

Rough Draft of a Proposed Commercial Code for Elk Ridge City

C-1 Commercial Zone

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OBJECTIVE

In Elk Ridge City the desire is to promote and strengthen the community's quality of life. A city tax base is necessary for sustaining essential government services and for other services requested by the community. Residential development and residential property taxes do not provide enough tax revenue to cover the costs associated with these efforts. Other city revenue generators are needed. Pursuing economic opportunities are necessary for the city's long term financial sustainability and viability. Commercial zones are therefore appropriate to guide business activities to locations which will be advantageous to local residents, general consumers, and businesses themselves while accomplishing the goals and policies of the city's general plan.

10-7A-1 Purpose

- A. The commercial zone C-1 is established to provide areas in which the primary use of land is for commercial and service uses to:
 1. Serve the daily convenience needs of the adjacent residential neighborhoods.
 2. Provide economic stability.
 3. Enhance property values.

4. Establish strategies for achieving good community design.
 5. Stabilize areas/zones.
 6. Reduce traffic congestion and promote walking communities.
 7. Promote the policies of the general plan.
- B. The C-1 zone shall be located in areas deemed appropriate and approved by the city council for services to the residents of the city. The zone will create a minimum of detriment, hazard, noise or inconvenience to surrounding residential development. The commercial zone will have sidewalks and provide streetscape improvements for present and future pedestrian access.
- C. The C-1 zone shall be characterized by harmonious grouping and architectural offset of building mass of commercial stores and shops which will be architecturally designed for, and will function as, an integrated unit. Clean parking lots and attractive well maintained shops with appropriate landscaping will also be characteristic of this zone.
- D. This commercial zone should facilitate business retention and expansion while attracting businesses compatible with the city identity and which will further the goals and policies of the city's general plan
- E. Lighting will be of low intensity, low profile and fully shielded to protect the surrounding residential areas. The architectural design and character will be compatible with that of the surrounding residential environment.
- F. Commercial zones should be located adjacent to major thoroughfares or collector streets which provide ease of access for the commercial bound traffic without passing through residential areas.
- G. Heavy commercial uses are not permitted.

10-7A-2 Permitted and Conditional Uses

The following buildings, structures and uses of land shall be permitted or conditional uses in a C-1 commercial zone upon compliance with requirements as set forth in this title. P = permitted use, C = conditional use, N = not permitted

<u>Land Use</u>	<u>Classification</u>
Adult Day Care	C
Assisted living facilities	C
Automobile parts sales, new or rebuilt, inside storage and sales only	N
Art Gallery	C
Bakery, Retail and Wholesale	C
Bank, Financial, Insurance, Real Estate offices	P

Beauty Salon	C
Boarding house or lodging house	N
Boat sales and service	N
Building materials, sales or yard	N
Car wash (see Provo code 14.34.380)	C
Church	C
Civic Center, Reception Hall	C
Convenience Store	C
Dance Studio and Hall (see Provo code 14.34.370)	C
Daycare Center	C
Fast Food Eating establishments	C
Education facilities	P
Engraving, Publishing, and Printing Services	C
Golf course (miniature)	C
Government buildings or uses, (Non-correctional)	C
Health Care Facility (small)	C
Health Club	C
Hotel	C
Kennels	C
Laboratory, dental and medical	C
Library	P

Light manufacturing (small)	C
Lodge or social hall	C
Museums	C
Office, business and professional	P
Park and playground	C
Pharmacy	P
Physician or surgeon	P
Post office	P
Private education institutions	C
Public utilities substation	C
Radio, television or FM broadcasting station	C
Reception Center	C
Recording and sound studios	C
Recreation Center	C
Research and Development and related office space	C
Residential, second story only	C
Retail sales and services	
Seasonal businesses	P
Service station, automobile, with or without rotating brush car wash as accessory use	C
Shooting range, indoor only	C

Side Walk Café (see Provo Ordinance 14.34.480)	C
Storage Unit Facility with residence	C
Supermarket	C
Taxidermist	C
Theater, outdoor/indoor	C
Trade or industrial school	P
University, college, junior college, professional school education	P
Utility transmission projects, minor	P
Veterinarian Clinic and Hospital (small)	C
Wells, water storage tanks and similar facilities and structures	C

10-7A-3: Applicability of Standards

A. General City Standards:

Within these commercial zones, all Elk Ridge City ordinances, policies, regulations and plans shall apply.

Where conflicts occur regarding development requirements, these standards shall supersede those of the general Elk Ridge development standards (e.g., compliance with landscaping and parking standards shall be as found in the applicable sections of this code).

B. General Development Standards

1. All proposed commercial developments will be reviewed for compliance with the adopted General Plan and the policies found therein. For each proposed project, it will need to be determined whether there are adequate public facilities available and whether the project changes or exceeds the "acceptable levels of service" for such things as roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and EMT response times, etc.
2. The design of a commercial development shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees and vegetation. Land which is subject to hazardous conditions such as land slides, mud flows, rock falls, snow avalanches, ground subsidence, shallow water table, open quarries, floods, wetlands and polluted water supply shall not be subdivided until the hazards have been eliminated or evidence submitted that the said hazards will be eliminated or mitigated by the development and construction plans.

C. Existing Business Or Redevelopment:

These standards shall be considered the minimum for all new or redevelopment within commercial zones. Any exterior changes (e.g., paint, material change, building addition, etc.) to an existing business must be reviewed by the city's architectural review committee for compliance with these standards on that portion of the building being modified. If a remodel or addition exceeds forty percent (40%) of the exterior then the entire

structure exterior shall become compliant with these standards. General maintenance of materials and building exteriors will not be required to be reviewed by the city's architectural review committee.

10-7A-4 Temporary Accessory Uses

Temporary accessory uses and structures are permitted in the C-1 zone provided they are incidental to and do not substantially alter the character of the permitted use or structure. Such permitted accessory uses and structures include but are not limited to the storage of materials used for construction of a building, and a contractor's temporary office which is permitted only during the construction period and thirty (30) days thereafter.

10-7A-5 Area Density Requirements

Each single lot or parcel of land in the C-1 zone shall contain a minimum of one-half (1/2) acre to allow for the building, site development, parking, required landscaping and storm water detention. Storm water detention can be planned as one shared basin.

10-7A-6 Lot Frontage

The combined, contiguous parcels or lot of land in the C-1 zone shall abut a public street for a minimum distance of one hundred feet (100').

10-7A-7 Lot Coverage

No building, structure or group of buildings with their accessory buildings shall cover more than sixty percent (60%) of the lot or parcel.

10-7A-8 Minimum Lot Standards

The following minimum yard requirements shall apply to the C-1 zone:

- A. Front Yard: Each yard or parcel in the C-1 zone shall have a store front yard of not less than thirty feet (30').
- B. Side Yard: Each yard or parcel of land in the C-1 zone shall have a side yard of not less than fifteen feet (15'). The minimum side setback from an adjacent residential zone shall be thirty feet (30').
- C. Side Yard; Corner Lots: On corner lots the side yard contiguous to the street shall not be less than twenty feet (20') in width and shall not be used for vehicular parking. Said area shall be appropriately landscaped except those permitted accesses or driveways.
- D. Rear Yard: Each lot or parcel of land in the C-1 zone shall have a rear yard of not less than fifteen feet (15') but at a minimum shall match the space requirements for the rear yard setback of the adjoining zone except the rear yard setback shall be thirty feet (30') adjacent to a residential zone.

10-7A-9 Building Height

No lot or parcel of land in the C-1 zone shall have a building or structure which exceeds the height of two (2) stories with a maximum height of thirty five feet (35') and comply with section 10-12-11, "Additional Height Allowed for Public Buildings", of this title.

10-7A-10 Building Size

The maximum size building footprint allowed shall not exceed a total of ten thousand (10,000) square feet.

10-7A-11 Off Street Parking, Loading, And Access

- A. The requirements of design standards for commercial uses and section 10-12-15, "Off Street Parking", of this title shall apply.
- B. The site shall be developed to provide for shared access.

- C. The developer/owner of a neighborhood commercial development located along a state owned highway will cause the required traffic impact study to be performed in conformance with the requirements of the Utah department of transportation. Provide to the city a valid copy of the UDOT letter of approval.

10-7A-12 Signs

The requirements of design standards for commercial uses shall apply to this zone.

10-7A-13 Site Plan Review And Approval Process

The requirements of design standards for commercial use and the provisions of this title shall be applied for any uses requiring site plan review.

- A. Approval Process: All proposals for a commercial development shall be required to conform to the provisions of this section. At each stage of site plan/design compliance process, applicants shall be required to submit relevant application forms and pay applicable fees. At all stages of the process, applicable fees must be paid in full prior to the site plan being presented to either planning commission or city council.

All proposals governed by this section shall be required to conform to the Elk Ridge City design standards for commercial development.

1. Pre-application Conference: Prior to presenting a concept plan to the planning commission, developers shall meet with the city planner in order to become acquainted with the development requirements, procedures and schedules, as well as to discuss potential issues with the project. At this time, developer will present the city planner with a general site plan and inform the city planner of plans for the development.
2. Concept Presentation: Following determination of compliance at the pre-application conference, all proposals will be required to present and receive approval on a concept plan from the planning commission. The planning commission may give preliminary input on the development concept. This input shall be based on the concept's compliance with the Elk Ridge City general plan and all applicable state and local ordinances.
3. Preliminary Site Plan Approval: Upon receiving approval of a concept, developers shall be required to present and receive preliminary site plan approval from the planning commission and city council. Such plans shall be submitted a minimum of fourteen (14) days prior to the date of the meeting at which developer is requesting preliminary site plan approval. At the time of presentation to the planning commission and city council, the developer shall be required to submit the following plans, drawn to a scale not to exceed one inch equals three hundred feet (1" = 300'):
 - a. Overall site plan, including location of buildings, open space, parking, landscaping, pedestrian and traffic circulation. The overall site plan shall also show all existing residences, buildings, existing streets and proposed streets within three hundred feet (300') of the site in all directions.
 - b. Architectural renderings and elevations, demonstrating building materials and colors.
 - c. General drainage and utility layout with topography, showing all topographic features.
4. Required Approvals: Developer is required to receive approval from the planning commission and the city council. Either body may approve the preliminary site plan, deny the plan, or approve with conditions.
 - a. If the preliminary site plan is denied, whichever body denies the plan shall give the developer specific reasons for the denial.

- b. If the site plan is approved with conditions, all conditions imposed must be completed prior to submittal of the final site plan. City staff shall review the final site plan to ensure such conditions are met prior to the final site plan being presented.
5. Preliminary Approval Time Limitations: Approval of the preliminary plan by the planning commission and/or city council shall be valid for one year from the date of approval. Extensions of time may be granted by the Planning Commission and/or city council for a period of not longer than one year upon submittal of a request for extension of time, and showing of good cause prior to the expiration of the initial approval. Self-imposed or economic hardships shall not be a basis for granting an extension.
 - a. If the final site plan has not been submitted within the one year, the preliminary plan must be submitted again with appropriate fees to the planning commission and city council for re-approval.
6. Site Plan Modifications And Amendments: Except as may be provided for elsewhere in this chapter, no element of an approved site plan shall be changed or modified more than five percent (5%) without first obtaining approval of an amended site plan as follows:
 - a. An amended site plan shall be submitted to the city planner for review and approval whenever changes more than five percent (5%) are proposed. A written report shall accompany the plans detailing all changes that were made.
 - b. The procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this chapter.
7. Final Site Plan Approval: Once preliminary site plan approval has been received, developer shall be required to receive final site plan approval from the planning commission and city council. Such plans shall be submitted a minimum of fourteen (14) days prior to the date of the meeting at which developer is requesting approval.
8. Final Site Plan Specifications: The final site plan shall be prepared, submitted and reviewed in accordance with the Elk Ridge City design standards for commercial development. As part of the final site plan submission, developer shall be required to submit those construction drawings outlined in the Elk Ridge City engineering design standards and specifications.
9. Time Limitations: Developer shall have one year from the date of final site plan submittal to obtain final plan approval. Extensions of time may be granted by the planning commission and/or city council for a period of not longer than one year upon submittal of a request for extension of time, and showing of good cause prior to the expiration of the initial approval or an approved extension of time. A second time extension may be requested, and if granted, the extension can be no longer than six (6) months. No other time extensions shall be granted. Developer shall have to start the design review process over. Self-imposed and economic hardships shall not be a basis for granting an extension.

10-7A-14 Fencing And Screening Standards

1. Construction: Fences and perimeter or screen walls should be constructed from durable material such as stone, brick, vinyl, metal having a dark finish (e.g., wrought iron), or any combination approved through the architectural review process. Perimeter screening may also include landscaping elements (e.g., hedges, windrows, etc.) as approved through the architectural review process. Chain link and related fencing shall not be used, except in areas where it is not highly visible to the public. Any chain link materials must be vinyl coated. Concrete walls should be finished with masonry, stone, scoring with texturing or other approved finishes. Precast walls must have a finished stain with sealant.
2. Minimal View Of Service Areas: Loading docks and similar service areas shall be oriented in such a way as to be minimally viewed from generally accessible public areas. Where site conditions do not enable this, screening of service areas shall be provided. This may include a wall with minimum height of six feet (6') having materials, finishes, and similar or complementary architectural treatments as the main building, landscaping, or other city approved method.

3. Utility Equipment Screened From View: All ground or wall mounted utility equipment, meters, transformers, and HVAC equipment shall be screened from view with fencing, walls, landscaping, paint application or combination of the four (4) where viewable from customer travel areas. Equipment screening in areas not generally visible to the public shall be designed and constructed in a manner that is consistent with the rest of the project, but should include at least paint applications.
4. Visual Relief: Screening walls and fencing should have visual relief a minimum of every fifty feet (50').
5. Anti-graffiti Protections: All wall types must utilize anti-graffiti protections up to nine feet (9') or the maximum height of the wall whichever is less.

10-7A-15 Storage; Displays

All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user, not able to be stored within the commercial structure shall be stored in a completely enclosed building.

10-7A-16 Storage; Trash

- A. No trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept in an enclosed building(s) or structure.
- B. All accessory structures built to accommodate the storage shall be constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in the design standards for commercial uses. Within a development of multiple structures a common accessory structure shall be constructed suitable for use by all tenants or businesses.
- C. Accessory structures (e.g., trash enclosures, storage buildings, etc.) may not be located in required front yard setback or landscape yard areas and must comply with all applicable landscape requirements found within section 10-XX-X of this title. Trash enclosures shall be located so as to minimize disturbance to adjacent residential development.

10-7A-17 Pre-application And Concept Development Reviews

The requirements of design standards for commercial uses and provisions of this title shall apply to this zone.

10-7A-18 Development Standards

The development standards of this zone shall conform to design standards for commercial uses. No development shall proceed nor building permit issued in the C-1 zone until the commercial design standards are enacted.

10-7A-19 Grading Standards

Site planning must take into consideration the existing grade and slope of the site. Grading of property should be sensitive to and compatible with surrounding properties and public streets. Commercial properties adjacent to existing or future residential properties will be restricted in raising or cutting the elevation of the commercial site near property lines unless approved by the city with appropriate buffering measures.

- A. The use of landscaped, gently sloped areas is usually preferable to retaining walls. The use of terraced parking lots, stepped building pads, retaining walls and larger setbacks may be necessary to achieve this.
- B. If retaining wall are needed the heights are limited to a maximum height of four feet (4') measured from the highest point of grade, unless otherwise authorized by the architectural review committee. Cast in place concrete walls may not be utilized for retaining purposes unless a decorative stone or other approved veneer material and/or elements will be placed on the visible portions of the wall.

10-7A-20 Transitional Development Standards for uses Abutting Residential Areas

The purpose of this Subsection is to provide an area of transition between abutting lots zoned for dissimilar uses so that adjoining incompatible uses are avoided.

1. Where a lot in any multiple family residential, or commercial zone abuts a lot in any one-family residential, residential agricultural or agricultural zone, or where a commercial zone abuts a lot in a multiple family residential zone, a landscaped yard at least ten (10) feet wide shall be provided on such lot along the property line where the lot abuts one (1) or more of the fore mentioned lots. Building setback in such areas shall be at least one (1) foot for each two (2) feet of building height. Buildings under twenty (20) feet high shall be set back at least ten (10) feet
2. Where the side yard of a commercial or multiple family residential corner lot abuts the same street as the front yard of an adjoining residential property facing the same street, the minimum side yard setback on the corner lot shall be twenty (20) feet from the street right-of-way line.
3. Where a lot in any multiple family residential or commercial zone abuts a lot in any one-family residential, residential agricultural or agricultural zone or where a commercial zone abuts a lot in a multiple family residential zone, there shall be provided a landscaped front yard on such lot equal to that of the residential use on the abutting property.
4. Any multiple family residential or commercial parking lot consisting of four (4) or more spaces and that portion of the driveway back of the building line shall be screened from the street and from adjoining properties in the abutting residential, residential agricultural or agricultural zones by either a landscape berm two (2) feet high at the crown, a hedgerow at least five (5) feet high at maturity, or a masonry wall not less than three (3) feet high in the front yard, and not more than six (6) feet high located back of the building line.
5. All building and parking lot lighting shall comply with the outdoor lighting regulations of 10-XX-X.
6. Notwithstanding a permitted or conditional use provision to the contrary, a use that involves open storage of merchandise or equipment, off-premise signs, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise shall be strictly prohibited on a lot abutting a residential, residential agricultural or agricultural zone.
7. No overhead/bay doors shall be permitted in the wall of a building which faces a residential, residential agricultural or agricultural zone if said wall is closer than twenty-five (25) feet to the property line.
8. All mechanical equipment (e.g., air conditioners, fans, pumps, etc.) should be located within the building or on a roof with parapet walls. Any mechanical equipment located on the outside of a building within twenty-five (25) feet of the nearest residential use shall have a visual/noise barrier (masonry wall or landscaping) that completely surrounds the equipment and extends at least one (1) foot above the equipment. Noise from mechanical equipment shall not exceed eighty-five (65) decibel at distance of ten (10) feet from the source.
9. No loading dock or delivery pickup area shall be located within fifty (50) feet of a residential use. These areas shall be screened from public view with a six (6) foot masonry wall.
10. No trash container shall be located closer than twenty-five (25) feet from the side property line of a lot in a residential, residential agricultural or agricultural zone.
11. All of the above-listed requirements shall apply, unless the Planning Commission approves an alternative buffering arrangement equal to or better than the requirements set forth in this Subsection. The Planning Commission shall make specific findings justifying the alternate buffering arrangement.

10-7A-21 Design Review

1. Purpose and Intent. The City Council and Planning Commission have determined that various aspects of architectural design have a significant impact on the character and value of Elk Ridge residential areas and commercial zones. Preserving and enhancing this character requires harmonious and compatible architectural design of buildings within a particular neighborhood or district; and that preserving and

enhancing the City's visual character furthers its economic and cultural well being. The intent of these standards is to identify a range of design options which will encourage development compatible with the existing character of a district and which will discourage introduction of incompatible features. In carrying out the purposes of this Section, the following general principles shall be applicable:

- a. Review of architectural character shall not be so restrictive that individual initiative is stifled in the design of any particular building or site, or that substantial additional expense is unreasonably required. Rather, the intent of this Section is that the review exercised shall be only the amount necessary to achieve the overall purposes stated herein.
 - b. Good architectural and landscape architectural character is based upon the suitability of a building or site for its purposes; upon the appropriate use of sound materials and good relationship with other aesthetically-designed structures within the city; and upon principles of harmony, proportion, and design in the elements of the building or site.
 - c. Good architectural and landscape character and site planning design are not, in themselves, more expensive than poor architectural character and poor site planning design, and are not dependent upon the particular styles of architecture.
 - d. Review of sign graphics shall be based upon suitability of sign colors, placement, design to overall building design and adjacent sign themes.
2. Scope. The design criteria address general design relationships and site planning principles and shall apply to all non-residential structures requiring project plan approval.
- a. The scope and intensity of design review shall be governed by the type of construction activity, as follows:
 - i. For construction of new buildings and parts of buildings, the focus shall be on the compatibility of new construction with the existing character of the district without dictating style or taste.
 - ii. For reconstruction, remodeling, or repair of existing structures, the focus shall be on guiding and encouraging rehabilitation consistent with the original character of the structure.
 - iii. For relocation of buildings to sites within a district, the focus shall be on seeking to insure that moved buildings are compatible with surrounding buildings and are suitably situated on the lot.
 - iv. For demolition or removal of all or parts of existing buildings, the focus shall be on finding feasible alternatives to demolition, or compatible replacement.
 - v. For sign permits, the focus shall be on seeking to insure that each sign is designed as an integral architectural element of the building and site to which it relates, and is compatible with the overall character of the district.
 - b. The Planning Commission and Design Review Committee shall make findings in each instance where the design review criteria set forth in this Section are applied.
3. Design Criteria.
- a. To preserve the design character of existing development, to protect the visual pattern of the community, and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings should be in harmony with principles of design which include balance, rhythm, emphasis, scale, proportion and harmony (unity and variety). In addition, buildings should make appropriate use of design elements which include texture, pattern, line, form, space, color and mass.
 - b. The use of unusual shapes, color, and other characteristics that cause new buildings to call excessive attention to themselves and create disharmony shall be avoided or reserved for structures of broad public significance.
 - c. The height and bulk of new buildings shall be related to the prevailing scale of development to avoid overwhelming or dominating existing development.
 - d. Building additions should be designed to reflect existing buildings in scale, materials, and color. Facade renovations should include as few different materials as possible.

- e. The architectural style of new or redeveloped structures shall be compatible with the predominant architectural themes of the district. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, building, or its environment.
- f. Adjacent buildings of different architectural styles shall be made compatible by such means as materials, rhythm, color, repetition of certain plant varieties, screens, sight breaks, etc.
- g. The construction of additions to existing buildings should be generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.
- h. To preserve the continuity prevailing along each block face, the orientation of the building's principal facade shall complement that of the majority of buildings in the same block face.
- i. The open expanse of front lawns and the quantities of planting within them of new or redeveloped structures shall be comparable to that of existing structures.
- j. Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual linkages shall include window proportions, entryway placements, decorative elements, style, materials, and silhouettes.
- k. Where quality is mixed - good buildings mixed with more mundane construction - a selective approach may be warranted. In such cases, positive identifiable patterns should be reinforced wherever possible and negative design qualities, however much they may characterize an area, should be avoided.
- l. Doors, shrubs, fences, gates, and other physical design elements should be used to discourage access to an area by all but its intended users.
- m. Surveillance should be encouraged by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Surveillance shall be enhanced by providing adequate lighting and landscaping that allow for unobstructed views.
- n. Territoriality should be augmented by the use of sidewalks, landscaping, porches, and other elements that establish the boundaries between public, semi-private, and private areas.
- o. Projects should be designed with a human scale foremost.

4. Sign Design

- a. Signs should complement the architectural style and scale of the building.
- b. The signs are to be designed as an integral architectural element of the building and site to which it principally relates. The sign should reflect the period of architecture and be in harmony with building character and use and not interfere with architectural lines and details.
- c. Each sign must be compatible with signs on adjoining premises and will not compete for attention.
- d. The number of graphic elements on a sign must be held to the minimum needed to convey the sign's major message and be in proportion to the area of the sign face.

10-7A-22 Development Design Standards

In addition to the requirements of 10-7A-20 the following standards shall apply:

1. A minimum of one pedestrian entrance to a commercial space or lobby shall be provided for every fifty (50) feet of building frontage.
2. Each first floor commercial frontage situated along a street shall provide a minimum of forty per cent (40%) completely transparent glass.
3. Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, or brick should not be below concrete.

4. The exterior finish material on all buildings shall not consist of vinyl or metal siding (including sheet or corrugated metal), plywood, particle board or other wood products not intended as an architectural finish product, or manufactured stone.
5. Doors and windows that operate as sliders are prohibited on street frontages and facades.
6. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12 on all elevations facing a public street. This provision should not be construed to prohibit flat roof designs.
7. Glass, windows and doors above the first story shall not exceed 50 percent of the total building wall area, with each facade being calculated independently.
8. Mechanical equipment shall have an opaque screening barrier that is architecturally compatible with the primary structure. Only the minimal amount of screening necessary to fully screen such equipment shall be used.
9. Areas devoted to pedestrian use should be delineated through the use of accent paving (e.g., stamped and colored concrete, pavers, etc.), landscaping, lighting and/or outdoor furniture. Elements such as benches, fountains, play areas and other amenities should be designed and where feasible are usable throughout the year (e.g., buffered from the elements, open to sunshine).
10. Within master planned developments over five (5) acres, amenities such as courtyards or plazas will be included within the overall and individual site plans, and be functional and designed as part of the overall project, as opposed to being relegated to "ancillary" spaces unsuitable for other purposes. Such courtyards or plazas, at the city's discretion, may be included within an open space requirement.
11. Vehicle and Pedestrian Traffic
 - a. Access points along collector or arterial roads should be limited in number and location; driveways should be planned and, when feasible, shared between properties.
 - b. All commercial developments shall provide access to and between adjacent commercial or mixed use properties and their associated parking areas where reasonably possible. Such access shall be designed based on the adjacent or anticipated site layout of the adjoining property. Barriers that limit circulation between developments and parking lots are not permitted. Examples include fences, walls, topographic changes, or other similar types of obstructions.
 - c. Site planning must provide for a separation of pedestrians from vehicular traffic. Pedestrian traffic must be provided along frontages, from the perimeter of the site to buildings, and provided to connect all buildings within the site in an obvious and consistent manner.
 - d. Pedestrian walks and crossings should be located to minimize the number of interruptions by creating a continuous walking environment along and between buildings. Where pedestrian crossing areas exist, minimize the distance across the street, drive aisle, or similar walking interruption by use of extended sidewalks, bulb outs, etc.
 - e. Pedestrian areas adjacent to buildings exceeding two hundred feet (200') in length should be designed with a Main Street look and relational feel by incorporating landscaping, street furniture, pedestrian scale lighting, etc.



f. Lighting:

1. All poles and fixtures shall be aesthetically compatible with all other fixtures on site.
2. Separate pedestrian scale lighting should be provided for all pedestrian ways through parking lots and building mounted decorative fixtures provided for pedestrian ways along buildings.



Building Entries: One primary entrance door shall be provided for every fifty (50) feet of building frontage.



Permitted



Permitted



Permitted



Not Permitted



Not Permitted



Not Permitted

Clear Glass: Each structure situated along a primary or secondary street shall provide the first story of the building face with a minimum of forty percent (40%) completely transparent glass.



Permitted



Permitted



Not Permitted



Not Permitted

Facade Coverage: Windows and doors above the first story shall not exceed fifty percent (50%) of the building wall area, with each facade being calculated independently.



Permitted



Not Permitted

Material Placement & Type:

Building wall materials shall be combined on each facade horizontally only, with the heavier elements below lighter elements. The exterior finish material on all buildings shall not consist of vinyl or metal siding (including sheet or corrugated metal), plywood, particle board or other wood products not intended as an architectural finish product, or stone.



Not Permitted



Permitted

Roofs: Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12



Permitted



Not Permitted



Not Permitted

10-7F-23: Building Architectural Standards

A. Development Theme: The architectural standards of this code are intended to focus on the rural character and theme of the area and the community's desire to maintain and promote its mountainous and country components. Building designers should consider the natural colors and materials of the surrounding area in concert with agrarian, craftsman, and other similar forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.

B. Maximum Heights: The maximum height of buildings in commercial zones shall be thirty-five (35) feet. Architectural elements (e.g., domes, towers, spires, crosses, cupolas, finials, etc.) may exceed the maximum height limit when specifically approved through the architectural review process.



C. Building Materials:

1. Primary Exterior Materials:

- a. Primary exterior finish materials shall make up at least sixty percent (60%) of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear elevations regularly visible to customers or visible from adjacent public rights of way should have at least forty percent (40%) primary materials, but may have twenty five percent (25%) otherwise. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing and topographic viewing limitations.
- b. Primary exterior finish materials shall be low reflectance and have natural textures. Examples of permitted primary exterior materials include: stone, brick, split faced block, cut stone and low maintenance wood or masonry siding products. The use of all glass exterior, smooth faced concrete gray block, prefabricated steel panels, EIFS (stucco) is prohibited as a primary building material.





Examples of appropriate building design and use of materials including stone, wood and hardy board products on an office building (top) and commercial building (bottom).

2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized. Vinyl or aluminum materials may only be used for soffit or fascia elements unless otherwise approved by the architectural review committee on less than twenty five percent (25%) of the building area.
3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), and other accessory structures shall incorporate similar architectural elements or types of primary materials and colors as the associated structure.



Example of accessory structure (i.e., gas island canopy) utilizing similar materials and design elements as the primary building.

4. Material Colors: Material colors should consist of earth tones, and colors as can be readily or were historically found around the Elk Ridge area, e.g., natural shades of wood, stone or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.

D. Building Entrances:

1. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
 - a. Roof elements such as gable ends,
 - b. Canopy, awnings, overhang or arch above the entrance (columns and pillars),
 - c. Recesses or projections in the building facade surrounding the entrance,
 - d. Display windows surrounding the entrance.
2. Public entrances, patios, faux windows or dining areas appropriate to the establishment should be provided on any building side facing a public street. Secondary public/customer entrances on the rear or side of buildings should be given architectural consideration similar to the primary entrances. Service and employee only entrances not visible from a publicly utilized area are excluded from similar consideration requirements.

E. Building Elevations:

1. Building faces must incorporate architectural features or treatments every thirty to fifty feet (30 - 50') to diminish building mass. The following techniques should be used to accomplish this requirement; additional techniques proposed by the applicant may be considered by the architectural review committee:
 - a. Variations in facade color, texture, or both.
 - b. Variations in roof forms and heights of roof elements.
 - c. Compositions that emphasize floor lines, or otherwise express rhythms and patterns of windows, columns, and other architectural features.
 - d. Express the position of each floor in the external design. Terracing, articulated structural elements, a change in materials, or the use of belt courses or similar horizontal trim bands of contrasting color and/or materials can be used to define floor lines.
 - e. Use windows, trellises, wall articulation, arcades, material changes, awnings or other features to avoid blank walls at ground floor levels.
 - f. The use of materials relatable to human proportions, such as brick, tile, modular stone, stucco, glass and decorative tiles.
 - g. Columns, pilasters, canopies, porticoes, awnings, brackets, arches or other such architectural features.
 - h. Additional landscaping elements along building walls.
2. Building heights should be minimized and of compatible scale with existing or planned development; the base of each building should appear to be "weightier" or "anchored" closely to the ground through the use of heavier, larger or darker building materials, although actual building heights are expected to vary, in particular adjacent to major public roadways and, possibly, along the perimeter of the development. Exposed foundation walls must be finished with appropriate brick, stone, plaster or similar materials noted above.
3. Material elements such as banding, cornice elements, pilasters, pillars, canopies, etc., must be continued around building corners and only terminate at interior wall corners or as part of a logical terminus feature.



Example of appropriate termination and wrapping of materials and design elements on a commercial building.

G. Windows: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. In order to provide a more human scale and open shopping experience, windows and/or faux glazing materials should be utilized along building fronts where pedestrian traffic will occur. The following standards shall apply:

1. All windows should be designed with three-dimensional relief or material highlighting elements which accent the window locations and provide visual breaks to the facade of the building (e.g., dormers, sills, etc.). Where appropriate, varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be considered to add visual interest and character to buildings.
2. Use of clerestory or faux windows should be considered where facades exceed twenty five feet (25') in height. Functionality and architectural integrity should be maintained in addition to addressing the articulation of upper level facades.

H. Use Of Awnings, Canopies, And Arbors: Awnings, canopies and arbors shall be designed to fit within the architecture of the buildings to which they are attached or located adjacent to and serve to enhance the exterior of the building as an articulation and aesthetic element.

1. Awnings or canopies shall project at least 3.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
2. A minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework shall be maintained when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
3. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
4. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials; glossy materials are not allowed.



Appropriate use of canvas and metal awnings

I. Roof Designs And Parapets:

1. Where gable or gambrel elements are utilized as part of the roof structure or as entry features, decorative brackets, exposed timbers or similar features shall be applied to roof ends. Eaves should extend at least eighteen inches (18").

2. Elements along flat roofs should be extended around building corners and follow changes in wall plane. Elements such as corner towers, pillars, cornice elements, etc., should be provided along and at the edges of walls to hide or reduce the "box like" form of a building.
3. Where roof mounted equipment is present:
 - a. Screening such as parapets, architecturally designed enclosures, etc., shall be provided to reasonably screen all roof equipment from being visible three hundred feet (300') away from the building. Special consideration should be given to the varied topographic conditions around Elk Ridge when designing such screening.
 - b. Where approved screening of roof equipment is provided and the potential exists for roof equipment to still be visible from neighboring areas, the equipment should be clustered and painted the same color as the building roof so as to minimize the visibility of the equipment.
4. Where no roof mounted equipment is present, the top of the exterior wall should have cap features (e.g., cornice elements, cap finishes, etc.).
5. Sloped roofs or forms should have a minimum four to twelve (4:12) pitch.