional Building Forms (Block forms)

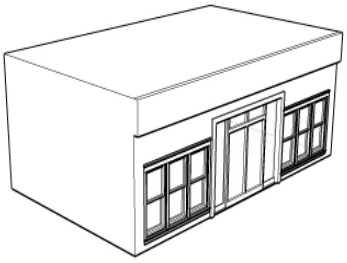


Fig. 7 One-part block

Commercial - Block Forms

Some of the historical commercial buildings in Lindon are One-part Block (Cullimore Mercantile; Walker's Service Station) and Central Block with Wings (Old South School).
These buildings are flexible in that they can have a variable number of bays or wings, large plate-glass display windows and are easy to build and replicate. While Lindon City would consider such designs, modern architectural improvements would need to be made to dress up the structure.

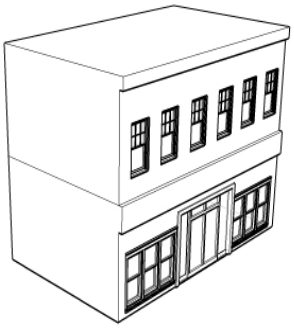


Fig. 8 Two-part block

A. The one-part commercial block is suitable for a wide range of commercial uses, and can also house multiple businesses. One-part commercial blocks are an attached or freestanding, single street-level structure that is a simple box or rectangular plan. The defining feature of the one-part commercial block is the storefront.

B. Similar to the one-part block, the two-part block can be utilized by a wide range of uses. Two-part commercial blocks are an attached or freestanding structure of a simple box or rectangular plan separated into two distinct zones: the street level and upper. The street-level zone is for public uses, such as retail, while the upper stories are for more private uses such as residential, office, or meeting areas. This type of building form is ideal for incorporating offices or residential above one or more businesses on the street level.

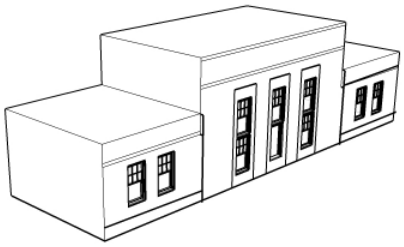


Fig. 9 Central block with wings

C. A central block with wings is more commonly used for banks or public and institutional buildings, but may be used for commercial and office structures. As symmetry is an essential component of this form, it is not recommended for uses that may require a covered drive-through area.

Fig. 10 One-part Block

Fig. 11 Two-part block

V. Architectural Character

5.1 General Intent / Introduction

The character of Lindon City should be positively conveyed through the appropriate use of massing, form, and materials in new commercial structures. In this chapter, general guidelines for all development are presented first, followed by guidelines specific for each recommended building form.

New commercial development should be sensitive and complementary to the heritage of Lindon City yet be balanced with present objectives to encourage development diversity and establish a vibrant commercial area.

The architectural guidelines are designed to promote development that is compatible and complementary to the historic built environment of Lindon. However, direct imitation of historic architectural styles and specific details is not recommended, but historical design principles should be incorporated into the design.

Fig. 1 Massing of a building can be broken up by the variation of depth, texture, and color.

Rhythms and proportions of existing buildings should be identified and incorporated into new construction. These include such things as window to wall or solid-void ratio, bay division, proportion of openings, entrance and porch projections, and site coverage.

Exterior surfaces should be compatible with those of historic structures or the collective character of Lindon in regard to scale, type, size, finish, texture, and color. Finishes should complement the existing scheme of Lindon's historic structures. Roof form and style should be similar to or replicate those found in historic buildings and be appropriate for the selected building form.

Fig. 2 Pitched roofs and rustic architectural features are preferred design characteristics that are consistent with the historic character of Lindon.

Contemporary design and architectural expression that follows the basic principles of the guidelines is appropriate. The guidelines are not meant to preclude making exception in the case of innovative design.

5.2 General Guidelines

5.2.1 Massing and Orientation

- Utilizing appropriate massing and orientation can allow new development to complement the heritage of Lindon. New structures should use massing and orientation similar to that of historic structures. Building placement and orientation should also reinforce the connection to primary and secondary streets, contributing in a positive manner to the streetscape of the commercial area.

Fig. 3 Even very large buildings can be broken up into smaller sections and avoid large blank walls.

- Small, individual developments are preferred. Several small developments contribute a greater degree of diversity than a few large developments.
- Where large buildings are unavoidable, they should be located at the rear of a development parcel or staggered with adjacent developments, with smaller individual developments along the street to preserve a consistent streetfront.
- Breaking up large buildings with multiple bays is required, and each façade should provide a meaningful purpose such as individual entrances to the larger building. On large buildings the façade should broken up every 30' to 40' with color, change of building materials, depth, height, or other architectural characteristics. On smaller buildings, the break in façade should be every 15' to 25'. Appropriate detailing, scale, and proportion area elements that can be addressed through facade design.
- Orient buildings to the main street, either parallel to the street or at a maximum angle of 45 degrees. If a building is on a corner lot, it may have a corner orientation. This is not to preclude entrances or façade detailing to other orientations, such as a side parking lot.

Fig. 4 Artistic design & architectural features can decrease the impact of 'big-box' size and massing.

- The perceived width of buildings should be consistent with smaller developments. Divide wider buildings into modules to convey a sense of more traditional construction, yet

remain true to the interior layout/programming of the building. This is especially recommended for a series of adjacent businesses built in one development.

- Use courts and atria to help vary the mass of buildings with large floor plates and introduce natural light to the interior.
- Provide for depth and variation in a façade through the use of different colors, materials, and other details.
- Avoid flat looking walls/facades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, awnings, recessed balconies and/or alcoves. Staggered bays will also contribute to a greater definition of a façade. Specific guidelines for different building forms are given in the recommended building forms section of this chapter.

Fig. 5 Color changes & variation in material and depth are good tools to break up the massing of a building.

- Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or façades if a corner site). Clusters of buildings in a single planned development may utilize common or compatible building forms and/or architectural styles, with a secondary emphasis on the internal relationships of buildings around a shared parking facility, interior court, landscaped yard, or plaza.
- Buildings on corner sites shall orient to both streets. These buildings are encouraged to have an entrance situated at or near the corner.
- Use sculpture, fountains, monuments, and landscape to enhance the three-dimensional quality of outdoor spaces.

5.2.2 Height

Building heights shall comply with the limits as established in the city code for the underlying zone. Building heights of one to three stories are considered desirable and appropriate to the scale of Lindon City.

5.2.3 Mixed Use Housing

Since Lindon strives to create an attractive & vibrant shopping district along the 700 North corridor, maintaining commercial uses on the ground floor is essential. The second and third floors of commercial buildings can be used for office space, retail and in some cases housing (if specific amenities are provided). Second and third story housing my be feasible along the 700 North corridor if additional public pedestrian amenities are provided such as open space, pocket

Fig. 6 Mixed used developments can be architecturally pleasing, satisfy housing needs, and also create vibrant shopping districts.

parks, plazas, sitting areas, extra landscaping, fountains, etc. A starting recommendation is that for every two square feet of amenities that provide a public benefit, one square foot of livable housing may be added on upper floors. This housing must be utilized as part of a mixed use development, therefore street level commercial elements are required to be part of the project. The Planning commission & City Council must approve any mixed use developments.

5.2.4 Exterior Walls and Surfaces: Building Materials

- Materials for exterior walls and surfaces should be selected based on durability, appearance, timelessness as well as compatibility with those used for the historic structures found in Lindon.

Fig. 7 Emphasis on the detailing of the street-facing façade creates a pleasing experience for the pedestrian as well as the overall character of a commercial district.

- Several notable historic buildings in Lindon are constructed of a locally quarried honeycomb limestone. The limestone was often transported then cut on the construction site, into large blocks. Most of the other notable historic buildings in Lindon are constructed of brick. To complement and be compatible with the character of Lindon, masonry building materials, such as brick, stone, and colored decorative concrete block, are highly preferred for use as the primary building material (85% or greater) of commercial development. Fenestration can also be used to count toward the 85% of the recommended building materials. Many varieties and colors of brick or stone are available and acceptable for use. While use of the same historic honeycomb limestone is not feasible, other masonry materials, such as decorative concrete block and other types of stone may be formed and used in a manner similar to the limestone. Other materials may be considered for use as a primary building material, based on review by the city.
- Secondary building materials may include brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding & timbers. These materials are highly desirable over metals, plastics, vinyl, and faux siding materials including synthetic stucco-type materials.

Fig 8 Wainscotting is encouraged to break up the façade and inhibit a color or material from dominating the building façade.

- Scale, texture, detailing, and fenestration should be greatest at the ground floor, where the level of visibility and adjacency to pedestrian activity is greatest.
- Use materials in a manner that is consistent and visually true to the nature of the building material. (See Appendix A for additional materials guidelines.)
- Use primary building materials for facades that front onto public ways. Secondary building materials may be used as accents on these facades or on less visible facades.
- Use natural building breaks (such as inside corners) for changes in materials, rather than abrupt changes or changes at outside corners to avoid the appliqué look of a material.
- Avoid the use of synthetic materials.
- Innovative use of other materials may be considered.

Fig. 9 Secondary building materials (such as the timbers over this entryway) are encouraged as accents to a primary building design.

- Consider durability and life cycle in the selection of materials.

5.2.5 Texture, Colors, Finishes

- Design elements such as color and materials should reinforce the scale and character of the Commercial District and the heritage of Lindon. Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous facades. Use materials that have a modular pattern closest to pedestrian ways to add scale, texture and visual interest.

Fig. 10 Individual businesses can share a larger building but stand out by changing the color or material of the facade**.**

- Earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. *A color palette of Utah earth tones has been provided in the appendix for use as a reference guide to color selections in developments.*
- The use of color schemes should be compatible with the surrounding areas.
- Simplicity is encouraged regarding color. Excessive amounts of different colors should not be used. Brighter colors are recommended for use as accents only.
- The texture and finish of a structure should convey a modern, yet timeless, building.
- Vary colors and materials to break up the monotony in larger developments.

5.2.6 Windows and Doors/Fenestration

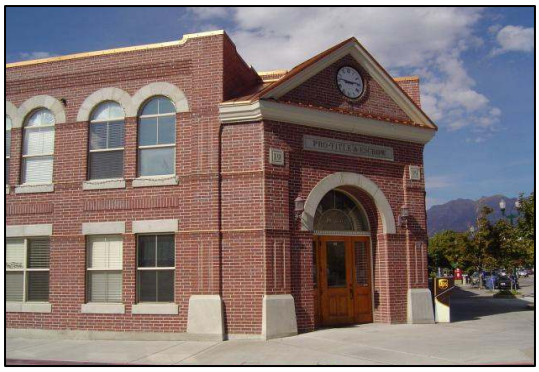


Fig. 11 Arches, sills, trim, muntins, and other architectural features can enhance windows.

- Windows and doors make important contributions to the appearance of any building and should be of a similar design and style to the general character of Lindon's historic buildings.
- Facades that front on to public ways should contain functional windows and doors, with a balance of solids and voids.
- Windows at the ground level should generally be of clear glass, and placed at a height that relates visual connection of indoor and outdoor environments.
- Avoid blank facades with no fenestration.
- Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings, balconies, eaves, arbors, landscaping, and other shading devices are effective, and can be far more visually interesting.
- Materials for framing windows shall be compatible to the primary exterior material. Aluminum or similar framing materials that do not match are discouraged.
- Consider the use of canopies or awnings on windows that directly abut pedestrian walkways to provide protection from the elements.
- Sun and glare can be controlled with awnings, canopies, balconies, trellises, foliage, and other shading devices that also protect pedestrians from inclement weather.

Fig. 12 Architectural characteristics that do not blend in, such as these 'pasted on timbers', should be avoided.

- The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.
- A significant amount of the primary ground story façade facing public streets, easements and other right-of-way corridors should be transparent glazing, to enhance the pedestrian environment, to connect the building interior to the outside, and to provide ambient lighting at night.
- Dark and obscure glazing should not be used at the ground level, except where harsh solar conditions cannot be controlled with other devices.

5.2.7 Architectural Styles: Exterior Trim and Decorative Detailing

While building form is the primary identifying characteristic of a structure, architectural style, represented by the use of exterior trim and detailing, is a secondary characteristic. Different architectural styles can be used on the same basic building form.
Many of the historic structures are of a vernacular architecture - smaller residences that use a scaled-down version of styles popular at the time. Thus, in general, most detail is simple in form and application, while still being attractive. This simplified approach to trim and detail should also be utilized for new construction.

Fig. 13 Covered entrances or porches create a more attractive façade.

- Use details and features that work well with the chosen primary and secondary building materials.
- Design details to be visually true and consistent with their materials of construction.
- The use of details can break up uninspiring solid surfaces and helps to avoid the box-like appearance often seen in new construction.
- Trim and details should be simple in material and design. A classic, timeless style should be used.
- Materials for trim and details shall be compatible with the primary exterior material. Detailing should be authentic with the characteristics and capabilities of the materials.
- Excessive ornamentation is not recommended.
- The use of details such as timbers, stones, and beams should be considered.
- Avoid use of pasted on details that do not reflect internal pattern of building or are not proper use of materials (see figure 12 on pg 27).
- Avoid façade appliqués as a method to modulate the façade. Exterior materials, massing, modulation, etc., should relate to the indoor function and use of the structure.

Fig. 14 Variation in rooflines, slope, and plane are very desireable for providing character to a commercial structure.

5.2.8 Roofing

Roofing is a significant design feature. The form, height, color, pattern, materials, configuration and massing of the roof contribute to the success of a structure. Roof mass and form should be consistent with the scale and proportions of the building as well as the architectural character (see Fig 14 above). Use roof materials and patterns that are appropriate to the overall character and form of the building.

- Use no more than two roof types in a single structure i.e. a primary and secondary roof type.
- Roof materials visible from the street (i.e. sloped roofs), should be harmonious in texture, color, and material with other building materials.

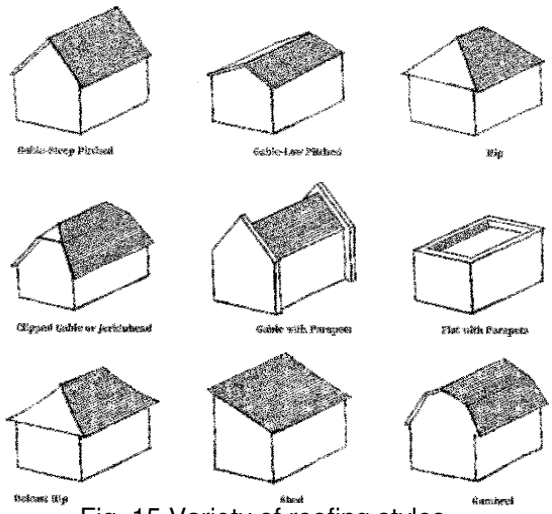


Fig. 15 Variety of roofing styles

- Sloped roofs should be carefully designed to shed snow away from all pedestrian ways.

5.2.9 Mechanical and Service Areas

Mechanical, electrical, and communications equipment such as heating and cooling units, transformers, control boxes, and antennas should not be located on primary facades.

- Rooftop mechanical units are desirable where possible, and should be screened from view with integrated architectural elements (walls, parapets, etc.).
- Meters, stacks, and service pipes should be located conveniently for service and use, but not on primary façades.
- Loading docks should be located near parking facilities, in alley ways or on side streets, and designed or screened in a way that minimizes their visual impact.

5.3 Specific Guidelines for Recommended Building Forms

The following recommended building forms for new commercial structures in Lindon are based on those common and/or similar to historic structures in Lindon, as depicted in the introduction. Some building forms have a residential basis, yet may be appropriately adapted for commercial structures.
For each building form, guidelines are given for the following elements:

1. Massing and Form
2. Height and Scale/Size
3. Roofing
4. Exterior Walls and Surfaces (Building Materials)
5. Fenestration (Windows and Doors)
6. Exterior Trim and Decorative Detailing

5.3.1 Building guidelines: Massing & Form, Height & Scale, Roofing, Exterior Walls & Surfaces, Fenestration, and Exterior Trim & Detailing.

1. Massing and Form

A. One and two-part Commercial Block

- Large plate-glass display windows shall be used to distinguish the front façade or storefront.

- The number of bays can range from one to five when building a One-part Commercial Block (Cullimore Mercantile; Walker's Service Station).
- The façade need not be symmetrical, although bays should be of the same or similar widths.

- If the structure is used for a business requiring a drive-through area (such as a bank or restaurant), use an extension of the roofline detail and supportive elements on the facade to encompass a covered drive-through area that is consistent with the building.
- A linear series of adjacent businesses may be incorporated into one block, utilizing separate bays for each business. Or, a series of adjacent blocks may be used more successfully if the size of the development would exceed five bays in width.

B. Central block with wings (Old South School)

- Use a symmetrical composition of a central block with identical wings.
- The central block will project from the wings and should be accentuated by size and/or height, as well as decoration.
- The wings will generally be lower and recessed from the central block.

Fig. 16 Two-part commercial block building.

C. Hall-Parlor/ Central Passage

- Use a symmetrical building composition, with the long side of the building being the primary façade.
- May be either three or five bays across on the front façade.
- Depth of the building should be one or two rooms deep.
- A covered front porch may be used.

Fig. 17 Gabled Ell with historic western theme and cupola.

D. Cross Wing/ Gabled Ell

- The form will have two or more wings placed at right angles to each other.
- The basic building may take the form of a “T”, “L”, or “H”
- The form/shape could be repeated or mirrored for larger structures or a connected series of stores.

E. Bungalow

- Use a square or rectangular floor plan.
- Use the form for the entire structure, rather than just a bungalow entrance on the front of a block building.
- A variety of form types may be used to create a ‘small gabled cottage’ style of building.
- Narrow end to the street with a hip or gable roof.
- Broad gabled roof that projects out over a front porch, usually with a top half story that has a centrally placed gabled or hip dormer.

Fig. 18 Bungalow with a covered entryway.

2. Height and Scale/Size

A. One and two-part Commercial Block

- Scale and Size may vary from a small building (such as the Cullimore Mercantile) to larger structures.
- Bays should generally range from 15' - 25' in width for small buildings; large buildings 30' - 40'.
- For corner buildings, articulation of the corner with additional height may be considered.
- Scale and Size may vary from a small two-story building of one or two bays to larger structures that would encompass up to five bays.

Fig. 19 Bays & entryways break up this façade.

B. Central block with wings

- Buildings may be one to three stories in height.
- The height of the central block should be higher than that of the wings.

C. Hall-Parlor/ Central Passage

- Buildings may be one, one and a half, or two stories in height.
- This building type is best suited for smaller buildings (a footprint of less than 6,250 square feet)

D. Cross Wing/ Gabled Ell

- Buildings may be one, one and a half, or two stories in height.
- A range of sizes may be accommodated with this form by utilizing additional sections of the projecting and flanking wing form.

Fig. 20 A simple building with appropriate features can create a unique appearance.

E. Bungalow

- Buildings may be one, one and a half, or two stories in height.
- This building type is recommended for smaller buildings (a footprint of less than 6,250 square feet)

3. Roofing

A. One and two-part Commercial Block

- Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building and any flat roof material. Wood or faux wood shingles, or architectural asphalt shingles are preferred.

- The flat roof can be used, but should always be used with a parapet and/or decorative cornice. Secondary roof forms, such as gabled, hip, or shed roofs may be considered for use to break up larger structures or for use on the corner of buildings situated on a corner.
- A wide range of roofing materials can be used for the flat roofs.

B. Central block with wings

- The entire structure may have flat roof with parapet or cornice detailing or the central block may be gabled with a flat roof used on the wings. For a structure that has a gabled center block and gabled wings, refer to the cross wing form in the residentially influenced building form section.

C. Hall-Parlor/ Central Passage

- A steeply pitched gable roof (8:12 to 14:12) is the preferred roof form. A hip roof may also be used.
- If a building is more than one story and dormers are used, the roof of the dormer should be of the same form as the primary roof.

Fig. 21 Possible variation of rooflines

D. Cross Wing/ Gabled Ell

- A steeply pitched gable roof (8:12 to 14:12) or a hip roof are the preferred roof forms.
- All sections of the roof should have the same height for the peak.
- If a building is more than one story and dormers are used, the roof of the dormer should be of the same form as the primary roof.

E. Bungalow

- Use a low-pitched gable or hip roof that projects out over the eaves.
- Dormers, if used, may have gable, hip, or shed roofs all work well with either primary roof form.

4. Exterior Walls and Surfaces (Building Materials)

- Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades (Refer to Appendix 6.2).
- If using Stone or Decorative Concrete Block, details such as the texture of the block and the mortar joints should be similar to that of the historic structures of Lindon (Refer to Appendix 6.2).
- All of the above, as well as Cement Stucco, Wood, Architectural Metals, colored or decorative

Fig. 22 Stucco is common but other materials should be used to enhance the appearance.

concrete, and cement board siding may be used as secondary (less than 40%) building materials, and on less visible facades.

- Foundation ribbons may be created from a material complementary to the primary building material.

5. Fenestration (Windows and Doors)

- If using muntins to create the look of paned glass, use an exterior application to create a visible shadow line, lending to an authentic look. Coordinate with an interior application of muntins.
- Avoid center pressed muntins, which lack a look of authenticity

A. One and two-part Commercial Block

- Large, transparent storefront windows are an essential component of the one-part commercial block.
- Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.

Fig. 23 Large open windows add to the façade

- If storefront windows do not reach to the ground, a projecting sill should be used at the bottom.
- Transom windows should be used above storefront windows. These are often also transparent, but clear, decorative colored glass may be used to add detail to the building façade. Transoms may be either single or multi-paned.
- Awnings, if used, may be either metal or fabric. These should generally be mounted just above or below the transom windows when used on the storefront.

- Use of recessed entries that are flanked by the storefront display windows is encouraged, however flush entries may also be used (See fig. 23).
- Upper levels use more traditional windows with a vertical emphasis. These windows should be inset, with a sill and lintel, and may incorporate some simple detailing to add definition to the upper zone.
- If the building is free-standing, windows on the sides of the building should be vertical in orientation and proportional to the size of the building. These windows should be inset, with a sill and lintel. Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.
- Panes are also encouraged to add character to windows.

Fig. 24 Window trim and awnings add to the visual character of the fenestration.

B. Central block with wings

- Locate the main entrance to the building in central block section.
- Additional entrances are allowed in the wings.
- High, vertical windows should be used in the central block.
- The same style of windows used in the central block should be used in the wings, but usually of a smaller scale. These windows should continue around to the sides and potentially the back of the building, depending on the interior use of the structure.
- Windows should be inset, with a sill and lintel, and should incorporate some simple detailing in the molding or casing elements to add definition to the building.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.

C. Hall-Parlor/ Central Passage

- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins, or detailing in the lintel and/or molding.
- Molding or trim around the windows can be used to enhance a simple window shape.
- Entries may be accented with a covered porch area. Roofing of the entry porch should be of the same form as the main roof.

D. Cross Wing/ Gabled Ell

- Entrances should be located in side facing/flanking wing. These entrances may be protected by a porch or awning, which will add detail to the façade.
- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.
- Molding or trim around the windows can be used to enhance a simple window shape.

Fig. 25 Addition of muntins, color variations, trim, sills and arches create attractive windows.

E. Bungalow

- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used. Windows and doors may be enhanced with geometric patterns, created in stained or leaded glass, or by the use of wooden muntins. These are often seen only in the top half of windows and doors.

6. Exterior Trim and Decorative Detailing

- Some form of detailing or fenestration should be used every 15 to 25 feet along each side of small building (every 30'to 40' for large buildings). Windows, doors, art or architectural detailing at the first floor level are all options for a blank wall.
- Enhance buildings with usable details and accents, such as a covered porch or walkway.
- Avoid trying to incorporate multiple styles in one structure, instead use consistent, continuous detailing.
- Utilize colors, textures, and changes in building material to give definition to the façade.

A. One and two-part Commercial Block

- Use simple decorative detailing to enhance the features of building rather than using excessive decoration or pasted on details.

Fig. 26 These block form buildings have an attractive, modern, clean look achieved through detailing**.**

- Detailing should be focused on the primary, street-facing façade of the building.
- Utilize colors, textures, and changes in building material to give definition to a building's façade.
- Avoid trying to *excessively* break up a building's façade. Instead use consistent detailing along the façade.
- Two-part commercial blocks often incorporate more detailing than the one-part block. Simple, decorative detailing that evokes an architectural style should be used.
- Most detailing should be focused on the street-level.
- Upper level(s) feature less detailing than the street-level.

Fig. 27 This older two-part block building has been restored to maintain a modern appearance.

B. Central Block with Wings

- The central block portion should be further accentuated through use of detailing.
- Stylistic influences may be incorporated in both the central block and wings, with a greater emphasis on the central block.
- Detailing should be consistent on all sides of the building, although the primary, street-facing façade

may have a greater emphasis of detail.

C. Hall-Parlor/ Central Passage

- Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.
- Use simplified versions of historic elements seen in Lindon.

D. Cross Wing/ Gabled Ell

- Decoration and detailing should be consistent between the façade of the facing wing and the porch/front of the flanking wing
- Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.

Fig. 28 Gabled Ell with historic western theme**.**

E. Bungalow

- Use sparse and simple detailing that highlights or exposes the structural elements of the building, such as the eaves, windows, and doors.
- Detailing should be more reserved in decoration and rely on the exposed elements, such as partially exposed framing members in the end of the roof, rather than adding on details.
- Use simplified versions of historic elements seen in Lindon bungalows.

VI. Appendices

I. Preference List: These architectural features are considered desirable and are suggested as "recurring themes" for buildings within the City.

a. Cupolas
b. Arched windows with muntins
c. Exposed Timbers
d. White two-rail fences along streets & walkways
e. Pitched roofing styles
f. Stone wainscot and other stone or brick accents
g. "Country Accents" in line with the Lindon theme, "A Little Bit of Country."

II. Building Materials Guidelines

The use of details and features that work well with the chosen primary and secondary building materials are most effective. Design buildings such that details are visually true and consistent with their materials of construction. Provided are guidelines for:

A. Brick
B. Timbers
C. Stone
D. Stucco
E. Siding/Cement fiber panels
F. Concrete Block Masonry- split faced or decorative.
G. Concrete Tilt Up Building
H. Wood / cement fiber siding

A. Brick

Brick is a modular material and should be used in a manner that achieves a sense of permanence and quality.

- Dimensions of facades and openings should course out with brick modules where possible, to avoid small, cut pieces of brick.
- Trim with appropriate water table detail.
- Brick should appear self-supporting and three-dimensional. Avoid wide spans (over 10') at openings.
- Use some form of header or lintel at all openings. These should be deeper for wider spans.
- Use inset windows, brick jamb returns, and projecting sills at windows. Recess windows.
- Avoid pieces of wall that are less than one brick wide between openings, or

Fig 1. Brick is a classic and timeless building material.

less than two bricks wide at a corner.

- Use the range of decorative patterns brick offers. Use combinations of soldiers, headers, stringers, etc. to form patterns that create cornices, wall caps, water tables, and other details. Use patterns in a manner consistent with the material.

B. Timbers

Wood beams or exposed logs can be used to add to the architectural appeal of the building. This type of treatment is often seen in Craftsman & Alpine style construction.

- The use of timbers helps to maintain the historical & western feel of the city.
- Used as decoration over porches and windows and other overhangs.

Fig. 2 Timbers dress up a building front and entrance and add to the character of Lindon.

C. Stone

Stone is a substantial material rooted in the land. Stone and stone panels must be used in a manner that appears self-supporting and three-dimensional in order to feel genuine.

- Avoid wide spans (over 10') at openings.
- Avoid narrow pieces of stone wall less than 1' wide between openings, and less than 2' wide at corners.
- Take care in the detailing and construction to create a believable corner.
- Keep mortar joints consistent in width to match apparent breaks between stones with breaks in modules.
- Show some form of header or lintel at all openings. Wider spans should utilize deeper headers and lintels.
- Use inset windows, stone jamb returns, and projecting sill at windows.

Fig. 3 This entryway is oriented to the corner and is emphasized by the use of stone.

D. Stucco

Stucco is traditionally a rough 'plaster type' finish coat over masonry walls. Use in a simple manner over large planar wall surfaces.

- Stucco turns corners without need of trim, so keep clean lines at the corners.
- Emphasize the material with broad overhangs, deep recesses at openings, and delicate details such as thin metal rails.
- Avoid narrow pieces of wall at corners or between windows.
- Create points of emphasis to provide contrast to stucco walls. Use slight changes in plane, changes in texture (walls vs. trim), or inset panels of contrasting finish and color (ceramic tile).
- Use appropriate scoring joints to create smaller panels that allow for natural expansion and contraction without unnecessary cracking. Joints should tie in with natural breaks or openings where cracks might naturally develop.

E. Wood Siding / Cement Fiber Panels

Siding is traditionally a lightweight material over a frame structure. If using a cement-based product, choose those with a genuine appearance and use an authentic manner when detailing.

- Avoid vinyl, plywood, or pressboard siding.
- Critical details, both visually and functionally, are joint sealings at corners, soffits, openings, and between siding pieces.
- Combinations of trim, fascia, subfascia, soffits, eaves and rakes protect the vulnerable joints in a building that is sided. Work to create a functional, unified, and harmonious family of these details.
- Ensure that the scale of details is appropriate to the function.
- Apply details consistently on all sides of the building.
- Stagger vertical joints in horizontal pieces of siding.
- Avoid small sections of siding between openings and at corners.
- Use a base to protect sided walls from the elements. Masonry bases are preferred.
- Provide an attractive and functional transition to the base.

F. Decorative Concrete Block Masonry

A modular material used in a similar manner to brick or cut stone. Many different textures and sizes are available.

- Dimensions of facades and openings should course out with the block modules where possible, to avoid small cut pieces of block.
- Use a stain or color finish for visible areas.
- Consider the use of patterns to enhance the building; create cornices, wall caps, water tables, and other details using patterns.
- Accent with detail blocks of different texture/finish.
- Use inset windows.
- Avoid pieces of wall that are less than one block wide between openings, or are less than two blocks wide at corners.
- Large sections of smooth faced, plain block in highly visible areas is not permitted.

G. Concrete tilt up buildings

A Tilt-up is a building constructed of concrete panels, commonly used for commercial or industrial facilities, such as; office buildings, warehouses, retail centers, manufacturing facilities, etc. Large concrete panels are typically poured on site and raised by a crane in place to form the exterior walls of the building.

- It is strongly recommended that stamped, stained, or textured panels be used to add character and appeal to the building. Plain, blank panels over large expanses of wall will not be permitted.
- Wainscot is also recommended to break of the façade.
- Use change of color or change of material to break up large walls of cement.
- *Plain cement panels without decorative features are not permitted.*
- Windows can also be used to add character and break up the wall area.

III. Glossary of Architectural terms

Readers of this book may find several descriptive architectural terms with which they are not familiar. This glossary of terms is provided to give simple definitions of words used throughout this text.

ADOBE - A large, unfired brick made of clay-based mud and straw binder, handpicked in a form and dried in the sun.

ARCADE - A range of arches supported by piers or columns. A passageway, of which one side is a range of arches supporting a roof.

ARCH - A structural element designed to support the weight above an opening. A true arch consists of wedge-shaped stones or bricks that make a curved bridge spanning an opening.

ASHLAR - Textured, rough-hewn stone; or the simulated appearance of rusticated stone in concrete blocks.

ASTRAGAL - A molding of half-round profile, especially the strip covering the joint between a pair of doors or casements.

BALCONET - A decorative balcony that is too small to stand on.

BALUSTRADE - A railing consisting of a handrail supported on balusters, often built on a base.

BALUSTERS - Lathe-turned or straight spindles that support a handrail as part of a balustrade.

BARGEBOARD - Ornamental trim board along the face of the incline of a roof gable.

BATTERED WALL - A wall that slopes inward as it rises; a tapering pier. Common on Pueblo walls and Bungalow porches.

BAY WINDOW - A window that projects from the outer wall, extending the floor space and creating an alcove in the interior space.
BELCAST ROOF - A roof slope with a convex profile creating a distinctive curve, associated with some Victorian and Bungalow styles.

BELT COURSE - A slightly raised horizontal band marking a division in wall surfaces.

BOARD-AND-BATTEN - Vertical plane siding with joints covered by narrow wood strips.

BRACKET - A supporting member, often L-shaped or triangular, for a projecting roof cave, balcony or shelf.

BROKEN SCROLL - A Colonial decorative motif placed over doors or windows featuring a central ornament flanked by interrupted gable moldings.

CANALE - A waterspout extending beyond the plane of an exterior wall or parapet.

CANTILEVER - Construction in which a beam or structure extends beyond the face of a wall, being supported only at the one end.

CASEMENT - A window with the sashes opening outward on vertical hinges.

CASING - Decorative trim encasing a window or door opening.

CHICAGO STYLE - With reference to windows, a symmetrical, flat-arched, tri-partite gang of windows with a large, fixed picture window in the center, flanked on both side by narrower, operable windows.

CLASSICAL ORDERS - In classical architecture, the design of a column and entablature relating to a specific style and time period, including: Doric, Ionic, Corinthian, Composite and Tuscan.

COPING - The sloped capping or top course of a wall made of stone, metal, wood, or some other material for the purpose of protecting the wall from weather.

CORBEL - A projection of successive level of masonry beyond the wall surface producing a bracket form.
CORNICE - The projecting member at the top of a wall or roof trim.

COLUMN - A vertical round shaft that supports, or appears to support, a load.

CREEPING DAMP - (Sometimes called rising damp) The vertical movement of water through a substance by capillary action. Common on lower levels of masonry buildings

CROSS WING - A house form involving two intersecting rectilinear shapes, one recessed.

CROWN MOLDING - A curved molding used to terminate the trim on cornices, walls, casings and cabinets.

CUPOLA – A small structure built on top of a roof & used as architectural treatment or observation post.

CURVILINEAR PARAPET - The multiple-curving, ornamental motif on the center of the top of a parapet wall, especially in Mission Style architecture.

DEAD LOAD - The uniform, fixed weight inherent in any structure (as opposed to LIVE LOAD).

DECKING - The material used to cover the floor of a porch, balcony or other flat exterior walking surface.

DENTILS - A classical ornamental molding consisting of a horizontal series of block-like projections thought to have been based on the appearance of rows of teeth.

DORIC - The simplest of the classical orders.

DORMER - A projecting gable in a pitched roof with a window or windows on its front vertical side.

DOUBLE HUNG - A window in which both the upper and lower sash are independently operable in vertical movement within the same frame.

EAVE - The edge of a roof that projects over the outside wall.

ELEVATION - A "head-on" drawing of face of a building or object, without any allowance for the effect of the laws of perspective.

ENTABLATURE - In classical architecture, the horizontal member immediately above the columns consisting of the architrave, the frieze and the cornice.

FACADE - The front or principal face of building: any side of a building that faces street or other open space.

FANLIGHT - A semi-elliptical or semicircular window, usually over a door.

FASCIA - A flat board with a vertical face that forms the trim along the edge of a flat roof or along the eaves of a pitched roof.

FEDERAL - A classical American architectural style. Dating from 1780 to the mid-1800's.

FENESTRATION - The arrangement and design of windows in a building.

FINIAL - A terminal form at the top of a spire, gate-post, pinnacle, or other point of relative height.

FLASHING - Metal sheets at the junction of roofs and walls or chimneys used to prevent leaking.

FLUSH - Being even with or in the same plane or line as.

FLUTING - A decoration consisting of long, rounded grooves in columns or casings.

FOOTPRINT - A popular term for the shape of an area within the perimeter of a floor plan.

FRAME - The part of an encasement of an opening supporting a door or window. Also, a method of building construction employing a skeletal system of several repetitive structural components, as in wood-frame or steel-frame, or the work of constructing such a system.

FRONTISPIECE - A classical, ornamental projection, including windows, around a major door. Sometimes refers to a wing extending forward from the facade.

GABLE ROOF - A ridged roof forming a gable at each end. A roof with a single peak.

GABLE - The upper (usually triangular shaped) terminal part of a wall under the eave of a pitched roof.

GAMBREL ROOF - A roof with two slopes on each of two sides, the lower steeper than the upper.

GLAZING - Glass set in windows.

GREEK REVIVAL - A classical American architectural style, or individual components of that style, generally dating from 1820 to 1860, but also used during later decades in the west. Architectural style, or individual components of that style, generally dating from 1820 to 1860, but also used during later decades in the West.

HALF-TIMBER - A form of Medieval construction using exposed wood framing with the intervening spaces filled with stucco or masonry. Ornamental trim that reflects the internal structure.

HIGH STYLE - Common terminology for the most elaborate and formal versions of major architectural styles.

HIP ROOF - A roof with sloping ends and sides, usually with four sides terminating in a ridge or point.

HOOD - A protective, often ornamental cover over doors or windows.

HUE - Generally, color or a particular shade or tint of a given color.

IN-KIND - Matching the original material.

ITALIANATE - An architectural style from the mid-to-late nineteenth century which derived its designs and forms from mansions and villas of the Italian Renaissance.

JACOBEAN - A seventeenth century English architectural style, revived in America in the early twentieth century, characterized by red brick Wells, and steep, coped, cast concrete gable trim.

JERKINHEAD - A gable roof with the ends of the gables clipped off to form small hips.

JOINERY - The hand-crafted intersecting joints in ornamental woodwork; associated with woodwork, eaves and cabinetry.

LACE WORK - Fine wooden or metal ornamental screens or scrollwork.

LANCET ARCH - A tall, thin, three-centered or pointed arch surrounding a window opening or vent.

LINTEL - A supporting beam placed over a door, window or other opening; usually visible and of a contrasting material from the wall surface.

LIVE LOAD - A moving or inconstant structural load or weight (such as people) that a building's structure carries in addition to its own weight.

LOGGIA - A covered second-story porch, typically cantilevered and framed by a balustrade. Square posts or turned columns usually support a shed roof.

MANSARD ROOF - A roof that slopes in two planes, the lower of which is usually steeper. Typical of the French Second Empire style.

MILL FINISH - The raw, unfinished color and texture of an aluminum or other metal product, such as a window or door fame, as it comes directly from the mill or factory.

MUNTIN - A small piece of wood or metal in a window sash holding in place and separating one piece of glass from another.

ONE-OVER-ONE (1/1) - A double-hung window with one pane of glass in the top sash and one pane in the bottom. 2/2 has two panes over two panes. A likewise 4/4, 6/6, 12/9 and other window patterns.

ORIEL - A projecting corner window supported by brackets.

OXIDATION - In rusting or burning, the chemical union of a substance with oxygen.

PALLADIAN WINDOW - A tri-partite window consisting of a large, central, round headed window flanked by two smaller, rectangular windows.

PARAPET - A low wall at the edge of a roof, porch, or terrace.

PATINA - A thin coating or color change resulting from natural oxidation during aging; for example, the changing of copper to a greenish-blue color over time.

PENDANT - A hanging ornament.

PERGOLA - An arbor or colonnade with columns or posts supporting open roof timber.

PIECE-IN - To add a piece or pieces matching the original in order to repair.

PILASTER - A pier or half-column of shallow depth applied to a wall.

PINNACLE - A terminal ornament or protecting cap, usually tapered upward to a point or knob and used as a high point of a roof.

PITCH - The degree of slope or inclination, as in the steepness of a roof.

PLASTER - A wall finish material, usually made of lime gypsum or cement, sand and water, applied in a plastic state with or without a heavy texture, to exterior or interior surfaces.

PLINTH BLOCK - A small, slightly projecting block at the bottom of the casing around a door opening.
PLUMB - The degree to which a wall is perfectly vertical.

POLYCHROMATIC - Featuring several colors, as opposed to monochromatic or one color.

PORTAL - A principal entrance, usually recessed and arched.

PORTE COCHÈRE - An open-walled but covered structure attached to the side of a building through which a carriage or automobile may pass or under which they may park. Also a roof and supporting projection over a driveway near the entrance to a house; later referred to as a carport.

PRESERVATION - The process of preserving the existing form, character and appearance of a structure through techniques designed to arrest or slow the deterioration of a structure, or to improve structural conditions.

PROJECTING BAY - Typically a three sided extension from the main facade of a building, containing windows and ornamental elements; sometimes called a "pent" or "slanting" bay or BAY WINDOW.

QUARREL - A small, diamond-shaped pane of glass, one of many in a window. Associated with English styles.

QUOINS - An ornamental element, usually of masonry, on the corners of buildings that expresses the structural interlocking of the corner.

RAISED PANEL - In wood millwork, a door, cabinet or furniture with beveled panels inset in flat wooden frames. Doors will usually have several raised panels, as opposed to slab or flat panel doors that may have only one panel per door.

RAFTER - A wooden frame member stretching from the ridge to the eave of the roof.

RENOVATION - The introduction of new elements to a building to replace old worn parts.

RESTORATION - To employ treatments aimed at returning a building to its original appearance and condition.

REHABILITATION - To take corrective measures to make a building usable or livable again.

RIDGE - The horizontal top line formed by the meeting of two sloping roof planes.

RIDGE CAP - The wood, tile or metal cap covering the ridge of a roof.

ROMAN ARCH - A semi-circular or "round" arch, invented by the Romans.

ROOF CRESTING - A decorative metal element placed along a ridgeline.

ROOF PITCH - The relative angle of the roof slope.

SASH - The movable frame holding glass in a window opening.

SCONCES - Decorative wall fixtures or lamps. Wrought iron sconces are common to the Spanish Colonial and Mediterranean Revival styles.

SCUPPER - An opening through a wall that allows for roof drainage. Term also refers to the metal funnel which catches runoff water and directs it into the downspout.

SECOND EMPIRE - An American architectural style from the mid-to-late nineteenth century, employing the Mansard roof and related elements from the reign of Napoleon.

SEGMENTAL ARCH - A gently curving arch having the shape of the uppermost segment of a circle.

SHAKE - A thick, wavy, rough, shingle made of wood, used in Ranch Era architecture.

SHED ROOF - A single sloped roof.

SHINGLE STYLE - A turn of the century American architectural style characterized by the use of shingles on most wall surfaces, often paired with Colonial Revival ornamentation.

SIDELIGHTS - Tall, narrow windows with small glass panes flanking a doorway, or picture window.

SOLID CORE - With reference to doors, a slab door made of solid wood rather than several panels with a hollow interior.

SPINDLEWORK - Delicate ornamentation of turned wood spindles, typically from the Victorian Era, often found on porches and as ornamentation for doorways.

SQUARE - Forming a right angle.

STUCCO - Plaster for exterior walls.

SURROUND - Ornamental trim or casing surrounding a door or window opening.

TERRA COTTA - Cast and fired clay units, usually larger and more intricate in form and detail than brick.

THATCH - A Medieval roofing material consisting of matted or woven straw; imitated by undulating wood shingles in Period Revival architecture.

THREE-POINTED ARCH - An elliptically shaped arch with its curve established by three perspective points beneath the arch.

TRANSOM - A window opening over a door.

TRI-PARTITE - Consisting of three similar, joined components, such as windows or ornament.

TRUNCATED - Having the top of a hip roof cut off by a flat plane.

TUDOR ARCH - An English arch which slopes gently upward to a point. Associated with English Revival styles.

TURRET - A small tower, sometimes corbelled from the corner of a building & extending above it.

VENTS - Ventilation openings, pipes or shafts.

VESTIBULE - A small entrance room or enclosure situated at an exterior entry to a building.

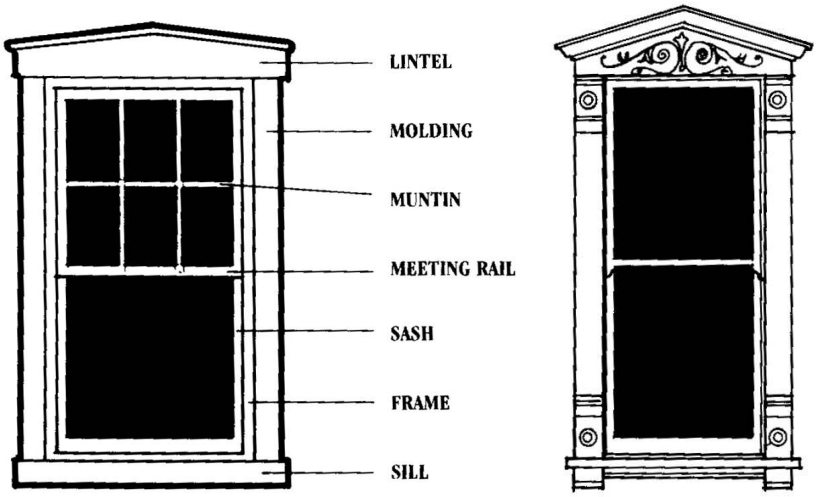
VIGA - A horizontal roof beam, usually a wood log exposed and extending beyond the plane of a wall or parapet.

VERANDA - A long, roofed, gallery-like arcade or porch that spans the width of a facade.

VERNACULAR - Indigenous architecture characteristic of a certain locale.

WAINSCOT – Wood, stone, brick or stucco paneling or some other decorative material that is applied to the lower section of a wall and may extend around the entire facade.

WINGWALL - A non-structural ornamental wall extending out to the side of a building.



IV. Utah Mountain Desert Color Palette