ORDINANCE NO. 2014-19

AN ORDINANCE OF IVINS CITY, UTAH, FURTHER AMENDING CHAPTER 18 OF THE ZONING ORDINANCE REGARDING DESIGN REQUIREMENTS FOR MULT-FAMILY BUILDINGS

WHEREAS, the Ivins City recently adopted amendments to the Design Requirements for both Commercial (Chapter 19) and Multi-Family (Chapter 18) buildings;

WHEREAS, the City Council desires to further amend the Design Requirements for Multi-Family buildings to include the following additional language adopted as part of the recent Chapter 19 amendments regarding Commercial buildings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:

SECTION 1. As recently amended by Ordinance 2014-13, Sections 16.18.105 and 16.18.106 of the Ivins City Code currently read as follows:

CHAPTER 16.18

MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

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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 to 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) 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:

(a) Coherent Building Design: All sides of a building may have a visual or other impact, and shall be coherently designed and treated. 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.

(b) Wall Variations: Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.

All sides of a building visible from a public street or other significant public views shall have variation in wall planes in order to provide articulation and shadow areas. Offsets in wall planes shall be required as follows: buildings 80' to 120' in length shall have a minimum of three faces, with each face plane separated by at least a two foot offset, although two non-adjoining faces could be on the same plane; buildings 40' to 80' in length shall have a minimum of two faces with each face plane separated by at least a two foot offset; and buildings less than 40' in length shall not be required to have an offset but shall be required to have a minimum of two architectural features that provide articulation and shadowing. The length of required offset planes shall be 20% to 50% of the total building length, with said percentages reduced by 10% each if one additional wall plane is provided. If two or more additional wall planes are provided beyond the minimum requirement, the minimum length of any face shall be 8'. Architectural features may include covered porches, balconies, window pop outs, inset windows, bays, etc. and shall be spread out over the length of the building.

(c) Roof Variations: Roofs shall also provide variation in a manner similar to wall variations. The same lengths used for determining the minimum number of wall offsets shall also apply in determining the minimum number of roof variations. However, the minimum roof offset of parapets (flat roofs) or eve lines (pitched roofs) shall be 12" or 5% of the overall building height, whichever is greater. The use of front facing gables, dormers, hip roof formations, etc. may be regarded as the required offset for pitched roofs.

(4) Architectural Detail:

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

(b) 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, window pop outs, inset windows, bays, etc. and shall be spread out over the length of the building. (Ord. 2014-13, 2014)

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16.18.106: BUILDING MATERIALS: T his section is intended to achieve unity of design through the use of similar materials and colors throughout multi-family developments. Building materials shall be compatible with those predominantly used in the surrounding area and shall blend with the natural desert environment.

(1) Exterior Building Materials:

(a) Approved materials include natural or cultured stone, stucco, masonry (colored and split face), and conc

(b) Disapproved materials include unfinished gray block or concrete, metal and vinyl siding, hardboard or plywood siding.

(2) Sound Transmission Coefficients:

(a) Walls and floors/ceilings between units shall have a sound transmission coefficient greater than fifty (50).

(b) Walls bordering hallways shall have a sound transmission coefficient of forty five (45) or greater.

(3) Roofing Materials:

(a) Approved visible roofing materials include nonreflective concrete or clay tile, wood shingles or shakes (fire retardant only), patina copper, architectural grade composition shingles, nonreflective colored metal.

(b) Disapproved visible roofing materials include corrugated metal roofs, any white/brightly colored or reflective materials.

(4) Building Material Colors:

(a) Each individual building shall display a minimum of two (2) wall surface colors or a combination of two (2) approved materials (e.g., stone and stucco).

(b) Colors or materials shall not be excessive in their contrast with each other or the natural surroundings.

(c) Other subtle "accent" colors are encouraged.

(5) Accessory Structures:

(a) Detached garages, carports, and other accessory structures, including, but not limited to, mailboxes, storage/maintenance facilities, recreational facilities, picnic shelters, and gazebos, shall incorporate similar materials, scale, colors, architectural details, and roof slopes as the primary multi-family buildings.

(b) Rear walls of detached garages and carports that back onto the perimeter street shall be articulated with windows, variety of roof planes, etc., or shall be made to appear as a perimeter wall with landscaping and berming being used to further screen them from view from perimeter streets. (Ord. 2008-21, 2009)

SECTION 2. It is proposed that beginning with Section 16.18.105(3)(c)(iv), Section 16.18.105 and16.18.106 be amended from that point to the end thereof to now read as follows:

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(iv) Roof Variations: 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. Roofs shall also provide variation in a manner similar to wall variations. The same lengths used for determining the minimum number of wall offsets shall also apply in determining the minimum number of roof variations. However, the minimum roof offset of parapets (flat roofs) or eve lines (pitched roofs) shall be 12" or 5% of the overall building height, whichever is greater. The use of front facing gables, dormers, hip roof formations, etc. may be regarded as the required offset for pitched roofs.

(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.

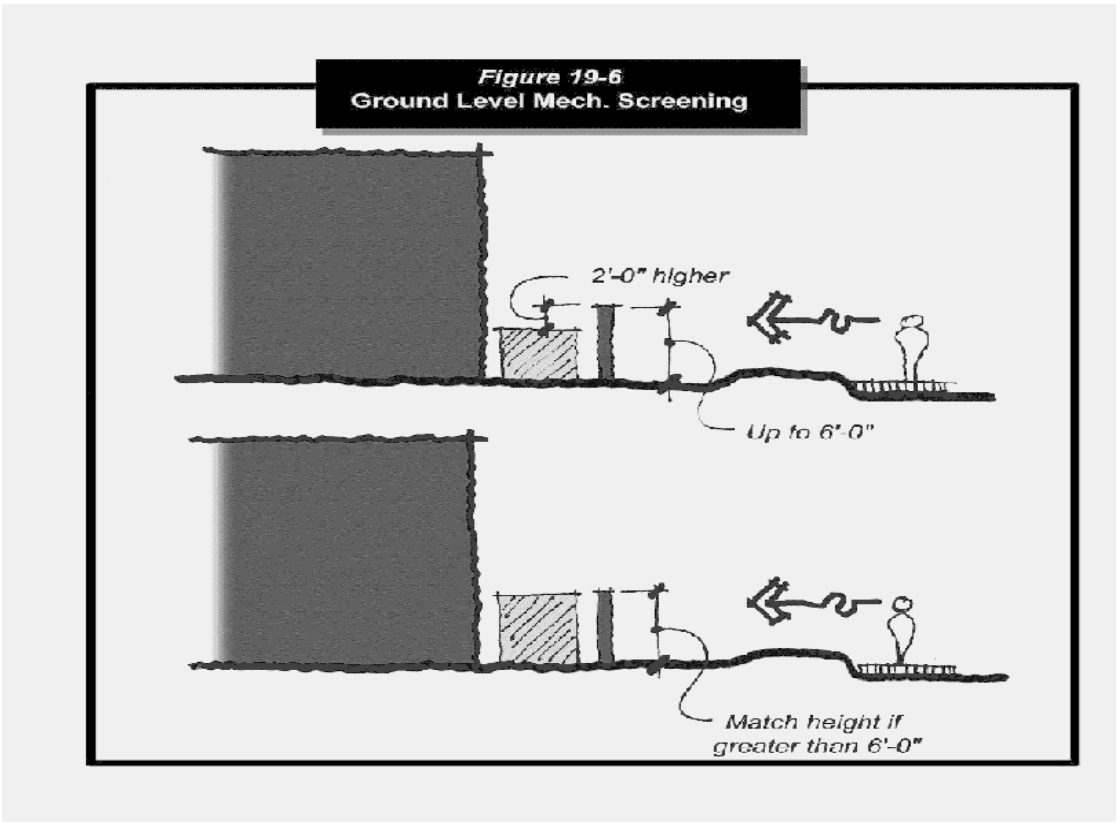
(v) Covered walkways, breezeways, bays and balconies.

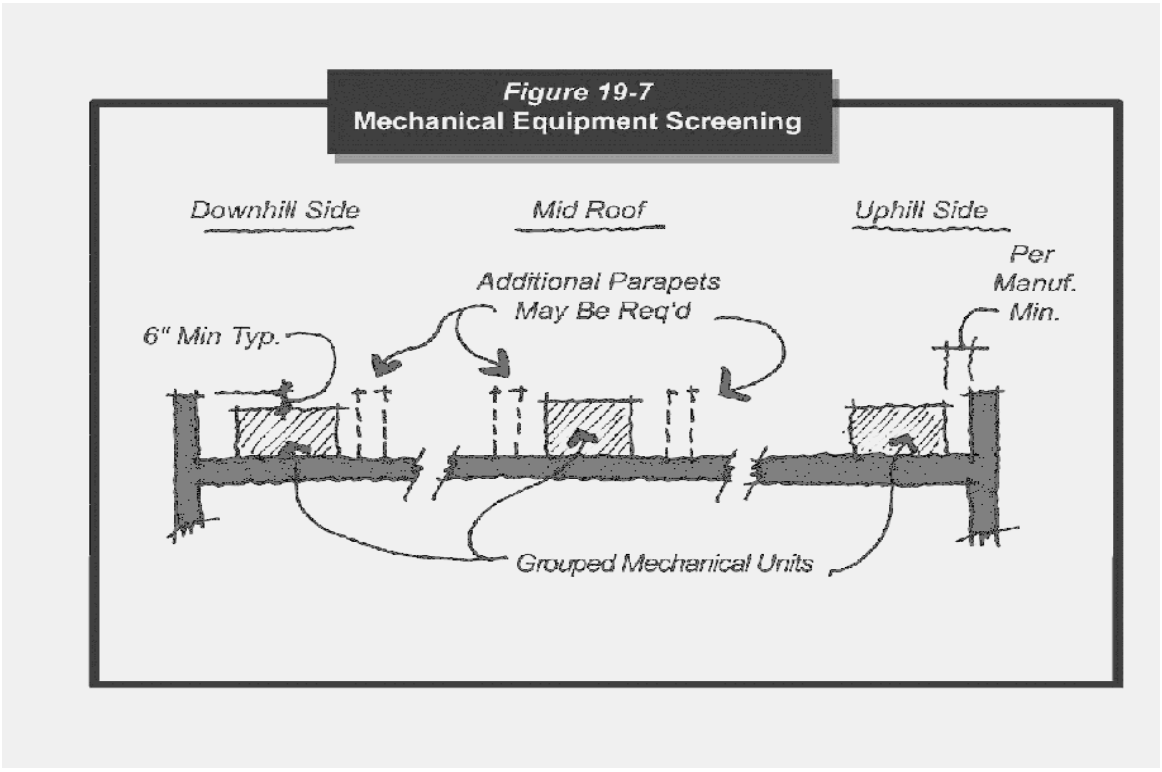
(vi) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.

(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 non-reflective 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"


Figure 19-7
Mechanical Equipment Screening
Downhill Side
Mid Roof
Uphill Side
Per
Manuf.
Min.
Additional Parapets
May Be Req'd
6" Min Typ.
Grouped Mechanical Units

(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) Non reflective 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 non-recommended 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. 2014-19, 2014)

SECTION 3. Severability. If any section, clause or portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Effective Date: This Ordinance shall become effective immediately upon adoption by the City Council.

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PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2014 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
George E. Elwell, Jr.	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Lesley Mendenhall	_____	_____	_____	_____
Steven Roberts	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder