Chapter 18 - MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

16.18.105: BUILDING DESIGN:

These building design standards are intended: to create and add to the visual interest of Ivins City streets; to ensure quality and consistency in building architectural character and style; to ensure compatibility with adjacent development, as applicable; to avoid featureless building masses; to provide visual scale of large multi-family buildings; to achieve unity of design through the use of similar materials and colors; and to ensure accessory structures are compatible with the primary buildings they serve.

(1) Building Height:

(a) Maximum building height within sixty feet (60') of any property line shall not exceed twenty five feet (25').

(b) Maximum building height beyond sixty feet (60') shall not exceed thirty five feet (35').

(2) Building Length: The maximum length of multi-family residential buildings shall be one hundred twenty feet (120').

(3) Required Massing: ~~All buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long monotonous, unbroken wall and roof surfaces of forty feet (40') or more are prohibited. At least every forty (40) linear feet, wall and roof planes shall contain offsets or setbacks in differential in horizontal plane of at least four feet (4').~~ There shall be a variation in wall planes on all facades visible from a public street or public view. Variations may be accomplished through off sets in walls, stepping of roof lines or parapets, or added architectural features (covered porches, balconies with railings, window pop outs, bays, etc).

(4) Architectural Detail:

(a) Each building in a multi-family development should have a definitive, consistent style.

(b) ~~All sides of a multi-family building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single facade~~. A consistent level of detail and finish on all sides of a building shall be provided; however, a lesser degree of detail is allowed on non-street facing sides.

(c) All buildings shall incorporate a minimum of three (3) additional architectural features or repetitive details such as covered porches, balconies with railings, window pop outs, bays, etc. (Ord. 2008-21, 2009)

CHAPTER 19 – SITE PLAN AND BUILDING DESIGN REQUIREMENTS

16.19.102: SITE PLANNING REQUIREMENTS:

(5) Views: Due to the economic value and community quality and character created by the surrounding scenic beauty, it is essential that the city preserve general access to significant views. These views include the Red Mountain, other red rock formations, Snow Canyon, Pine Valley Mountain, Land Hill, the lava flows, and other unique features.

(a) The following streets have been identified as those corridors which provide significant views to pedestrians, cyclists and motorists. Properties adjacent to these streets shall be limited to setbacks and building heights as per figures 2-A and 2-B.

(i) Snow Canyon Parkway / Center Street – Beginning at 200 East thence eastward to the Ivins City & St George City Boundary Line.

(ii) Snow Canyon Road – Beginning at Center Street thence northward to Snow Canyon State Park Entrance.

(iii) Tuachan Drive – Along its entire length

(iv) Highway 91 – Along its entire length

(v) 600 West/Kwavasa Dr – Beginning at Highway 91 thence northward to Kayenta Parkway

Note: Maximum building heights shall not exceed those listed in 16.11.126 and 16.11.127. Minimum setbacks shall not be less than those listed in 16.33.103, 104, 105, 106, Tables 33-3, 33-4, 33-5, and 33-6.

(b) Site plans shall demonstrate that the following two (2) important view elements have been considered:

(i) Views from within the site: Site plans shall demonstrate the views available at locations within the proposed development site.

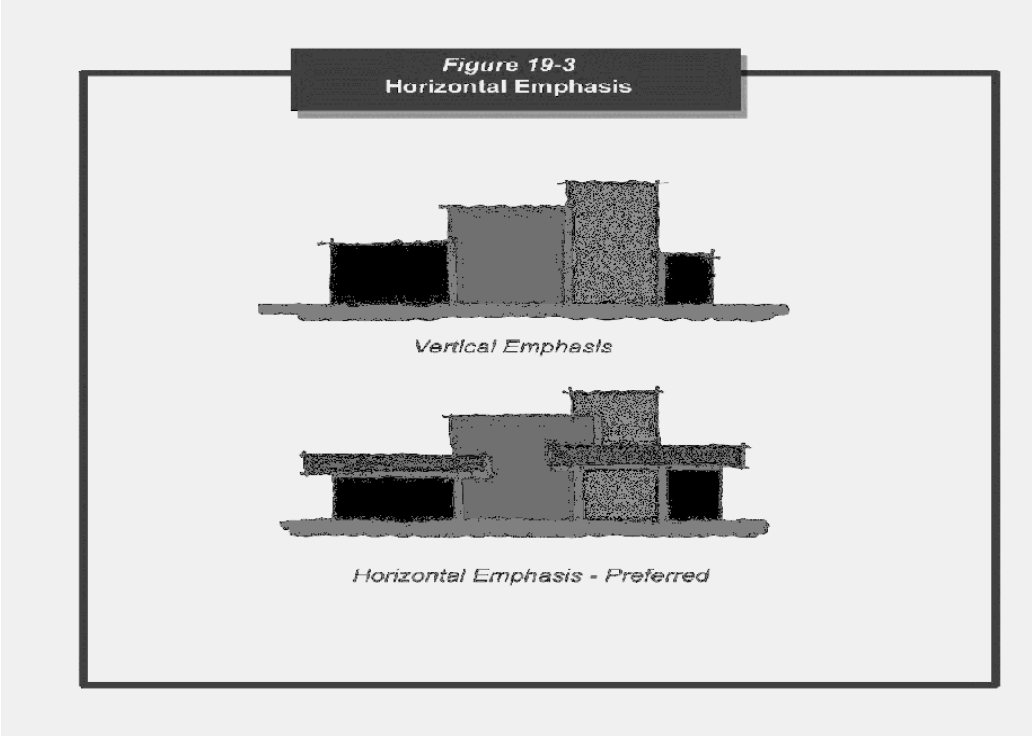
(ii) Views into and through the site: Site plans shall demonstrate the views available to adjacent properties with the construction of the proposed site plan. See the Development Standards Non-Residential in Section 16.33.105, Table 33-5.

16.19.103: BUILDING DESIGN REQUIREMENTS:

(1) Structures To Blend With Environment: It is the vision of the city that all buildings and their associated facilities and improvements will blend with the forms, colors and textures of the city's desert setting. The city encourages creative and varied architecture reflecting its desert character, avoiding extremes and uncharacteristic themes, styles and color. The goal is for all manmade structures to blend harmoniously with the natural environment.

To preserve and protect a desert setting and to preserve and increase property values, all proposed uses shall incorporate building and site design elements as follows:

(a) Horizontal Emphasis: Building designs and elements with a horizontal emphasis are preferred. Vertical design elements exaggerating building height shall be avoided.

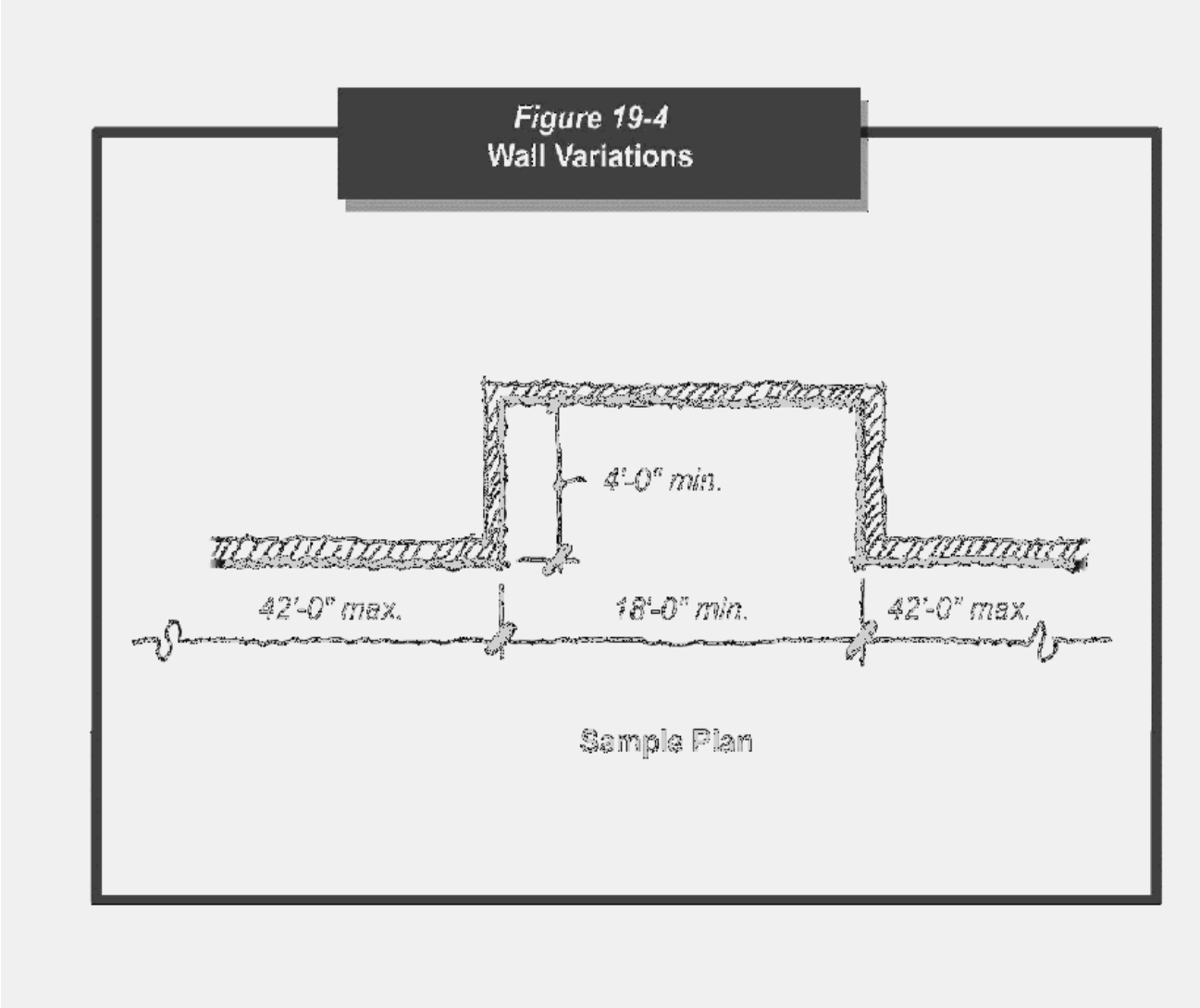


(b) View Protection: Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views.

(c) Building Massing: In order to maximize the integration of manmade structures with the natural environment and to minimize undesirable distractions, land use applications shall demonstrate the incorporation of techniques for reducing the apparent size and bulk of proposed buildings and structures. At a minimum the following techniques shall be utilized, recognizing that other techniques may be incorporated as well:

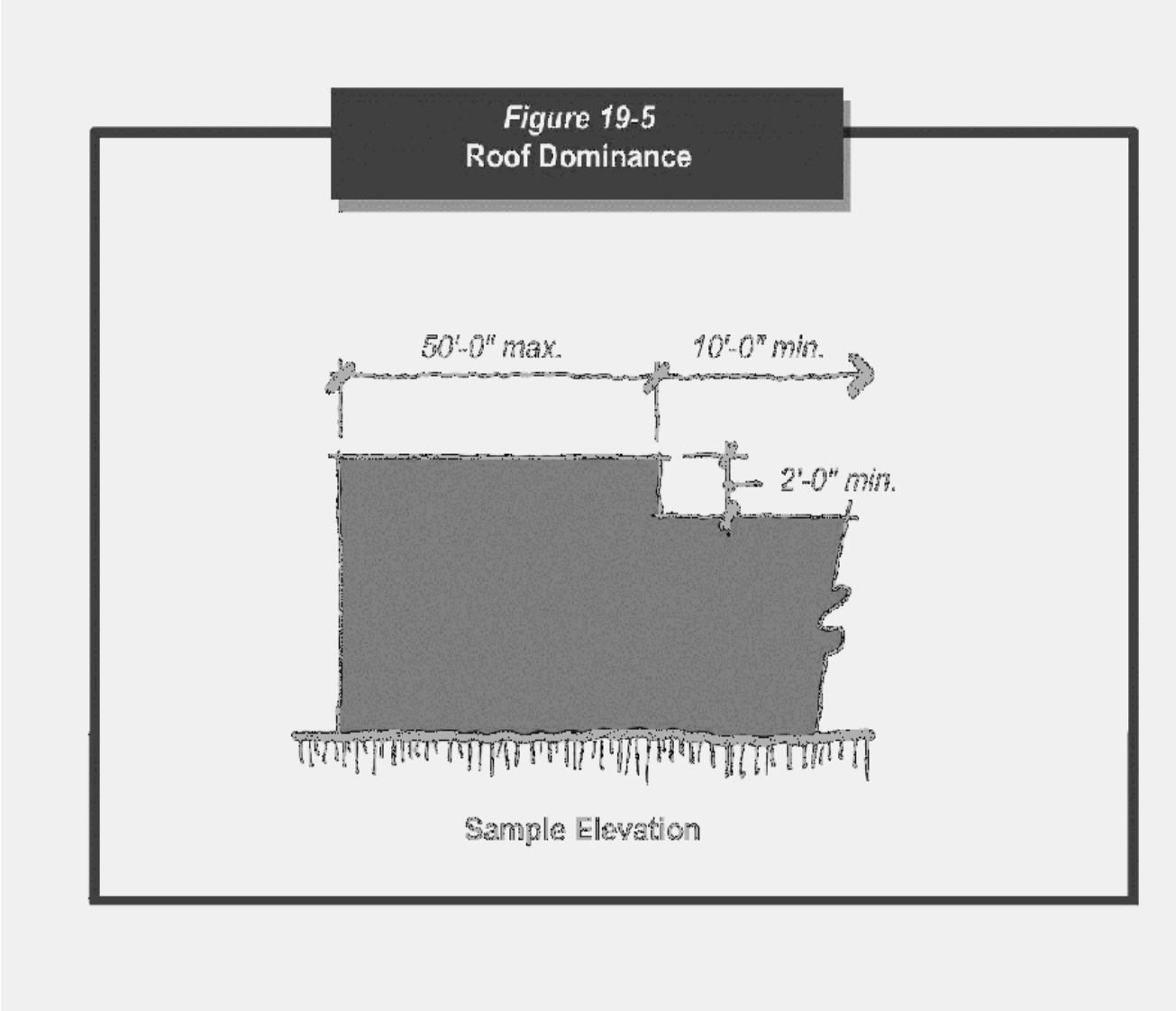
(i) Coherent Building Design: All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A facade occupying a single wall of a building, not related to the rest of the building sides (false front or storefront) shall be prohibited. A consistent level of detail and finish on all sides of a building shall be provided; however, a lesser degree of detail is allowed on non-street facing sides.

(ii) Wall Variations: Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest. ~~No wall surface shall extend for more than forty two feet (42') without interruption. A surface is considered interrupted when a reentrant corner is incorporated into the structure. The depth of the reentrant corner shall be a minimum of four feet (4'). There shall be a minimum discontinuity of eighteen feet (18') before the building may return to the original line.~~ All facades visible from a public streets or public view shall have variation in wall planes. Variations may be accomplished through off sets in walls, off sets in roof lines & parapets and with added architectural features (covered porches, balconies with railings, window pop outs, bays, etc).



(iii) Reduced Upper Levels: Upper levels shall have reduced floor area to minimize building mass. No second story shall exceed seventy five percent (75%) of the ground floor footprint for purposes of this calculation. Covered porches, and permanently affixed trellises may be considered part of the footprint. Where sloping sites create structures that are more than two (2) stories, the first (ground) level floor shall be considered as the floor level closest to that of the primary street access.

(iv) Roof Dominance: Dominant rooflines shall be avoided. The impact of a roofline may be minimized by a variety of roof styles, including the use of flat or shallow pitched formations. ~~No horizontal roofline or eaves shall extend for more than fifty feet (50') without interruption. Interruption for flat roofs shall be defined as vertical offsets of at least two feet (2') with continuation of ten feet (10') minimum.~~



(v) Reduced Roof Mass: The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is flat or a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only). Roof pitches below four to twelve (4:12) are strongly encouraged. Roof pitches of eight to twelve (8:12) and steeper that resolve in a ridgeline are prohibited.

(vi) Varying Roofline Silhouettes: Variation in the roofline silhouette is an effective means of harmonizing buildings with their surroundings by blending its line and form with the Red Mountain backdrop.

(vii) Visual Patterns: Every building should have shadow relief created by recesses and projections. Recesses may include courtyards, entryways or boxed window openings along the exterior of the building. Projections may include stairs, balconies, entrances or bays. Covered walkways, breezeways, patios, trellises, landscape areas and wide roof overhangs are encouraged to produce shadow effects. Stepped structures may also be used to offset building mass in sloped areas.

(viii) Larger Buildings And Two-Story Structures: Larger buildings should be placed toward the interior of a development, or placed on the lower site elevation to reduce apparent mass.

(d) Architectural Details: Surface details, ornaments and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements, shall be required. The following architectural details are desirable and encouraged:

(i) Stonework when implemented properly. Stone should terminate on an inside corner.

(ii) Exposed beams and columns.

(iii) Cornices, moldings, bands, pop outs, decorative vents, cast or sculpted features.

(iv) Covered entries.

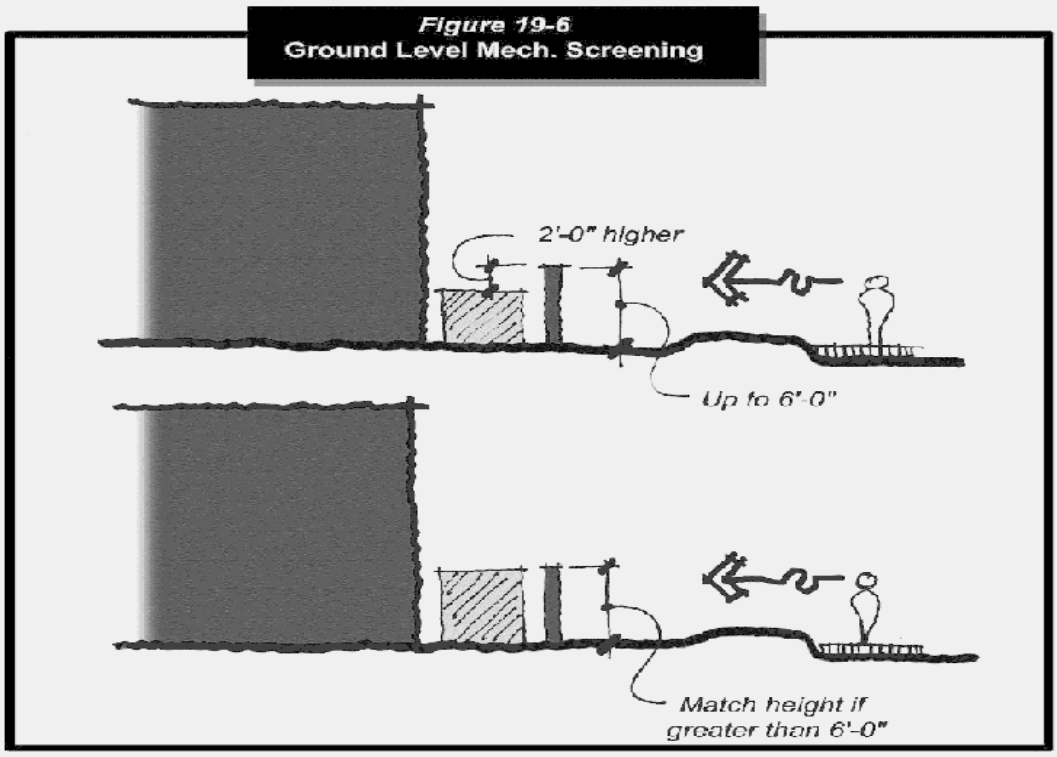
(v) Covered walkways, breezeways, bays and balconies.

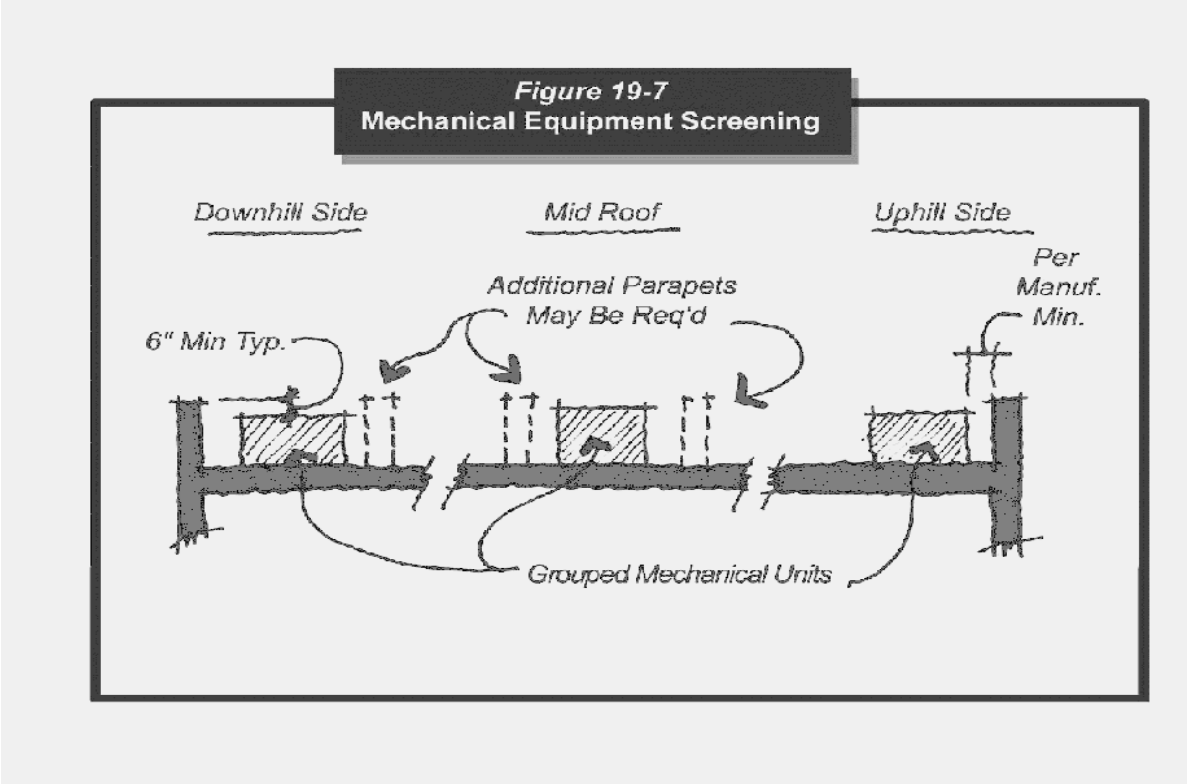
(vi) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.

(vii) Accessories such as art features, benches, pots, lamps, artwork and sculptures.

(e) Additions: Proposed additions to existing buildings shall incorporate the predominant architectural features, materials and colors of the existing buildings.

(f) Mechanical Equipment: Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise and appearance, particularly for adjacent properties and public rights of way. All mechanical equipment shall be physically screened from view so as not to be seen from public rights of way or adjacent properties through uses of fences, walls or parapets. In the case of roof mounted equipment, grouping of the mechanical equipment toward the uphill parapet is encouraged; otherwise, additional parapets may be required. Mechanical screening shall consist of a hard exterior surface that matches or complements the adjacent building surfaces and an inner layer of nonreflective acoustic insulation with a minimum sound transmission class (STC) of 30. Ground mounted mechanical screening shall extend a minimum of two feet (2') higher than the top of the equipment up to a height of six feet (6'). Above six feet (6') it shall be the same height as the top of the equipment. All roof mounted mechanical screening shall extend to a minimum of six inches (6") above the mechanical equipment. All building mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of the building.


Figure 19-6
Ground Level Mech. Screening
2'-0" higher
Up to 6'-0"
Match height if
greater than 6'-0"



(2) Building Scale: The size and scale of all proposed buildings and structures should be compatible with, and not dominate, the surrounding uses and natural features.

(3) Pedestrian Scale: Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.

(4) Building Materials And Textures: Exterior building materials shall be compatible with and similar to the surrounding landscape in type, texture, color and character.

(a) The following materials are recommended for use on exterior walls:

(i) Native Stone: The use of natural or cultured stone complementing the surroundings of the city is highly recommended. When used as an accent, stone shall terminate at an inside corner.

(ii) Stucco: Stucco is a desirable exterior material, particularly in a rough or highly textured finish.

(iii) Masonry: Integrally colored split faced block is generally acceptable, as is brick in compatible earth tone blends.

(iv) Concrete: Exposed aggregate or colored concrete with a stamped, pitted or other texture.

(b) The following materials are disallowed for use on exterior walls except when used as architectural details:

(i) Unfinished block.

(ii) Unfinished concrete.

(iii) Metal.

(c) The following materials are recommended for sloping roofs:

(i) Nonreflective concrete or clay tile.

(ii) Wood shingles or shakes (fire retardant rated).

(iii) Architectural grade composition shingles.

(iv) Patinaed copper.

(d) Traditional ribbed, corrugated metal and other nonrecommended materials are discouraged for sloping roofs.

(e) White, brightly colored or reflective materials are prohibited for all roofs.

(f) Low profile skylights with dark framing and tinted glass are encouraged. White framing or mirrored glass is prohibited.

(5) Building Material Color: The color of all exterior building materials and surfaces shall blend the proposed new buildings with the natural environment of the city. Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass. Exterior building colors that respect and enhance the natural tones of the southern Utah environment shall be used.

(a) Minimize Impact: All building materials and colors shall minimize the impact of buildings on the natural setting. All building colors shall be earth tones and muted colors that blend and do not contrast with natural desert colors. Wall extensions from buildings, and all walls and fences, shall be the same or similar color and materials as the main building.

(b) Light Reflective Value (LRV): The LRV of materials used on all exterior walls shall be between seven (7) (darkest value of shaded vegetation) and thirty eight (38) (approximate value of red sandstone and soil in the city). Generally, the more visible the structure, the lower its LRV should be.

(c) Color Intensity And Brightness: The strength, intensity and brightness of the color selected (chroma) shall be in the range from very weak (grayish) to medium weak (neutral or earth tone). Strong chroma colors should be avoided. Stains and flat paints are encouraged.

(d) Finishes: High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. LRV over thirty eight (38) and strong chroma may be allowed only for small accents and trim around windows and doors. Chimneys, flues, vents, gutters, downspout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in LRV and chroma to the surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent and corporate signature color schemes are strongly discouraged. The following materials and finishes are prohibited:

(i) Colored plastic and fiberglass.

(ii) Unpainted or shiny metal details. (Ord. 2012-08, 2012)

Footnotes - Click any footnote link to go back to its reference.

Footnote 1: See also chapter 22 of this title.

Footnote 2: See also chapter 22 of this title.

Footnote 3: See also chapter 21 of this title.