

CITY OF WASHINGTON TERRACE  
County of Weber, State of Utah  
ORDINANCE NO. 05-01

TITLE: ----- ARCHITECTUAL DESIGN REQUIREMENTS FOR COMMERCIAL ZONES

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**INTRODUCTION:**

**Purpose of the Design requirements:**

The Design requirements are a guide to the physical development of the City in terms of preservation, growth, and change, as well as aesthetic qualities.

With each new generation of City growth, new generations of planning issues are created. Because people are more mobile in today's society, they have more opportunities to select where they live, work, and shop and spend leisure time. The physical appearance of a community and its convenience weigh heavily on this decision. As a result, good Commercial design plays an important part in the economic well-being of a community. Thus, planning issues of great concern thirty years ago have branched out to include Commercial design issues today.

This document endeavors to foster a positive and distinct image for the City of Washington Terrace. A distinct image, however, cannot be created overnight; rather it is developed over time. These Commercial Design requirements will recognize those traits which are important to both our community as a whole while enhancing and promoting the unique character found within the City. Over time, the City of Washington Terrace will be able to boast a distinguishable character which will set it apart from other communities.

**GENERAL**

1. A design concept shall be submitted as part of the design review application which identifies the significant site features, supports the reasoning behind the architecture and site plan proposed, and explains how and why the site features are incorporated into the project design.
2. The site plan, building design and landscaping of new development shall achieve high quality and appearance which will **enhance and be compatible with the character of the surrounding area.**
3. Significant site features such as natural ground forms; large rock outcroppings, water and significant view corridors shall be identified and incorporated into the new development.

4. Site plans shall be designed with variation both in the street patterns and the siting of structures so the appearance of the streetscape does not become overly repetitive.
5. The design of outdoor spaces shall recognize and incorporate views, climate, solar angles, and the nature of outdoor activities which could occur in conjunction with the project.
6. Where identified as appropriate, new and existing development should include public plazas, courtyards, landscaping, and similar amenities or public assembly areas that is accessible and visible from the street. Such amenities shall be required in a scale appropriate to the size and location of the project.
7. Phased projects shall be designed to the greatest degree possible so that each phase, in and of itself, is complete in its functional, traffic, parking, visual, drainage and landscaping aspects.
8. Site planning and design of projects proposed adjacent to dissimilar land uses shall carefully address the potential undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns
9. Unattractive project elements such as storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible from the street and must also be screened from view.
10. Project sites which are impacted by excessive noise from the surrounding area shall use both site planning and architectural solutions to minimize impacts.

**Definitions:**

In interpreting the provisions hereof, and clarifying words, terms, phrases or parts thereof, the definitions provided in this ordinance and the following definitions shall apply:

- A. Earth-tone Colors: Non-bright colors representing natural, earth colors and values, including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
- B. Awning/Canopy: Generally considered to be external window or door coverings having arched, domed, rounded or flat forms that are mounted above the window or door and extend beyond the structure facade. Some awning types, particularly canvas, may be retractable.
- C. Hedge: A single or multi-row arrangement of continuous shrubs, designed to act as a screen or buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or informal, variety of species, irregular spacing, maintenance specific to the shrubs used.
- D. Landscaping: Improvements made to enhance the appearance of the land by planting, grading, and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs, ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles, sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking and roads is not included.

E. Marquee: A permanent canopy, usually made of metal and glass, projecting over an entrance to a building or extending along and projecting beyond the building's facade and generally designed and constructed to provide protection against the weather.

F. Mowstrip: Divider material used to separate turf grass from other landscape types, often made of wood, concrete, brick, plastic or metal.

G. Mulch: Organic or inorganic matter used as a landscape covering over bare earth. Organic matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

H. Parkway: If curb and gutter is present, it is the area within the public right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.

I. Shrubs: Self-supporting, woody plant species without a trunk.

J. Trees: Self-supporting woody plants having a trunk and canopy.

K. Vines: Woody and herbaceous plants that generally grow by rambling over the ground or climbing on some structure for support.

#### **Application:**

All development requests requiring Design Review shall be reviewed by the Planning Commission. And be part of any site plan application submitted for approval and review by the Planning commission. The recommendation by the Planning Commission will be forwarded to the City Council for final approval.

**REVIEW AUTHORITY:** Planning Commission / City Council can:

- (1) Approve or conditionally approve the project as submitted; or
- (2) Postpone action pending receipt of additional information or amended plans; or
- (3) Recommend Denial or Deny the application

#### **Considerations in Review of Applications.**

The Planning Commission and/or the Planning Director shall consider the following matters, and others when applicable, in their review of applications and where the plan is found deficient the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

(1) Considerations relating to traffic safety and traffic congestion:

- a. The effect of the development on traffic conditions on abutting streets
- b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways
- c. The arrangement and adequacy of off street parking facilities to prevent traffic congestion
- d. The location; arrangement, and dimensions of truck loading and unloading facilities.

In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks.

e. The circulation patterns within the boundaries of the development.

In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex.

f. The surfacing and lighting of off street parking facilities

(2) Considerations relating to outdoor advertising:

a. The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development.

(3) Considerations relating to landscaping:

a. The location, height and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development

b. The planting of ground cover or other surfacing to prevent dust and erosion and provide a visual break for the monotony of building materials, concrete and asphalt

c. A minimum landscape space of 15% of the project area shall be provided, or as required by the Landscape Ordinance.

d. The number, type and mature and planted size of all landscape plantings

e. The method of irrigation and approximate location of the water meter, point of connection, and any blow-out or winterizing system

f. The location, type, and size of any existing trees over 4" caliper that are to be removed

(4) Considerations relating to buildings and site layout:

a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.

b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel.

(5) Considerations relating to utility easements, drainage, and other engineering questions:

a. The provision within the development for adequacy of storm and surface water drainage and retention facilities and for utilities to and through the property

(6) Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval:

a. Does any proposed phase or phasing sequence of an approved Concept or Preliminary Development Plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize?

b. Is this plan or phase thereof a more detailed refinement of the approved concept plan?

c. Are any modifications of a major nature that first need to follow the procedure for amending the approved concept plan?

## **ARCHITECTURAL DESIGN STANDARDS**

1. Architectural design shall be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color and materials.
2. Diversity of architectural design shall be encouraged within the City. "Theme" or stylized architecture which is characteristic of a particular historic period or trend shall not be encouraged, unless the existing building or site is historically important to the district or necessary for architectural harmony.
3. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.
4. Exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design. The design elements should be implemented when any building has the potential of two sides or frontages.
5. Commercial and residential buildings shall be sited to provide functional, livable outdoor spaces, and public spaces which enhance the use of the building and, to the greatest extent possible, the neighboring buildings.
6. Building siting shall take best advantage of solar orientation, climatic and other environmental conditions, shall encourage safety and privacy of adjacent outdoor spaces, and shall reduce the impact of noise received by, or resulting from, the project.
7. Exterior materials shall be durable and of high quality. Highly reflective materials in general are discouraged. Non-durable materials such as thin layer synthetic stucco products shall not be used within 8 feet of ground level unless specially reinforced or located away from pedestrian accessible areas.
8. Buildings that are stylized in an attempt to use the building itself as advertising shall generally be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style.
9. The visibility of roof-top equipment should be minimized by grouping all plumbing vents, ducts and roof-top mechanical equipment away from the public view. This guideline is primarily focused upon commercial and multiple family residential projects.
10. Code required elements, such as parapet walls and screen walls shall be treated as an integral part of the architecture and these elements shall not visually weaken the design.
11. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.
12. Soffits and other architectural elements visible to the public but not detailed on the plans shall be finished in a material compatible with other exterior materials.
13. No new building or remodeling of an existing building shall use mill-finish (non-colored) aluminum metal windows or door frames unless specifically requested by the applicant and approved by the Planning Commission / City Council.
14. Standards for temporary buildings are the same as those for permanent buildings. Permanent landscaping is required.
15. Material or color changes generally should occur at a change of plane. Material or color changes at the outside corners of structures which give the impression of "thinness" and artificiality of the material are discouraged. Piecemeal embellishment and frequent changes in

material should be avoided.

16. Approved address numbers shall be provided so that they are legible to the public from the street fronting the property. Commercial address signs in the downtown area shall be illuminated.

**ENFORCEMENT/PERMITS/PENALTY**

Issuance of building Permits and start of construction. Upon approval of a site plan, Issuance of building Permits and start of construction may be approved. Any changes in a approved site plan shall require additional approval by the City Council. In its discretion and for good cause, the City Council may extend site plan approval and additional six months if submitted by the developer in writing to the Council before the original six-month period expires. failure to do so will require additional site plan approval and payment of fees the same as original submittal.

**APPEAL:**

Appeals of design review decisions shall follow the procedures set forth below.

- (a) The staff or applicant can at any time move a decision to the next higher level.
- (b) An appeal of a staff decision goes to the Planning Commission.
- (c) All Planning Commission appeals go directly to the City Council.
- (d) Appeal of a decision of the Planning Commission shall be heard by the City Council of Washington Terrace.

Dated and signed this 1<sup>st</sup> day of February, 2005

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Mayor

Attest:

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City Recorder