

ORDINANCE NO. 2006-29

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 18.28 "C-2 COMMERCIAL ZONE", CHAPTER 18.40 "C-4 GENERAL COMMERCIAL ZONE", SECTION 17.38.050 "DESIGN REQUIREMENTS", AND ADOPTION OF THE HEBER CITY C-2 AND C-4 DESIGN STANDARDS AND GUIDELINES.

**BE IT ORDAINED** by the City Council of Heber City, Utah that section 17.38.050 is amended by adding subsection 17.38.050 F as follows:

**Section 17.38.050**

F. ADOPTION OF DESIGN CRITERIA. The November 2006 Heber City Commercial Districts: C-2 and C-4 Zones Design Standards and Guidelines, attached as Exhibit A, is adopted herein by reference. Copies of the Heber City C-2 and C-4 Zone Design Standards and Guidelines shall be on file in the City Recorder's Office for the use and examination of the public.

1. APPLICABILITY. Where, in any specific case, differences between the Heber City C-2 and C-4 Zone Design Standards and Guidelines and the adopted Building Codes specify different materials, methods of construction or other requirements, the specific requirements of the Building Code shall be applicable.

**BE IT ORDAINED** by the City Council of Heber City, Utah that Chapter 18.28 and Chapter 18.40 of the Heber City Municipal Code are amended as follows:

**Section 18.28.040 Development Standards.**

In the C-2 Zone, there shall be no area, width and location requirements for commercial and service buildings and structures, except for gasoline pumps and except that all buildings and structures shall be set back pursuant to the adopted Heber City C-2 and C-4 Zone Design Standards and Guidelines. Signs shall comply with Chapter 18.104 of this title.

**Section 18.28.050 Special Provisions.**

A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped as set forth in Chapter 18.76 of this Title except for permitted driveways, except as required by the Heber City C-2 and C-4 Zone Design Standards and Guidelines.

**18.28.060 Supplementary Regulations.**

See also supplementary requirements and procedures applicable within the C-2 Zone, including, but not limited to Chapter 18.68, Chapter 17.38, and the Heber City C-2 and C-4 Zone Design Standards and Guidelines.

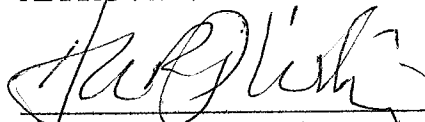
**18.40.040 Supplementary Regulations.**

See also supplementary requirements and procedures applicable within the C-4 Zone, including but not limited to, Chapter 18.68, Chapter 17.38, and the Heber City C-2 and C-4 Zone Design Standards and Guidelines.


This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder, and (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City but not prior to the 16 day of November, 2006, by the following vote:

	AYE	NAY
Councilmember Terry Wm. Lange	<u>X</u>	_____
Councilmember Vaun Shelton	<u>X</u>	_____
Councilmember Shari K. Lazenby	_____	_____ <i>Absent</i>
Councilmember Jeffery M. Bradshaw	<u>X</u>	_____
Councilmember Elizabeth Hokanson	<u>X</u>	_____

APPROVED:

  
\_\_\_\_\_  
Mayor David R. Phillips

ATTEST:

  
\_\_\_\_\_  
CITY RECORDER  
(Seal)

DATE OF FIRST PUBLISHING:

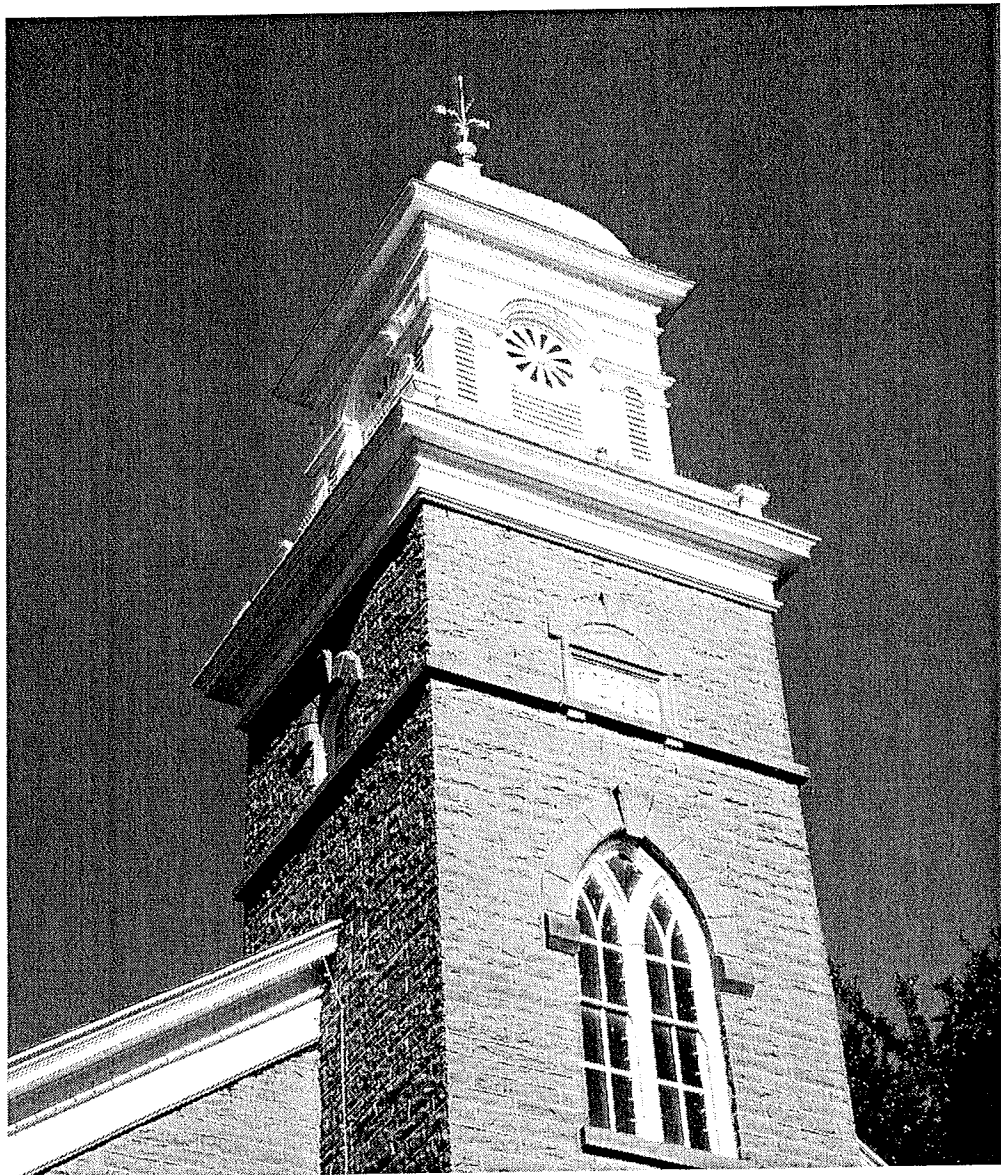
11-22-07

# Heber City

Commercial Districts: C-2 and C-4 Zones

## Design Standards & Guidelines

November 2006



All pictures and diagrams by Lythgoe Design Group, Inc., Heber City, Utah.

## **Definitions:**

The following definitions shall apply to this document.

The term SHALL as contained in this document is defined as a standard that will be adhered to without interpretation or subjective dialog.

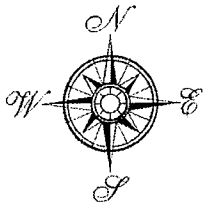
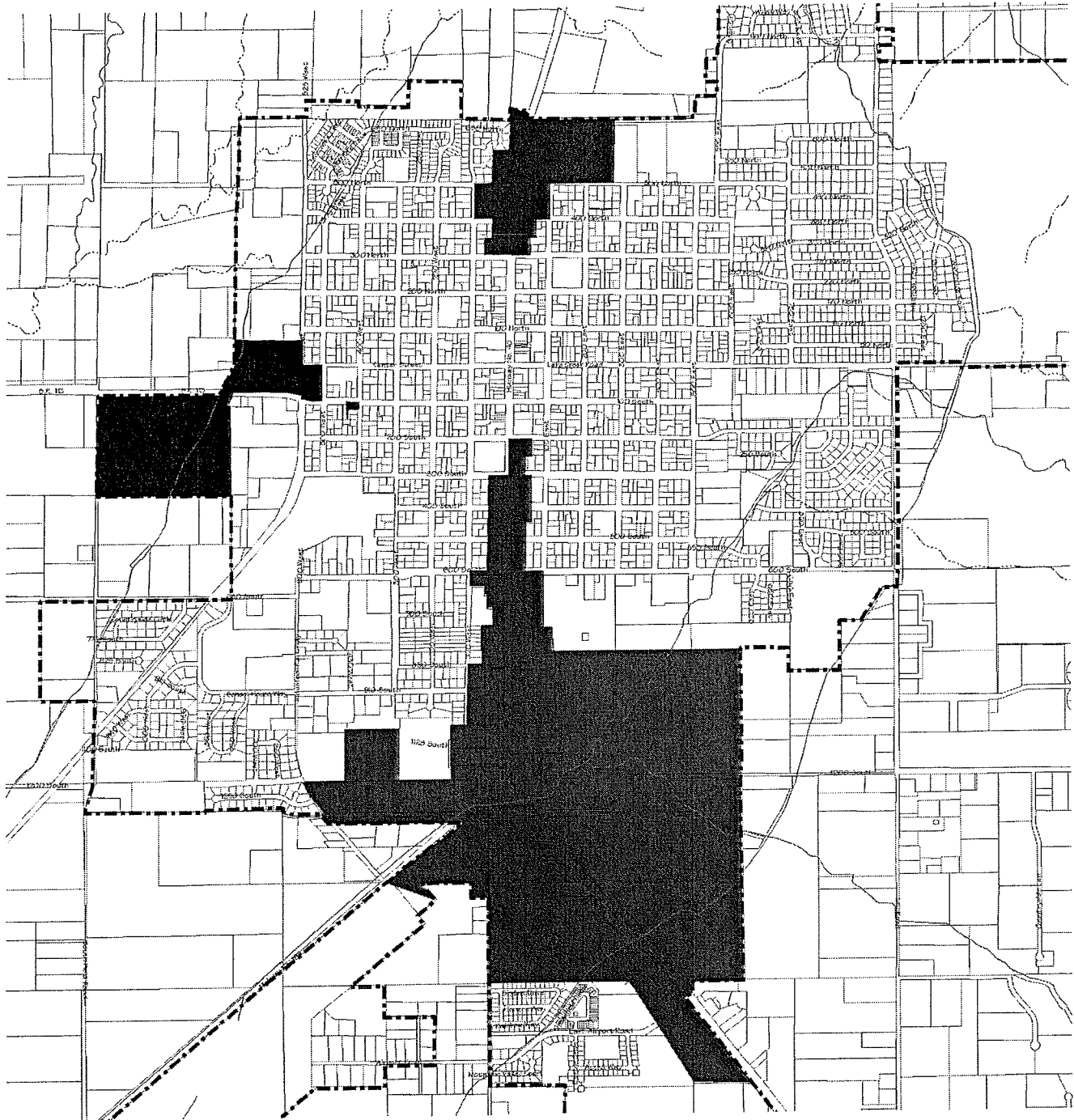
The term SHOULD as contained in this document is defined as a guideline that allows a certain degree of latitude upon approval by the Heber City Planning Commission.

## **Project Size Definitions:**

PROJECT type "A" – Project A shall be defined as any project within the standard 400 foot Heber City block layout within the C-2 or C-4 Commercial Zones, or in the C-2 or C-4 Commercial Zones on less than four acres in total project lot size.

PROJECT type "B" – Project B shall be defined as any project within the Heber City C-2 or C-4 Commercial zone greater than four acres in total project lot size.

Note: These guidelines shall be directed to the Project A type development described herein. The project B type development shall conform to the project A type standards along with the Project B type standards.



Legend

**Zoning Districts**

- C-2 Commercial Zone
- C-4 Commercial Zone

# Heber City: Zoning Map

# Chapter 1: SITE DESIGN

## **SECTION 101 – SITE HISTORY:**

Each property owner should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development.

## **SECTION 102 – BUILDING ORIENTATION:**

All primary facades and design elements should orient to Main Street with secondary and subordinate features associated with side streets and alleyways. Placement of building(s) on a site should be compatible with existing buildings in order to maintain the building setback as outlined within Section 104. Primary building entrances should be oriented towards Main Street with a secondary entrance off of the parking area. Joint angular entrances that service both the parking and Main Street pedestrian traffic are acceptable. *(See illustration C2-a & C2-b SITE LAYOUT)*

## **SECTION 103 – BUILDING SETBACK:**

Twenty foot (20') setback minimum from street property line to building face and forty foot (40') setback maximum from street property line to building face. *(See illustration detail C2B-1 & C2B-2)*

## **SECTION 104 – SENSITIVITY TO NATURAL FEATURES:**

It is essential that all buildings in the Heber City C-2 and C-4 Commercial Zones appear harmonious with their mountain environment and that they allow the natural landscape to dominate the distant views of the community. Important natural features should be preserved and used as organizing elements in the site placement of buildings. Sensitivity to these natural features as well as view corridors shall be considered during site placement and concept approval. Specific examples include site and building design with sensitivity to view corridors such as the preservation of views of Mount Timpanogos and the Wasatch Mountains, historic markers or buildings, open space etc. Also other places of interest as viewed from the street, and adjoining properties, and preservation of large existing trees or other unique cultural or natural features on the property.

## **SECTION 105 – RESIDENTIAL COMPATIBILITY:**

Commercial development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall give due consideration to site design that minimizes the impact of the commercial use on the residences. Loading zones, loading docks, utilities which create noise and vibration such as air conditioners, garbage bins, and other nuisance creating objects shall be setback from the residential property lines by at least fifteen feet (15'). Commercial lots adjoining residential zoned lots should be bounded with an eight foot (8') sight-obscuring fence of like materials and design of the building façade, and a six foot (6') landscaped area planted with dense evergreen shrubbery and/or evergreen trees along the residential lot lines *(See illustration detail C2B-3)*. Rooftop utilities and antenna equipment shall be screened with parapet walls. Uses which emit noise, radiation, fumes, smoke, vapors or other deleterious effects shall be separated from residences by placing the use as far away from the residences as reasonably possible on the lot and preferably separated from the residences by another less intrusive commercial building or use.

## **SECTION 106 – TRANSPORTATION & CIRCULATION:**

**Transportation and Circulation:** A circulation study is required for new commercial developments. Traffic circulation shall be designed to minimize traffic impact on public streets. Driveways shall be designed to adequately accommodate queuing of vehicles without blocking traffic in the public street. Parking lots shall be designed so that vehicles need not back into the street from parking spaces.

Additional driveway access standards, site development, and traffic circulation standards apply in Chapter 17.38 and Section 18.68.210.

**Pedestrian Circulation:** All developments must provide a pedestrian sidewalk/path from the building to the street and provide a pedestrian connection to side and rear parking. It is strongly encouraged that a direct link be made from the street to the building creating a pedestrian oriented environment. Each commercial development shall provide a bicycle rack for bicycle parking.

**Outdoor dining:** Outdoor dining (sidewalk dining) is appropriate. Outdoor dining shall maintain at least a 4 foot clear path along sidewalks and at least 7 feet of vertical clearance for umbrellas and awnings. The dining area should be separated from the public sidewalk with a barrier such as a fence or planter if the clear path is less than 6 feet.

**Integration into the Street Network.** Internal and new streets shall connect to existing streets or be designed to facilitate future connections as deemed necessary by the traffic study and/or the master plan. The Petitioner shall submit a traffic study when deemed necessary by the Planning Commission.

**Sidewalks.** The site shall include a pedestrian circulation element. All developments with a building of more than 30,000 square feet of floor area shall provide the following:

Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.

Sidewalks, no less than 6 feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

A landscaped and lighted pedestrian walkway connecting from the street to the building(s).

**Community Spaces.** Large retail developments with more than 30,000 square feet of floor area shall provide outdoor spaces and amenities to link structures with the remainder of the community. Passenger drop-off/pick-up points shall be integrated with traffic patterns on the site. Special design features shall enhance the building's function as a center of community activity. Each retail development shall provide at least three (3) of the following design features, which shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure:

1. Patio/seating area,
2. Pedestrian plaza with benches,
- .. Window-shopping walkway,

4. Play areas,
5. Kiosk area,
6. Water feature, clock tower, sculpture,
7. Other focal features approved by the Planning Commission

**Emergency Access and Fire Protection:**

Design of the site, driveways, and buildings shall consider accessibility of fire trucks and fire personnel.

**Driveway Access:** Driveways shall be at least twenty four (24) feet wide for two way traffic. Vehicle backup areas shall be provided at the end of parking aisles. Cooperation shall be evident with Heber City in establishing a long term phased in approach to parking and driveway access from the side block as well as from Main Street. Driveway access throat depth shall be thirty foot (30') for front Main Street access and twenty foot (20') for side road access, unless a traffic study shows that a larger throat is necessary.



Driveway access to highways shall be minimized through driveway entrance sharing with adjoining developments.

**Signs:** Each development shall provide pedestrian and traffic directional signs as appropriate to direct traffic in an efficient and safe manner. Signage for the site must be developed and integrated into the overall site during site design stages rather than as an afterthought, giving consideration to placement of landscaping areas and wall treatments to accommodate future signs. Signs must meet the standards of the Sign Ordinance, in Chapter 18.103 of the code.

**SECTION 107 – PARKING INFRASTRUCTURE:**

**General Parking:** The minimum number of parking spaces shall meet the requirements set forth in Section 18.72 of the City’s Zoning Ordinance, or as determined by the Planning Commission upon analysis of a parking study submitted by the petitioner for shared parking for the overall site. Property owners desiring to apply time alternating shared parking shall petition Heber City with “time use studies” showing the viability of such an option. Heber City shall be open to viable options.

**Location:** All off street parking shall be located to the rear or side of the building. In the case of corner lots, all parking shall have side street access to the parking areas. This side street access shall be established in order to accommodate future growth of the area and allow rear parking from side access points. *This standard shall be coordinated with Heber City Planning and the Heber City Engineering department for appropriate short and long range Heber City parking strategies and goals.* Parking lots shall be located on the site in a convenient location for patron access to the

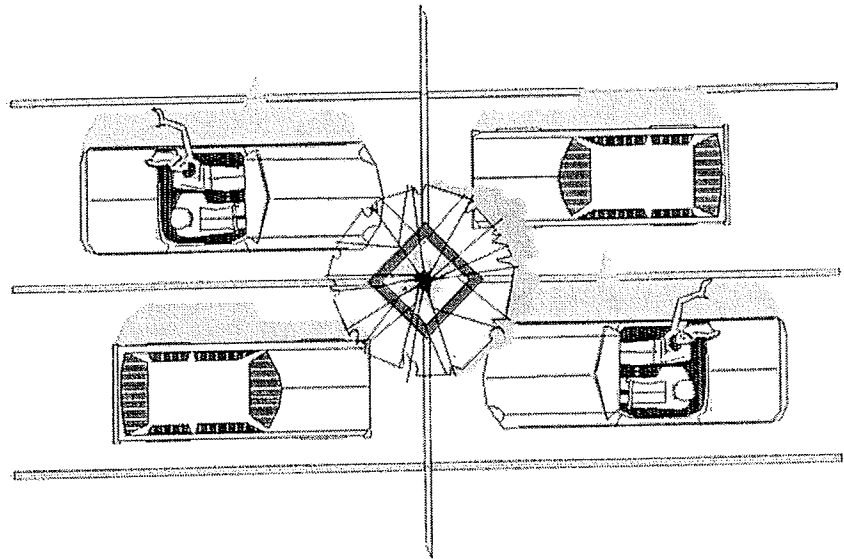
building. All circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on and out of the property and through parking lot areas. See Heber City engineering parking standards.

**Accessible Parking:** All parking shall incorporate ADA standards as outlined in ANSI A117.1 latest edition.

**Loading Areas:** Commercial developments shall provide off-street loading zones consistent with Section 18.72.140 of Heber City Code.

**Parking Lot Landscaping:** For every third parking aisle, one (1) raised four (4) foot wide landscaped parking island with trees, bounded with high back curb shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands shall be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect.

All parking lots with back to back parking areas shall provide a landscaped parking diamond with a tree for every ten (10) parking spaces. (See illustration detail parking diamond)



Parking lots shall be bounded with a high back curb unless otherwise approved by the planning commission.

Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a high back curb or a five foot (5') raised sidewalk. (See illustration detail C2B-4&5)

**Street and Parking Lot Lighting:**

Parking lot lighting shall be black fluted poles similar to the downtown street light fixtures. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting fixtures compatible with the style of the black fluted

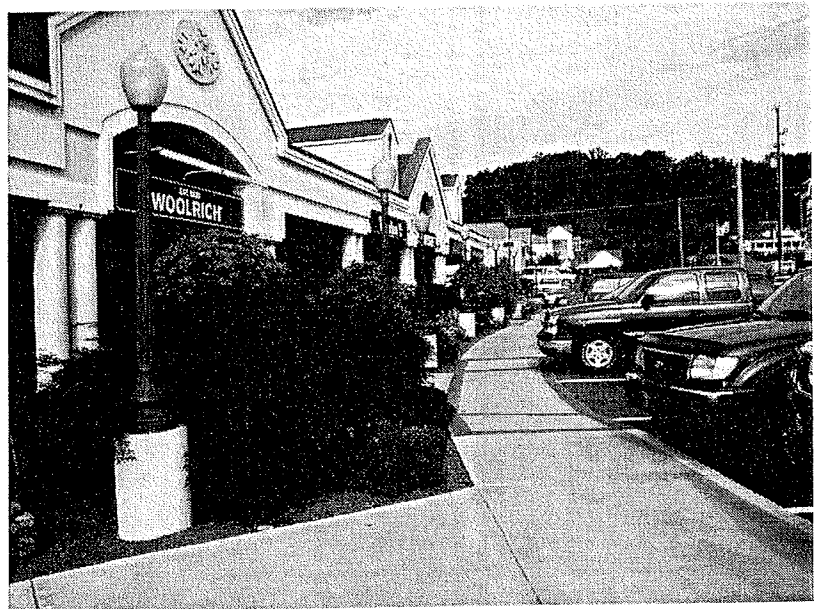
poles but attached to the building. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares, and shall be full cutoff.

**Parking Lot Snow Storage and Removal:** All parking lots shall be bounded along property lines and along street sidewalks with at least a ten foot landscaped area, bounded by curb, and containing shrubs, trees and landscaping or attractive stone. This landscaped area shall serve as a snow storage area along with ensuring that parked vehicles do not overhang onto the sidewalk or over property lines.

**Storm Drainage:** All storm water runoff from impervious area and buildings shall be retained or detained onsite to city engineering standards and specifications.

## **SECTION 108 – SITE FURNISHINGS:**

**Site Furnishings:** Each development should incorporate site furnishings into the site such as a patio/seating area, pedestrian plaza with benches, window-shopping walkway, play areas, kiosk area, water feature, clock tower, sculpture, bike racks, public art, etc. The site furnishings shall be of value equal to .75% of the total cost of construction and shall be approved by the planning department prior to installation.



## **SECTION 109 – OUTDOOR STORAGE & TRASH ENCLOSURES:**

**Outdoor Storage:** Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets. All outdoor storage areas shall be bounded by a eight foot (8') sight obscuring fence similar in quality and design to the trash enclosure area. Optional evergreen shrubbery in front of this fence to provide a softening by way of landscaping.

No temporary storage, structure, container, or semi trailer shall be allowed on the site for storage. Parked delivery trucks which idle or create fumes or noise between 10:00 p.m. and 6:00 a.m. shall be deemed a public nuisance.

Areas for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the colors on the building.

Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles or required parking spaces. No areas for outdoor storage, trash collection or compaction, loading, or other such

uses shall be located within 30 feet of any internal pedestrian way.

**Trash Enclosures:**

All trash areas shall be screened on all four sides by 6' high walls and be hidden from public view. The walls shall be constructed of a similar material and style to compliment the main building architecture and details. Screened "gates" shall provide access to trash removal services. Trash enclosure location shall be located for convenient accessibility by trash removal services.

There shall be adequate trash containers in and around doors. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be visually screened from all property lines and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.

**SECTION 110 – CODE REFERENCE:**

See Heber City Engineering: Standards and Specifications; Chapter 18.68 "Supplemental Zoning Regulations", Title 17 "Subdivisions", Chapter 17.38 "Commercial Developments", and UDOT Highway Access Standards for additional requirements.

**SECTION 111 – DARK STORE / VACANCY AGREEMENT:**

Vacant buildings encompassing a substantial square footage require more intensive municipal services, including, but not limited to fire/police protection, community development, and code enforcement. All buildings 15,000 square feet or larger shall enter into a vacancy, development and maintenance agreement between the property/building owner and the City.

**A Dark Store/Vacancy Agreement.** A commercial building permit application shall not be approved for the construction of a large retail establishment over 15,000 square feet until a Vacancy Agreement has been approved by the Planning Commission and City Council. The Vacancy Agreement shall be signed by the City and the developer and will apply to all future owners, lessees, and lessors of the site and/or building. The agreement shall contain the following:

The property owner shall have the first right of refusal as set forth in the Reciprocal Easement Agreement (REA), to redevelop the building and re-market the property after one year of vacancy.

Any agreement associated with the proposed property, premises and structures shall not contain "non-compete" clauses or other such language that would prohibit or limit the occupancy and use of the building and site or redevelopment or reuse of the building and site.

In the event that the facility is vacated, the owner or operator, within twelve months of vacancy shall submit to the Planning Commission and City Council a plan for the reuse of the facility. The time limit may be extended by the City Council. If the owner or operator is unable to provide a plan which is acceptable to the City, the City may utilize a Redevelopment Agency or other mechanism to take whatever action is permitted by law to assure appropriate redevelopment or reuse of the facility.

A development agreement provision citing conditions of approval for a zone change and site development shall be required, as well as other reasonable agreements as necessary to minimize the negative impact of a potential dark store.

**Maintenance Plan.** Any vacant building and the accompanying exterior site shall be maintained and secured as if they were occupied.

A commercial building permit application shall not be approved for the construction of a large retail establishment until a plan and agreement to maintain the upkeep of the exterior building improvements, landscaping, parking lot and site improvements and litter removal has been approved by the Planning Commission and City Council. Failure to comply with the maintenance plan shall be deemed to constitute a public nuisance and may be abated or prosecuted as a nuisance pursuant to Chapter 8.04 of the Heber City Code.

Said proposed plan and agreement for the site and building maintenance shall be submitted to the City and considered by the Planning Commission and City Council for approval as part of a commercial development application.

The developer and owner are required to pay a monthly fee of \$0.20 per square foot to the City for any period of vacancy after a 90-day vacancy grace period for a building greater than 15,000 square feet, adjusted annually to the Consumer Price Index.

A cash bond shall be posted prior to issuance of a building permit that will cover maintenance or redevelopment of the site in the event of the owner failing to do so. The amount will be determined by the Planning Commission and City Council.

A building shall not be permitted to be dark for a period longer than 2 years. In the event of a store being dark, the City may utilize a Redevelopment Agency or other mechanism to take whatever action is permitted by law to assure appropriate redevelopment or reuse of the facility.

#### **SECTION 112– ILLUSTRATION REFERENCE:**

The referenced illustrations contained within this document are meant as a general guide to possible conditions within the C-2 and C-4 Zones. Other conditions may arise which will require the Heber City Planning Commission to further refine these guidelines.

## Chapter 2: LANDSCAPE DESIGN

### SECTION 201 – PRIVATE LANDSCAPING:

Areas not covered with buildings, parking, or sidewalks shall be landscaped. Landscaping should incorporate a combination of trees, flowers beds, shrubbery, lawn, boulders, planted berms and mounds. Landscaping must be designed to avoid conflict with utilities and other elements. Plantings shall include species native to the area and shall incorporate drought tolerant design and plant material. All private landscaping shall have 50%



in 3 Dimensional landscaping incorporating a more garden like atmosphere to soften the hardscape. This 3 Dimensional landscape shall be incorporated primarily around the perimeter of the building with pockets of this landscaping scattered throughout the project. All parking shall be screened from the built environment by 3 Dimensional landscaping and shall be calculated at 2% of the total built square footage. *(See photograph above)* All landscape designs shall be reviewed by the Planning Department for compliance to the intent of the Design Guidelines.

Private Landscaping see “Landscape Plants in Utah: A Guide for High Mountain Valleys” for a list of suggested native plants. This document is available from the Heber City Planning Department upon request.

### SECTION 202 – RIGHT of WAY LANDSCAPING:

Planter strips shall be planted in grass and contain one street tree per 20 feet of street frontage. Choice of species for street trees must avoid evergreens, thorn and fruit bearing trees, and trees that grow large or have shallow roots. The trees may be clustered as appropriate but must be planted within the planter strip. Planter strips adjoining the streetscape may be broken up by periodic sections of pavers.

### SECTION 203 – PLANT SIZE:

Required trees shall be at least 3 inch (3”) caliper or larger. Required shrubbery shall be at least 2 gallon per plant.

**SECTION 204 – EXISTING TREES:**

Existing street trees and existing large trees on the property shall be preserved into the design of the site unless the trees threaten the integrity of the sidewalk, curb, or utilities. Approval from the Planning Commission or an appointed committee shall be required prior to the removal of any existing trees.

**SECTION 205 – IRRIGATION:**

All landscaped areas shall be maintained and irrigated with an automatic pressurized irrigation system.

**SECTION 206 – CODE REFERENCES:**

See Section 17.38.040 “Commercial Developments”, Chapter 18.76 “Landscaping”, and Chapter 12.20 “Street Trees” of the Heber City code for additional landscaping requirements.

## Chapter 3: BUILDING DESIGN

### Section 301 - DESIGN VISION STATEMENT:

To create an independent environment that will nurture the development of commercial space to complement the C-3 neighboring zone, which draws upon the historic architectural heritage of Heber City. This design vision shall draw upon the past materials, techniques, form, mass and detailing to anchor the building to the Main Street vision but allowing the architect to create a current interpretation of the space and its aesthetic and functional needs. Honesty, simplicity and quality are the hallmarks of the Heber City Main Street design vision and shall be respected in all development.

### Section 302 - DESIGN COMPOSITION: (from the General Plan)

The design composition of Heber City shall reflect the authentic design elements which come from the surrounding environment and the historic, social and cultural features that carry the spirit of a special place and provide a link between the founders of Heber City, those who live here today, as well as those in the future who will choose to call Heber home.

Heber City sits on a broad green, mountain valley floor with spectacular mountain vistas as a backdrop. The beautiful dark evergreen trees, accented by rich fall colors, the Provo River, sage, red sandstone and river rock provide a broad pallet of colors, materials, textures and hues for the design composition.



Heber has a unique, western architectural style which was transferred from the northeastern United States, England and Europe in the mid 1880's. It embraces the natural textures and colors, black iron of the railroad and the brick and stone of the environment. These design elements are reflected in the Tabernacle, Heber Bank, C John Murray Murdock and Abram Hatch homes. They depict an architectural style that is in sharp contrast to the frontier and mining towns of the wild west.

### SECTION 303 - PHYSICAL CHARACTERISTICS:

The physical characteristics of commercial architecture for this zone shall respect and key from the more dominating C-3 zone. These architectural characteristics depict a local culture of quality, simplicity, and permanence that is displayed in many existing buildings. All new construction shall continue to build upon this past philosophy to further strengthen the commercial core of Heber City.

All design elements shall be harmonious to the more dominating C-3 zone but shall be subordinate in terms of all physical characteristics. Common threads of color, materials, textures and details shall play an integral part of leading one from the C-2 and C-4 Zones into the more dominating visual destination of the C-3 zone.

### **SECTION 304 – RELATIONSHIP TO STREET:**

The “Streetscape” is defined to create a resemblance of the “Streetwall” found in the C-3 zone and to promote a more pedestrian anchored shopping experience, but at the same time recognizing the vehicular presence within the C-2 and C-4 Zones. All buildings shall maintain the setback requirements as set forth in Section 104. No building front shall be allowed outside of this area.

In order to promote a pedestrian environment within the C-2 and C-4 Zones it shall be strongly encouraged that the building be designed in such a way to accommodate both street pedestrian and side parked pedestrian entrance into the facility. **This shall be done by utilizing a front corner entrance anchor that shall be visible from the street as well as the side parking area.** The street front of all buildings shall be designed to visually invite the pedestrian into the facility and shall create an anchor to the streetscape.

### **SECTION 305 – BUILDING FLOOR USAGE:**

Appropriate building floor usage shall be defined as follows. First floor uses shall be reserved for all retail, business, or professional services as allowed by the Heber City ordinances appropriate for this zone. Second floor uses shall have the option of all first floor uses or residential mixed uses as reviewed and approved by the Planning Commission.



### **SECTION 306 – BUILDING HEIGHT:**

All buildings shall maintain the average perceived scale of two story buildings at the sidewalk. Average façade heights of new buildings should fall within the established architectural proportions of height to width ratio. This average height can vary by way of architectural styles but should maintain an average ratio as noted above. Building height shall not exceed 45 (forty-five) feet, measured from finished grade to the highest point of the building.

Clock towers, cupolas, entry areas and other special architectural features that visually break up the building form may, upon approval from the Heber City Planning Commission, exceed the specified building height.

### **SECTION 307 – BUILDING WIDTH:**

Buildings within this zone are to maintain a resemblance of the street wall found within the C-3 zone, but allow for interior vehicular penetration from the street accessing side and rear yard parking. Placing the façade of the building back from the front property line as defined in Section 104 allows for the placement of more landscape material as well as pedestrian friendly features to encourage pedestrian activity. Recognizing that this zone has a more vehicular driven activity, front street access points are allowed between the buildings as defined in section 108.

Each building shall be designed in a way that will allow no more than fifty (50') horizontal feet of wall plane for the type "A" project and seventy five (75') horizontal feet of wall plane for the type "B" project; without a clear expression of modulation or change.

This requirement shall consist of a primary offset in the wall plane no less than twenty four (24") inches for the type "A" project and forty eight (48") inches for the type "B" project; to create this sense of modulation.

The wall plane modulation shall extend up vertically and shall be carried back onto the roof structure at least forty eight (48") inches for the type "A" project and at least ninety six (96") inches for the type "B" project; to create a solid façade connection with the roof structure.

This requirement can be enhanced by employing the use of architectural features including but not limited to doors, windows, pilasters, columns, horizontal and vertical offsets, materials, colors, and textural variations, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, eave, projection ribs, and offsets. In order to assure conformance with this requirement, all exterior elevations shall be reviewed and approved as a part of the overall review process.

### **SECTION 308 – BUILDING FORM:**

One of the most prominent unifying elements of the traditional Main Street is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. The pedestrian levels were more decorative in appearance with a vertical extension in height and an expansion of glazing surface area. The upper levels were shorter in floor to floor height and displayed a more conservative treatment of architectural elements. This characteristic is important and should be maintained in new projects.

Rectangular forms shall be dominant on Main Street facades and shall be vertically oriented. The facade shall appear predominantly flat, with decorative elements and "articulations" to be subordinate to the prevailing form.

Rear building facades should step down in scale to the alley by using a sloped shed roof from front to rear, providing a pleasant, pedestrian oriented appearance. Use projecting roofs at the ground floor over entrances, decks and separate utility structures to establish a human scale that invites pedestrian activity.

### **SECTION 309 – BUILDING MASS:**

A building should appear to have a mass that is similar to that of traditional buildings in Heber City. A buildings mass is defined in broad form or generalized shapes rather than in specific details. A

building should appear similar in scale to that seen traditionally for similar building types. Reduction of the apparent mass of a building can be accomplished through the following methods:

- Variations in wall planes should be no less than twenty four (24”) inches in depth for the type “A” project, and forty eight (48”) inches in depth for the type “B” project; to convey the perceived modulation in structures.
- Developing a facade of smaller buildings rather than one large monolithic structure by dividing the façade into modules that express these traditional dimensions.
- Variation in exterior material selection as well as color and texture to break up the perceived building mass into the traditional building modules.

Designing structures with smaller modules and using variations in relief provided by different materials, openings and details, creates the diverse composition and harmony that exists in turn of the century architecture.

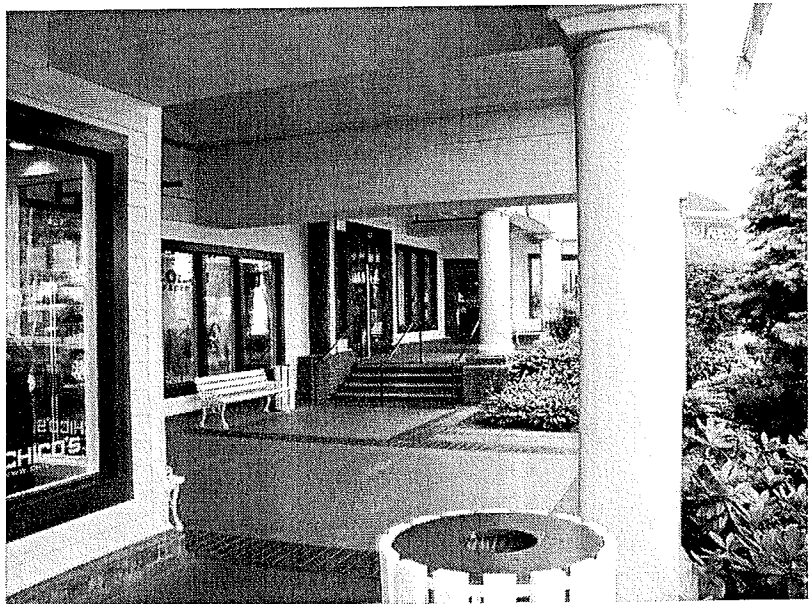
### **SECTION 310 – HUMAN SCALE:**

A building should appear to have a “human scale” that relates to the pedestrian patron. In general, this can be accomplished by using familiar forms and elements that can be interpreted in human dimensions. All buildings shall have a human scale that is relative to the adjacent buildings and relevant to the pedestrian streetscape. Buildings shall establish and reinforce the area as a pedestrian environment with architectural features scaled accordingly.

- Use building materials that help establish a human scale:
  - Use brick or stone in standard modules or appropriate sizes to express the human scale.
  - Avoid large panelized products or extensive featureless surfaces that create a large visual mass and that does not relate to the human dimension.
- Express façade components in ways that will help to establish a human scale.
  - Exterior wall treatments that establish rhythm and pattern of windows, columns and other architectural features are encouraged.
  - Use window and door sizes that relate to traditional building scale. Large expanses of glazing etc are inappropriate.

Expressing the position of each floor in the external skin design of a building is a recommended method of establishing a human scale:

- Use belt courses or other horizontal trim bands of contrasting color and materials to define floor lines.
- Use articulated structural elements, or changing materials as methods of



defining floors.

### **SECTION 311 – BUILDING STYLE:**

Buildings should be designed to simulate the “add-on” nature of the early settlement buildings utilizing shed roofs, covered walkways, smaller boxes attached to larger boxes, variation in angle and orientation from one building to another. Stylistic variation in form from one structure to another is encouraged to create interest, depth and modulation. Second level areas above retail spaces are encouraged to create interest at various levels by way of form and massing of the structure. A clear visual division shall be maintained between ground level floors and upper floors by slight changes in height, style, form, mass, materials, color, window sizes, overhangs, balconies etc.

### **SECTION 312 – BUILDING MATERIAL:**

The use of indigenous materials is one of the strongest links to the rich heritage of Heber City Main Street. “Red sandstone was quarried from mountain ledges in the Lake Creek region (five miles east of Heber City), by John Crook and William Forman. This stone was extensively used for homes and public buildings. The Stake tabernacle and County Courthouse were built of this material.” {Pg 118 *Under Wasatch Skies a History of Wasatch County*}. Hand pressed, sun-dried bricks were also a prevalent building material that is seen in many turn of the century buildings. Wood architectural trim detailing were extensively used throughout this era.

The use of indigenous/traditional building materials and techniques is strongly encouraged in new construction. Large featureless walls with only one building material, color, or texture are not appropriate. Exterior wall design should use an appropriate mixture of materials and material placement to provide a sense of human scale.



- Materials that convey texture, scale, finish and color similar to those used traditionally are preferred.
- A minimum of 30% of the vertical wall surface of the first floor must include some form of masonry material such as brick, or stone with an indigenous look to the area.
- Cement based siding with textures in a scale appropriate to the building size,
- Material with a matte finish is appropriate. Highly reflective materials shall be avoided. Large expanses of reflective materials on walls, windows or on rooftops are not appropriate.
- Large panelized products or extensive featureless surfaces such as stucco, aluminum and metal

panels shall be avoided.

- Where possible, the use of modern materials which withstand aging and deterioration is appropriate (i.e. cement based siding instead of wood), if the materials are incorporated into a design element which reflects traditional building philosophy.
- All materials and construction methods shall be of the highest quality and integrity indicative of early craftsmanship.
- EIFS (Exterior Insulated Finish System) shall be allowed on main levels under limited conditions and upon approval from the Planning Commission. Traditional detailing shall be applied to this material selection.

Materials and details above first story may be of a simpler fashion to that of the primary first level façade. (See illustration "Material Matrix")

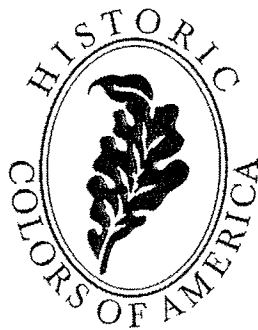
### SECTION 313 – BUILDING COLOR:

Building color is one of the most critical elements in design. Careful attention should be paid to create colors that blend with the ever changing seasons of the Heber Valley, as well as blending and complimenting the man made environment of the down town area. To this extent color variations, using compatible hues, can be used to enhance or reduce the visual impact of scale, mass, detail and overall composition.

Hue: Colors that respect and enhance the natural earth tones of the local area are encouraged.

Value: The LRV (Light Reflective Value) of colors and materials used on major walls and roof areas should be between 7 (darkest value of shaded vegetation) and 38 (approx. value of red sandstone) In general, the more visible or massive the structure, the lower its LRV should be.

Chroma: The strength, intensity and brightness of the color selected should be in the range from very weak(grayish) to medium weak (neutral or earth tone). Strong Chroma colors such as the red color in the American flag should be avoided.



Stains and flat paints are encouraged. High gloss paints, factory finished metals or other materials which increase visual impacts; ie. Aluminum, white or reflective roofs are not acceptable if found visible from the street. Matte finishes are strongly recommended. LRV over 38% and strong chroma may be allowed for small accents and trim around windows, and doors. Chimneys, flues, vents, gutters,

down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in chroma and LRV to the surrounding surfaces to which they adjoin, unless they are featured in the design. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent and

corporate signature color schemes are prohibited. Heber City's adopted color matrix is based upon "Columbia paint & coatings; Historic Colors of America" color wheel (see illustration "Color Matrix").

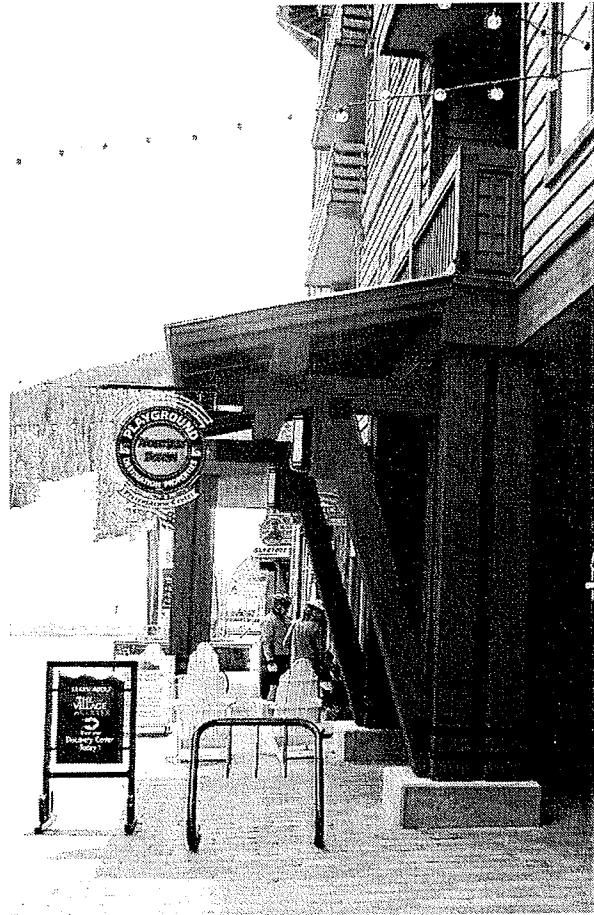
## SECTION 314 – ROOF DESIGN:

Historically, commercial roof forms appeared flat, sloped or gabled, but all had false fronts or relatively tall parapets as seen from the street. This characteristic is important to the character and compatibility of this zone and should be preserved. The primary roof form of a structure should help reduce the perceived scale and mass of the building. For that reason, low sloped roofs are appropriate and strongly encouraged on commercial buildings. It is recommended that the slope runs with the highest point at the front of the building and the lowest in the rear.

Secondary roof forms that accentuate but not dominate the composition such as low pitched gables, hip and shed roofs, shall extend at least two (2) feet over the covered structure and shall be used as a means to break up the mass of the façade adding variety and interest.

Roofs should compliment and respond to the heavy snow environment and shall be designed to meet all applicable building codes. Roof and canopy designs shall prevent snow or ice from shedding directly onto a pedestrian walkway or access. Snow shedding shall be controlled and measures shall be taken to prevent snow and ice damage to property and/or people.

- ❑ False fronts and parapets with horizontal emphasis are appropriate for Main Street. These elements were typically used to obscure the low sloped or flat roof.
- ❑ Parapet steps shall have an appropriate thickness or depth from the street view to convey solidness to the pedestrian. Minimum of twenty four (24) inch depth or greater depending upon building mass and scale. Parapets on side facades should step down towards the rear of the building unless the structure is located on a corner lot. Corner lots shall maintain continuity for both streetscapes with the primary street wall on Main Street and the secondary on the side street.
- ❑ Roof forms and planes shall vary to add visual interest to the street environment, provided they are aesthetically appropriate to the rugged mountain context and functionally responsive to the harsh climate.
- ❑ The top of building profile on street front facades shall vary in form thirty (30) inch minimum in vertical height per the following uninterrupted, horizontal roof dimensions:
  - Twenty (20) foot maximum uninterrupted profile for building frontage of forty (40) feet and less



- Thirty (30) foot maximum uninterrupted profile for building frontage of forty (40) feet to fifty (50) feet,
- Thirty (30) foot maximum uninterrupted profile for building frontage of fifty (50) feet and greater.
- Roofs shall be constructed with materials appropriate for Main Street and the environmental constraints of the area.
- Roof materials shall be fire-retardant and non-reflective
- Top of wall copings or extended roof edges create visual interest,
- Elements such as expressive brackets, cornices, copings, layered and overlapping fascia and exposed rafters with profiled ends are strongly encouraged.
- Roof snow slide areas shall retain “snow guards” to prevent property damage and pedestrian injury.
- All roof mounted equipment, plumbing stacks, antennas, etc. shall be concealed from public view by way of parapet or some form of roof feature.

### **SECTION 315 – EXTERIOR WALLS (façade elements):**

The repetition of similar façade elements greatly contributes to the historical character of the street. In particular, windows, details, ornaments and cornice moldings reoccur frequently. These details have “depth”, such that they cast shadow lines and add a three-dimensional feel to the façade. These elements combine to form a composition for each façade that has variations of light and dark, solid and void, rough and smooth surfaces. This variety within an overall composition is an essential characteristic to the fabric of Main Street within the C-2 zone and C-4 Zone.

Existing features shall be preserved. New elements should not try to imitate the past but “reflect” upon the intent and philosophy of the originator by drawing upon its own understanding of the requirements and needs of the structure. The combination of architectural details for a building front should be reviewed as an overall composition and should be considered in its context to other buildings in the area. These subordinate compositions should stand on their own as well as complement the total canvass playing out as blocks and sections of Main Street.



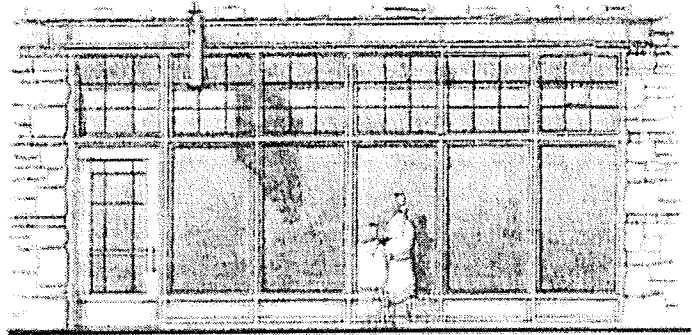
Ornamentation should reflect the simple and restrained decorative tradition of the early pioneer lifestyle. Repetition of similar shapes and sizes should be respected as an element of economy in dressing up a structure. Simplicity in design and detail were among the true hallmarks of early frontier communities, while relying upon

quality of materials and construction to convey permanence to the patron.

Visual interest on the street level of a building is provided by the following devices:

- A display window providing views to activities in the building
- A display case with exhibits, where internal functions do not permit windows,
- A decorative wall surface, such as a mural or sculpture feature,
- A landscaped foreground where appropriate.

All façade features whether dormers, gables, windows etc. that are “planted on” in an attempt to imitate a traditional detail are inappropriate and shall not be used. True functional features that are incorporated into the design of the structure such as dormers, gables, fenestration etc. are appropriate and encouraged. Large and protruding balconies, large out of scale canopies, or other modern elements are not appropriate and shall not be used.



### **SECTION 316 – EXTERIOR WALLS (storefront):**

The Main Street storefront shall display a character that is harmonious to the historical district providing a vibrant and interactive treatment to the pedestrian streetscape. It shall be that all storefronts shall maintain an active access from the Main Street as well as a secondary access from the side parking. Heber City encourages the developer to create a corner entrance which shall service both the Main Street pedestrian and side parking patrons within the same entrance of the facility.

### **SECTION 317 – EXTERIOR WINDOWS and DOORS:**

The use of active glass windows and walls which allow a visual connection between the outside pedestrian streetscape and the interior store function is strongly encouraged.

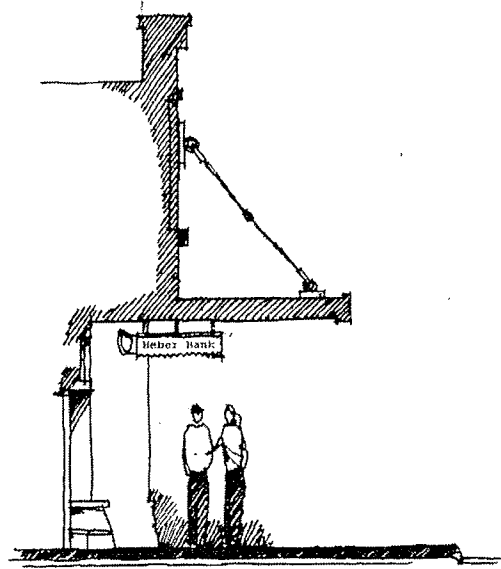
The use of false windows and doors is discouraged and shall be reviewed on a case by case basis by the Heber City Planning Commission.

### **SECTION 318 – ARCHITECTURAL FEATURES:**

Exposed structural expression of wood framing members, timbers and steel detailed elements supporting the roofs, sheds and balconies should be a feature of all commercial building designs. New designs that draw upon the past architectural character of the community extending a new creative interpretation are permitted.

**SECTION 319 – CANOPIES AND AWNINGS:**

Canopies, flat metal canopies and awnings shall be designed and constructed to be complimentary with the architecture of the building. The color of the awning shall be complimentary to the color scheme of the structure and in keeping with the unique color palettes of the area. Awnings shall be constructed of a durable material that takes into consideration the local climate and weather conditions. Canopies and awnings are encouraged to shelter patrons during extreme weather conditions as well as adding to the pedestrian oriented streetscape. Approval based upon review and acceptance of the planning commission.



**SECTION 320 – SPECIAL PROVISIONS:**

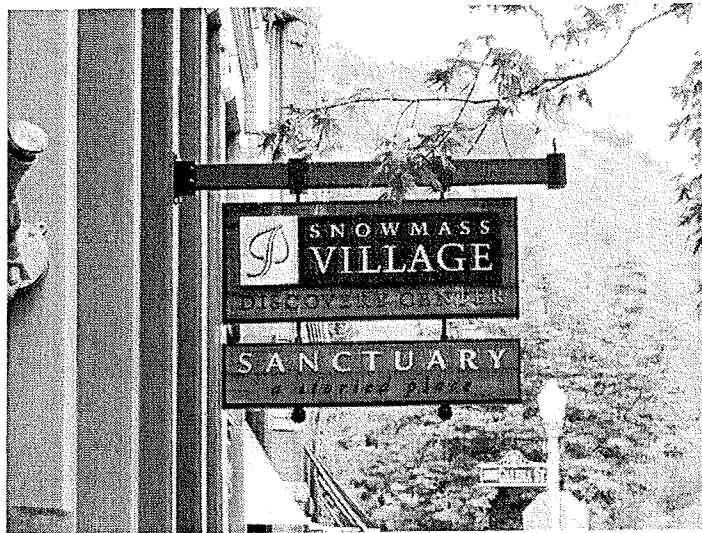
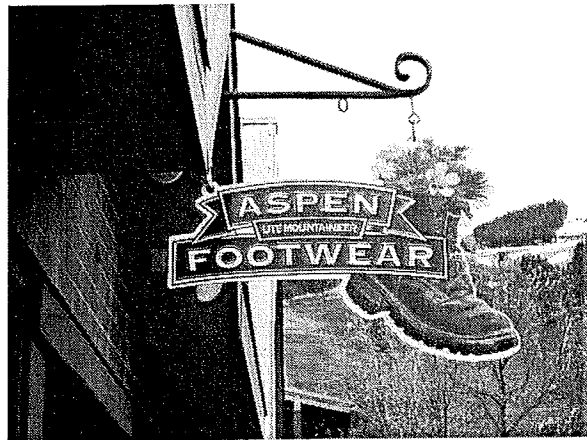
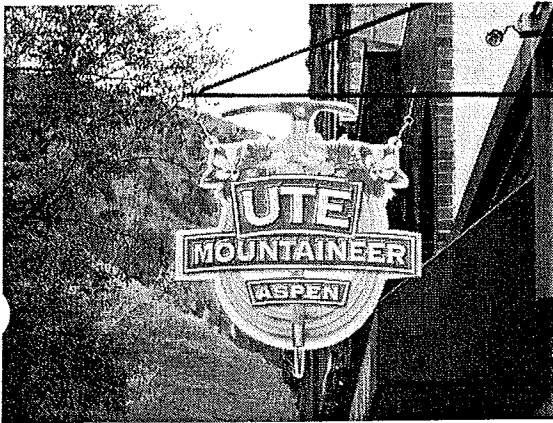
Section 18.28.050 and Section 18.40.030 of the Heber City Code regulate the permitted gross floor areas of buildings in the C-2 and C-4 Commercial Zones.

# Chapter 4: SIGNAGE

## SECTION 401 – SIGNAGE TYPE:

All signage shall comply with the Heber City’s adopted sign ordinance and shall be reviewed by the Heber City Planning Commission prior to approval.

All signs shall utilize the color scheme as outlined in Section 313 for their signage color structure. This color strategy shall utilize a “toned down” version of the corporate colors to allow patrons to recognize brand identity without allowing the glaring color scheme that is so prevalent in modern corporate images. All Corporate signage shall be required to submit a color mock to the Planning Department prior to approval of their signs.



## **Chapter 5: CONSERVATION**

### **SECTION 501 – ENERGY EFFICIENCY:**

All buildings should be designed to be energy efficient and should incorporate industry standards to achieve this, including;

- ❑ Energy conserving glazing features
- ❑ Super insulated or cold roof design with minimum of R-38
- ❑ Wall insulation with minimum of R-19
- ❑ Passive and Active solar systems where panels can be concealed within the architecture and obscured from view.
- ❑ Innovative heating and cooling systems that reduce the demand on energy requirements.

### **SECTION 502 – GREEN DESIGN:**

All buildings should be designed to incorporate renewable resource strategies, green products, and optimal water usage.

- ❑ Recyclable and earth friendly materials
- ❑ Use of local and regional materials to reduce energy costs derived from excessive transportation,
- ❑ Effective use of vegetation to control micro-climate stresses
- ❑ Water conserving features and fixtures as pertaining to the local building codes.

## **Chapter 6: APPENDIX**

# Heber City Design Guidelines

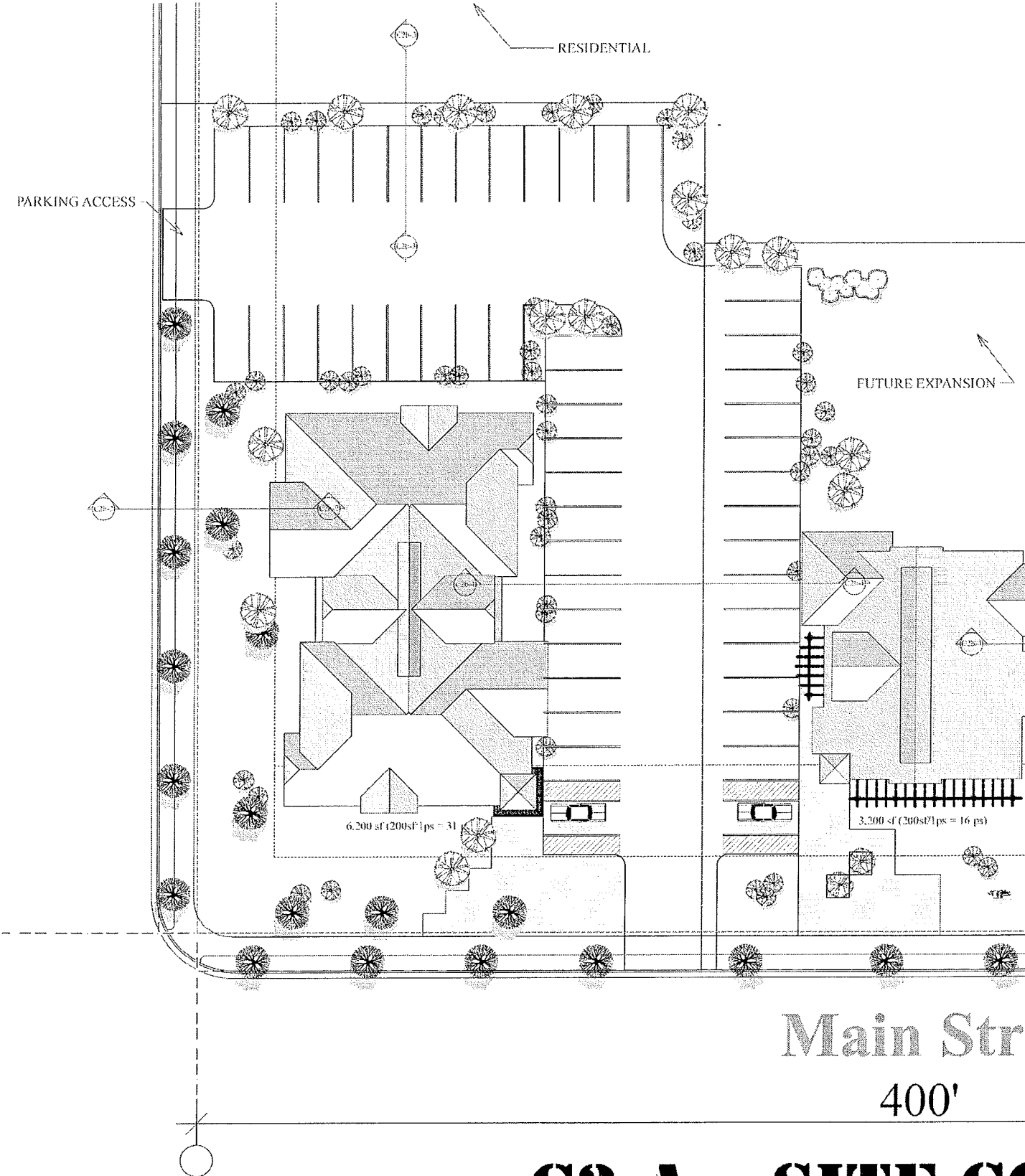
C-2 Zone

## EXTERIOR BUILDING MATERIALS

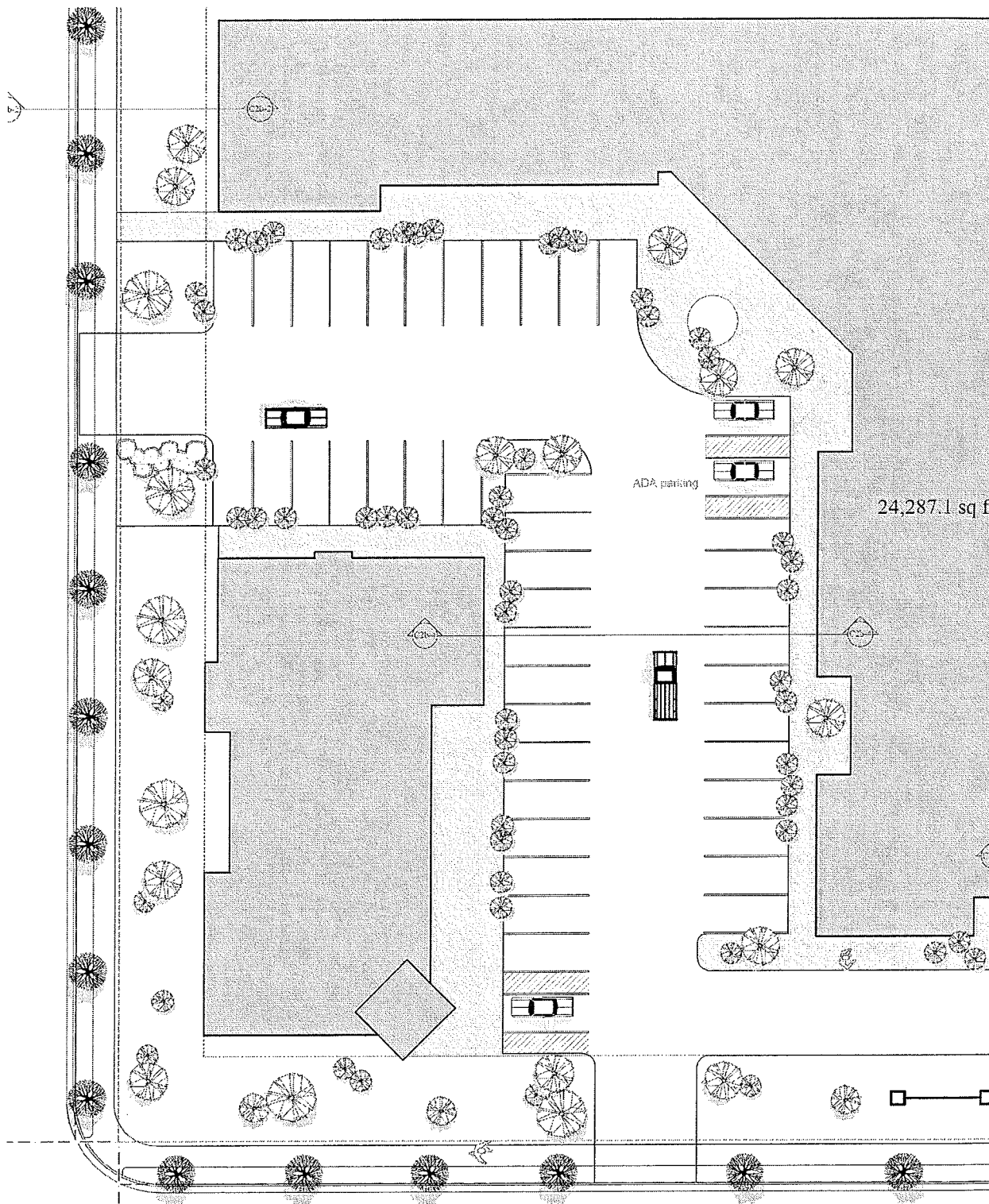
Concrete: PLAIN
Concrete: TEXTURED
Concrete: COMPOSITE SIDING
Masonry: BRICK
Masonry: GRANITE, SANDSTONE
Masonry: LIMESTONE, RIVER ROCK
Masonry: FIELDSTONE
Masonry: CAST STONE
Metal: STANDING SEAM
Metal: SHINGLES
Metal: CAST
Wood: SIDING
Wood: SHAKES
Wood: SOLID TIMBER
Moisture Protection: EIFS
Moisture Protection: CLAY
Moisture Protection: ASPHALT
Moisture Protection: CONC. SHINGLE
Moisture Protection: MEMBRANE ROOF
Glass: CLEAR
Glass: TINTED
Glass: OPAQUE
Finished: STUCCO
Finished: CERAMIC TILE
Finished: PAINT

Wall Surface	X	X	E	E	E	E	E	L	X	L	X	L																	X	L	E	
Lintels, Headers, Sills	L	L	L	E	E	E	E	E			E				E	X														L	X	E
Columns, Pilasters	L	L	E	E	E	E	E	E			E				E	X													X	X	E	
Brackets, Dentils	L	L	L	L	E	E	E	E			E				E	X													X	X	E	
Doors, Windows																																L
Opening Frames				L																												
Glazing																											E	L	L			
Roofs									L	L					E					E	L	L										
Fencing surface	X	L	E	E	E	E	E								L	X														L	L	

E - Encouraged  
 L - Limited Use  
 X - Prohibited  
 - Not Applicable



**C2-A SITE CO**



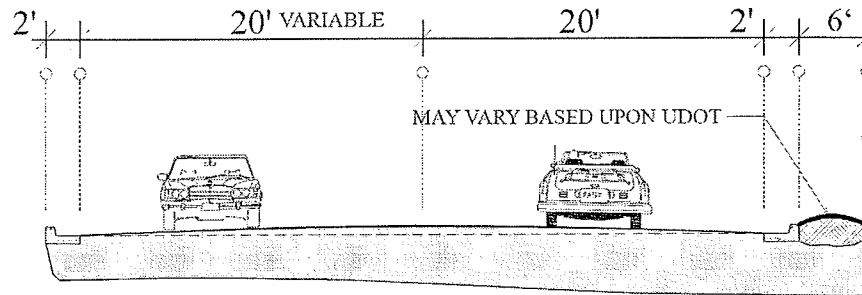
24,287.1 sq ft

ADA parking

Main S  
400'

# C2-B SITE C

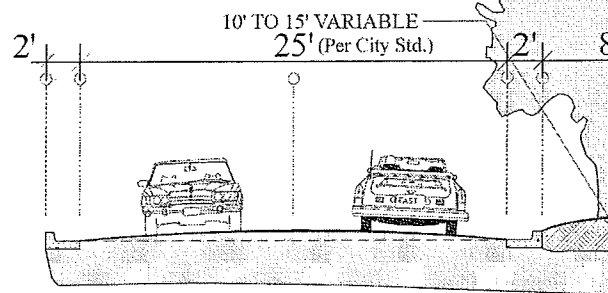
PROPERTY LINE



**DETAIL C2B-1 : main street section**

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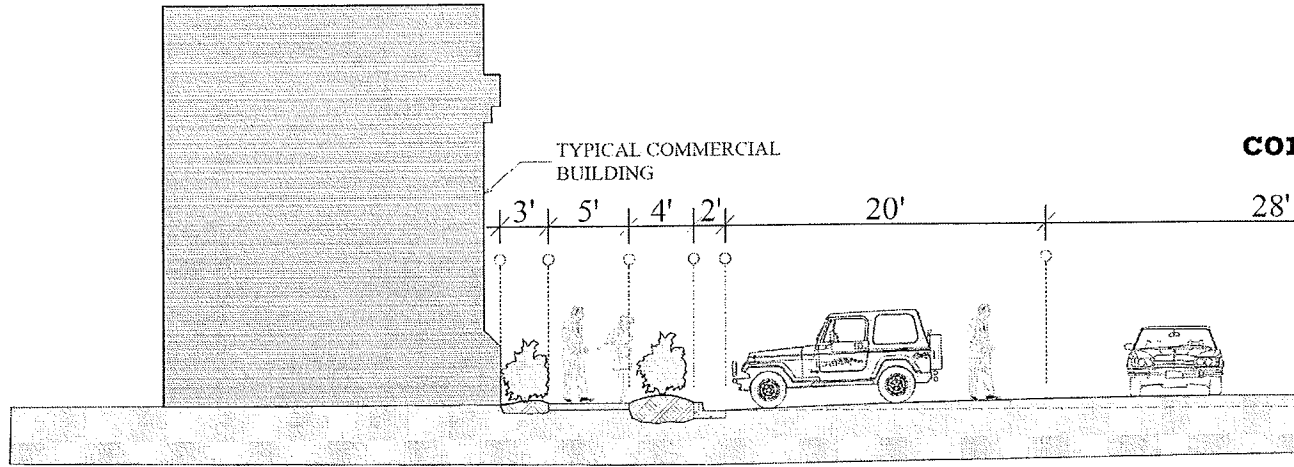
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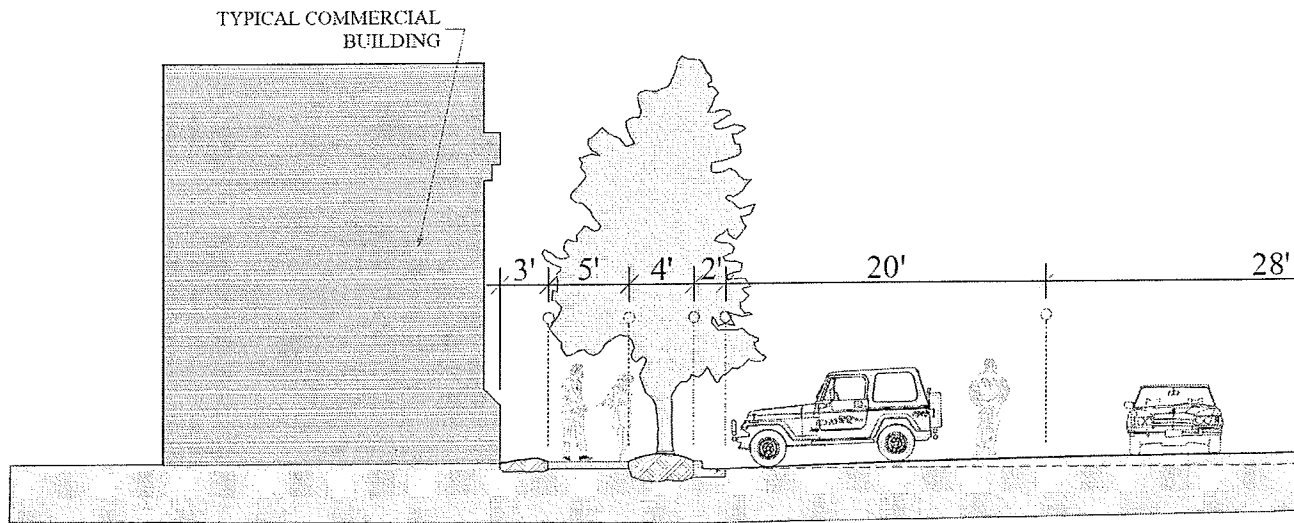
**DETAIL C2B-2 : side street section**

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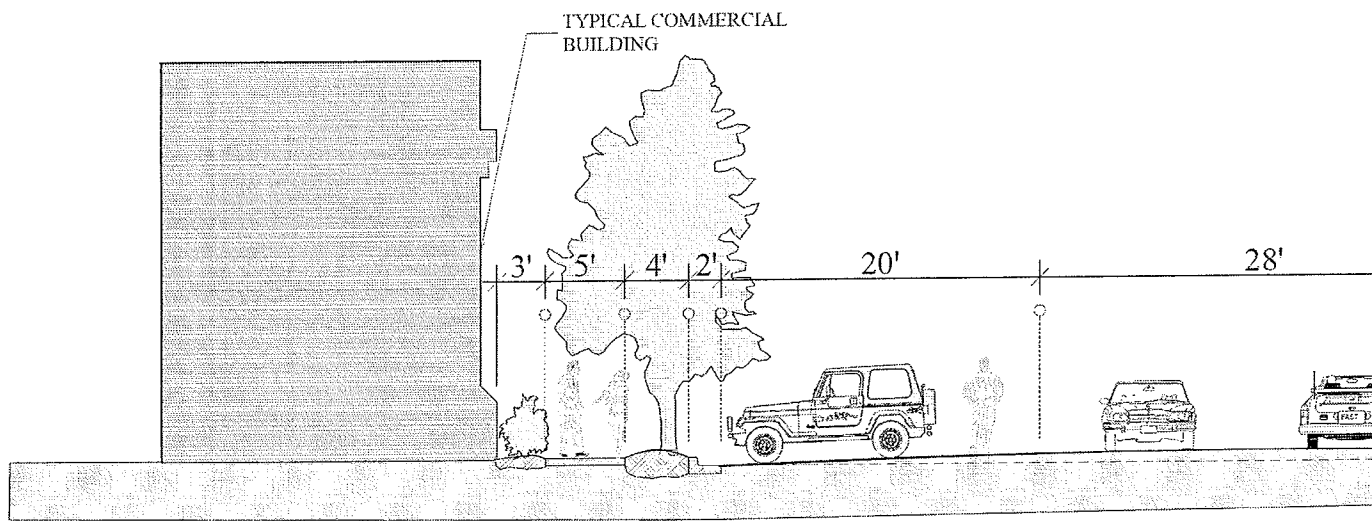
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**DETAIL C2B-3 : commercial/residential interface**



**DETAIL C2B-4 : commercial shared parking**



**DETAIL C2B-5 : commercial shared parking**

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