CHAPTER 19

SITE PLAN AND BUILDING DESIGN REQUIREMENTS

SECTION:

16.19.101: Purpose

16.19.102: Site Planning Requirements

16.19.103: Building Design Requirements

16.19.101: PURPOSE:

The desert setting of the city is both a spectacular and fragile environment. It is worthy of preservation and requires careful stewardship. The magnificent setting of the city requires that all uses and buildings complement and be in harmony with the natural environment. The purpose of this chapter is to promote a level of building and site design consistency, sensitivity to the natural environment of the city, and to protect and promote the unique community identity of the city. This chapter is intended to:

(1) Assist all land use authorities in land use and development decision making.

(2) Provide information and direction to all property owners intending to build or develop land located within the city.

(3) Promote compatibility between the natural and manmade environments.

(4) Promote high quality site planning and building, lighting and signage design.

(5) Promote continuity of streetscape design.

(6) Promote drought tolerant landscaping in harmony with the desert environment of the city.

(7) Achieve a high level of community design and achieve the community design qualities of a resort destination community. (Ord. 2012-08, 2012)

16.19.102: SITE PLANNING REQUIREMENTS:

(1) Design Standards And Guidelines: To meet the purposes of this chapter, this title, and all other land use ordinances, the following design standards and design guidelines are provided as follows:

(a) Design Standards: Design standards are required in addition to other standards set forth in this title and all other land use ordinances and are indicated by the verb "shall".

(b) Design Guidelines: Design guidelines indicate additional actions that may be taken to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should", signifying that the guidelines are desirable objectives.

Application of the guidelines (see chapters 15 and 16 of this title) will depend on the nature of the proposed uses or buildings and the surrounding area, as may be determined by the zoning administrator.

All class I, class II, class III, class IV and class V use application approvals shall balance the proportion and scale of all proposed uses, buildings and structures to the project site, adjacent properties and streets from which the project will be accessed or viewed.

(2) Building Location: The location of all new buildings and structures shall incorporate the following building design principles:

(a) Sensitivity To Adjacent Buildings: All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines and grade changes will help provide continuity with adjacent and neighboring buildings.

(b) Site Plans: All site plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views and complement and be harmonious with the adjacent building designs, styles and size. (Ord. 2012-08, 2012)

(c) Pedestrian Areas: All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility and enhanced safety for pedestrians. (Ord. 2014-05, 2014)

(3) Mix Of Scales: A mixture of building scales is desired, particularly in the case of larger buildings, with some elements scaled for appreciation from the adjoining street and others for the enjoyment by pedestrians within the development.

(4) Site Design And Layout: All site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. Areas of sensitive lands occur throughout the city, including areas of historic value, scenic beauty, unusual or hazardous topography, lands subject to flooding, or lands possessing exceptional views (see also chapter 8 of this title). Site design and planning shall include the following:

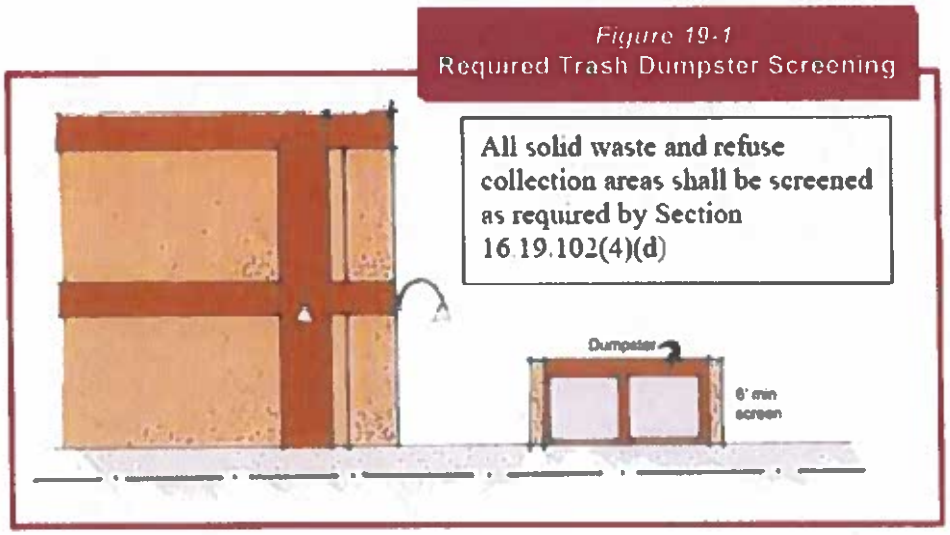
(a) Arrangement: Recognizing that all views cannot be protected, all buildings and structures should be arranged to preserve and provide open space and to protect views as much as practicable. The locations of all buildings and structures shall recognize the existing topography and natural features of the site, including lava rock, rock outcroppings and drainageways. All natural features shall be preserved, as much as practicable, and integrated into the site plan design.

(b) Open Space: Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing or planned to be located on adjacent properties.

(c) Site Access: The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

(d) Trash And Refuse Collection Areas: All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas, including the dumpsters, shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six feet (6') high, constructed of materials to match the main buildings on the site, and provide latching gates for screening the opening to the enclosure.

Figure 19-1
Required Trash Dumpster Screening



All solid waste and refuse collection areas shall be screened as required by subsection (4)(d) of this section.

(e) Noise Impact: Site design shall include provisions for limiting noise, particularly to adjacent property. Efforts should be made to mitigate noise from both outside and within the site through screening, setbacks and building materials. Noise generating equipment shall be located and buffered to mitigate on site and off site impacts.

(f) Off Street Parking Areas And Loading Bays: Landscaped areas and/or walls shall screen off street parking and loading docks/bays. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented so as not to face public streets, plazas or trails. The number and dimensions of required off street parking spaces and loading bays shall be in accordance with the requirements of chapter 20 of this title.

(g) Pedestrian Egress: Safe and convenient pedestrian egress from each street where main entrances to buildings are located shall be provided. It shall consist of:

(i) Walkway: A continuously defined five foot (5') minimum width walkway from the public sidewalk to the building front walkway. This feature may be included as part of the required fifteen percent (15%) landscaping so long as it incorporates landscaping as part of the walkway that enhances the project.

(ii) Landscaping Requirements: The walkway shall count as landscaping for the parking lot landscaping requirements. Landscaping next to the walkway shall have a ten percent (10%) area bonus in landscaping requirements. Said bonus shall not accrue to the point where it reduces the parking lot edge buffer.

(iii) Exceptions: Businesses that do not typically generate pedestrian access shall not be required to comply with this subsection. (Ord. 2012-08, 2012)

(5) Views, Openness And Massing: 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, openness and minimize massing. These views include the Red Mountain, the red rock formations north of Kayenta, Snow Canyon, Pine Valley Mountain, Land Hill, the lava flows, and other unique features.

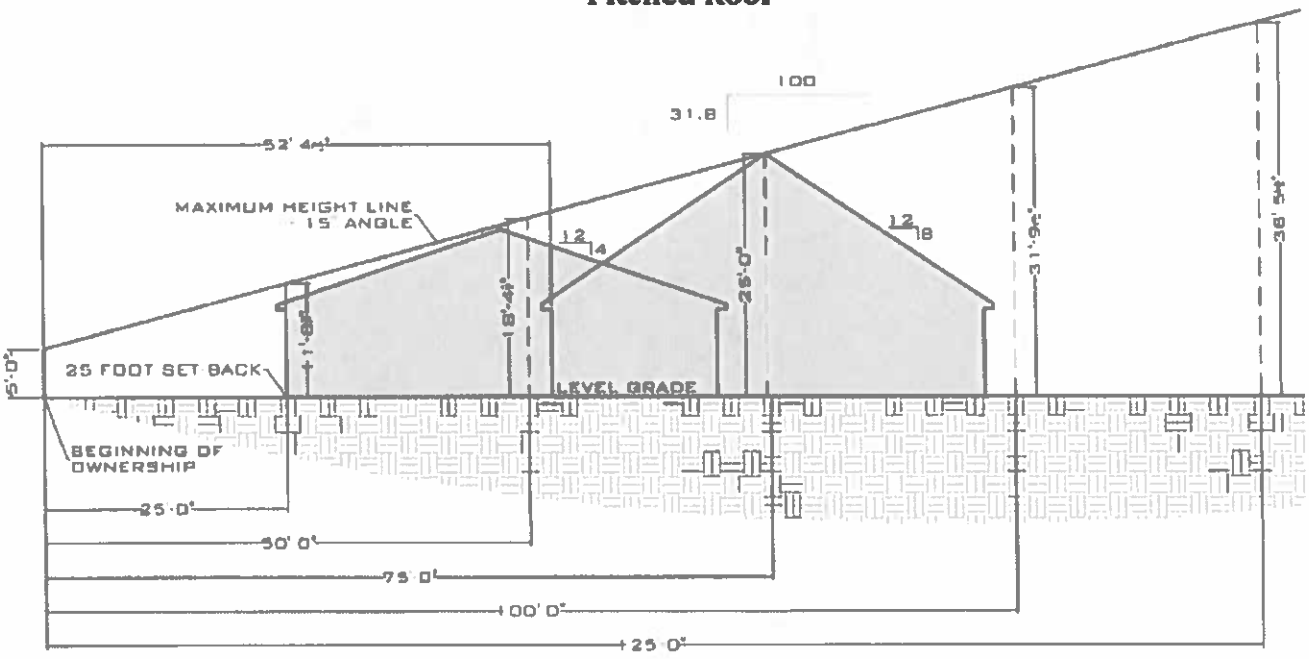
(a) The following streets have been identified as those corridors which are significant to pedestrians, cyclists and motorists. Properties adjacent to these streets shall be limited to setbacks and building heights to the extent reasonably feasible as per figures 2-A and 2-B of this section, or to the actual view angle if determined to be greater than fifteen degrees (15°) using methods similar to those used in said figures 2-A and 2-B to preserve significant views. Where none of the above stated views are compromised or when the view angle to such views is less than fifteen degrees (15°), then the minimum setback shall be thirty feet (30'). If the view angle calculation determines a setback greater than thirty feet (30'), then up to one-third ($^1/_3$) of a building, or cluster of buildings, can extend to the minimum setback. Architectural features on the building such as balconies, awnings, trellises, pop outs, etc., may encroach to a minimum twenty five foot (25') setback. Architectural features of the type considered to be single level extensions, such as covered patios, entryways or eating areas with a maximum height of twelve feet (12') for a flat roof or fifteen feet (15') for a pitched roof may encroach to a minimum twenty foot (20') setback.

FIGURE 2-A

PITCHED ROOF

Figure 2-A

Pitched Roof



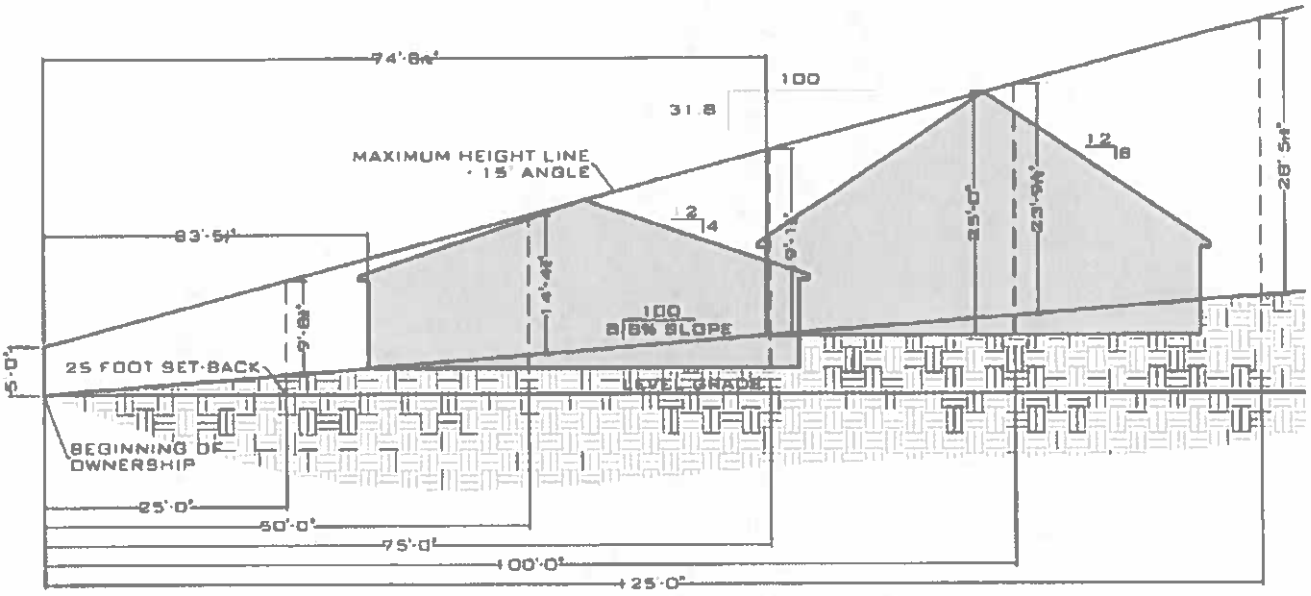
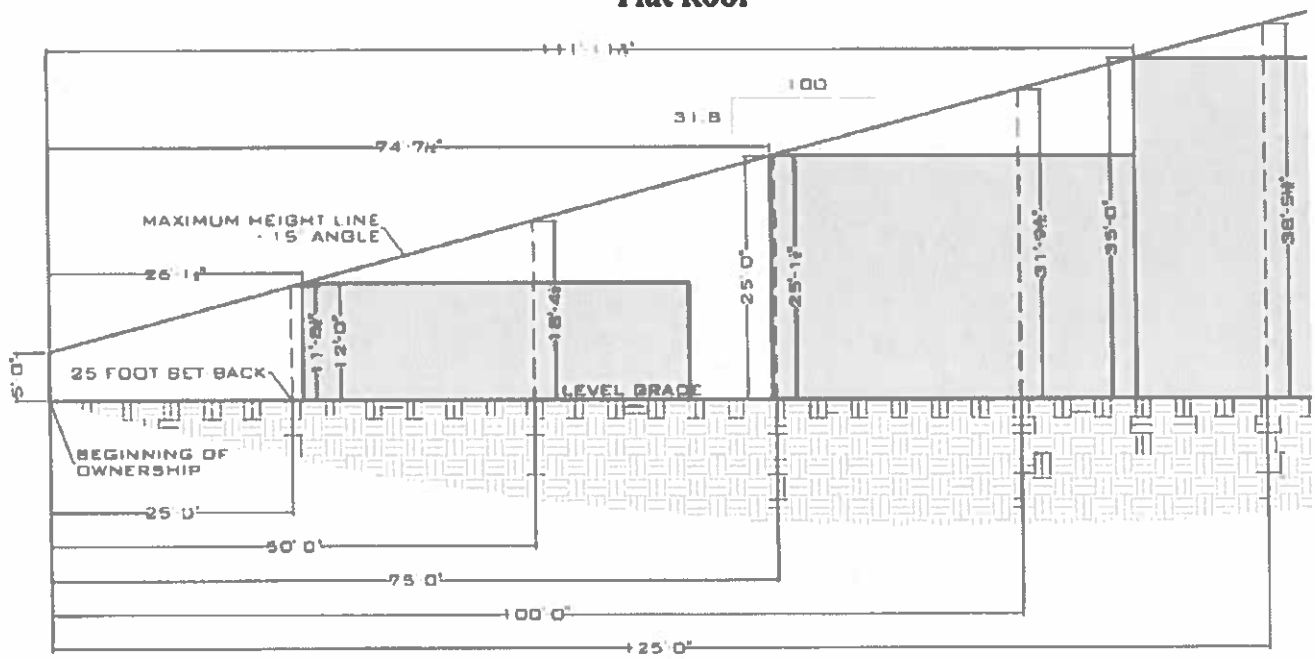


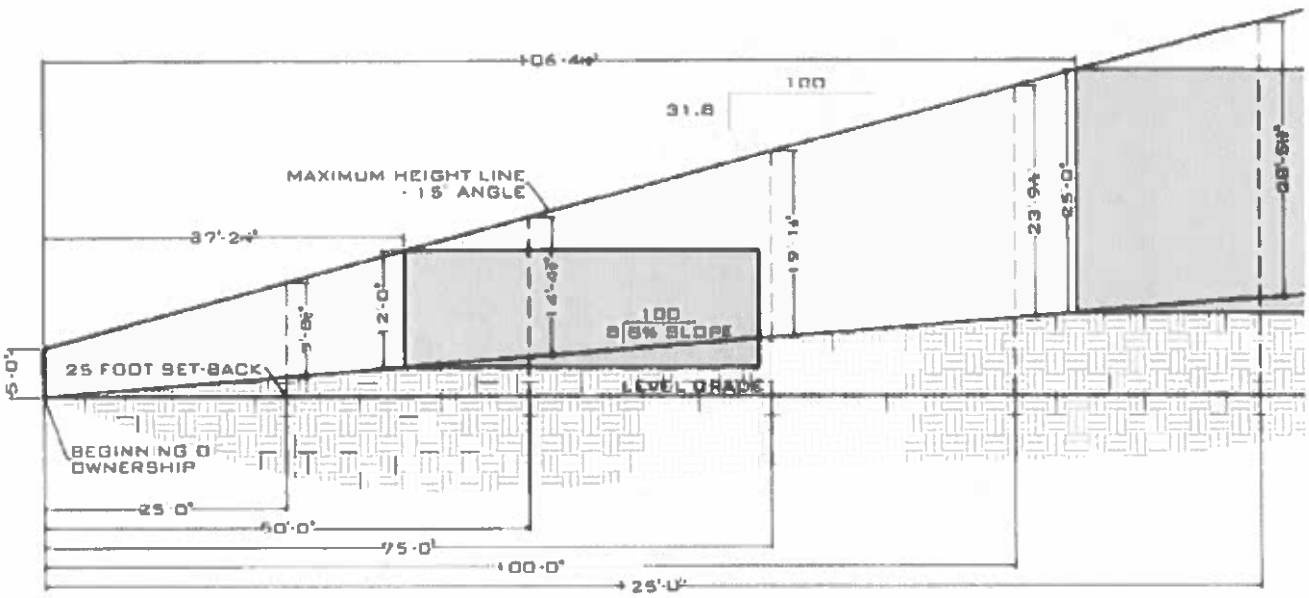
FIGURE 2-B

FLAT ROOF

Figure 2-B

Flat Roof





(i) Snow Canyon Parkway/Center Street - Beginning at 800 West thence eastward to the Ivins City & St George City Boundary Line, excluding residential lots in the Old Township Overlay.

(ii) Highway 91 - Along its entire length.

(iii) 600 West/Kwavasa Dr. - Beginning at Highway 91 thence northward to Kayenta Parkway.

Note: Maximum building heights shall not exceed those listed in sections 16.11.126 and 16.11.127 of this title. Minimum setbacks shall not be less than those listed in sections 16.33.103, 16.33.104, 16.33.105, and 16.33.106 of this title.

(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 nonresidential in section 16.33.105, table 33-5 of this title. (Ord. 2014-13, 2014)

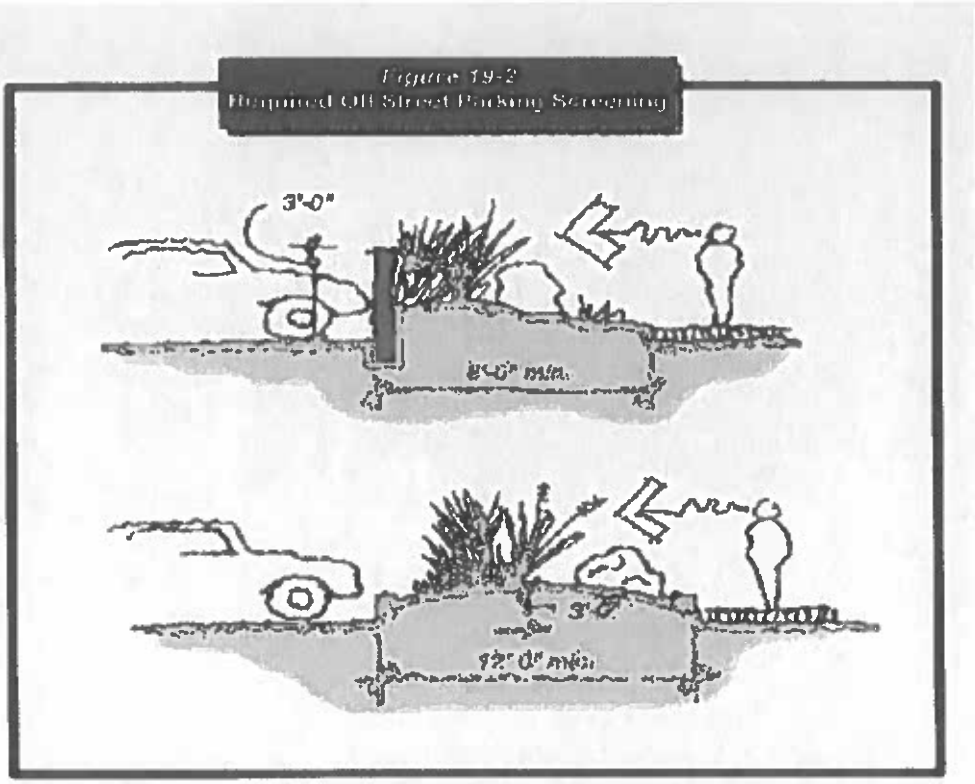
(6) Landscaping Design Standards: Landscape improvements shall meet all minimum standards set forth in the zone. Landscaping should be designed to preserve and complement the desert character of the natural landscape, mitigate building and parking lot impact, add aesthetic charm, interest and character, and conserve water.

Landscaping is an integral element of site development. Landscaping complements the architecture of all proposed buildings and structures and provides visual interest and variety, provides screening elements, provides year round site beautification, blends with the natural landscape and highlights building design features. Landscape designers shall recognize the following landscape design principles with landscape plans:

(a) Landscape Buffers: Landscape buffers between dissimilar or conflicting land uses shall be provided to soften the effects of any adjacent commercial building and/or service area.

(b) Transitional Landscaped Areas: Where new development adjoins areas of dedicated open space, an appropriate landscape buffer shall be provided to create a gradual transition. (Ord. 2012-08, 2012)

(c) Parking Lot Landscaping: Off street parking areas shall be screened or buffered by landscaped areas that include a minimum twelve foot (12') wide by three foot (3') high berm or incorporating screening walls or other devices with a height of three feet (3') which may reduce the landscape area to six feet (6') in width. (See figure 19-2 of this section.) Landscaped islands, large enough to include trees and low shrubs, shall be located at the ends of parking rows, frequently within long parking rows and between opposing rows of parked cars. Tree canopies providing shade within parking rows are encouraged (see section 16.20.108 of this title). (Ord. 2014-05, 2014)



(d) Landscape Materials: All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural landscape, or neighboring landscape, and adjacent streetscape areas. Drought tolerant desert landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks and boulders.

(e) Native Vegetation Materials: All landscape should incorporate vegetation native to southern Utah or desert environments.

(f) Plant Size, Spacing And Scale: The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures and features.

(g) Streetscape Buffer Areas: Streetscape buffers are intended to provide an area of landscape materials located on the perimeter of all proposed site plans. All streetscape buffer areas shall meet the same requirements as parking lot landscaping.

(h) Nonvegetative Ground Cover: Nonvegetative ground cover treatments shall be harmonious in color and reflectivity to the natural surroundings and may include rocks and small stones, bark and natural red earth. Areas of nonvegetative ground cover materials shall be broken up and interspersed with vegetative ground cover.

(i) Water Features: Water conservation concerns require the minimization of water use in landscape areas. Appropriate use of manmade water features, such as waterfalls, fountains, streams and small ponds, is permitted. Spray features are discouraged. Mechanical equipment for water features shall be screened in the same manner as building mechanical equipment.

(j) Landscape Maintenance: All landscape plans shall demonstrate that long term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.

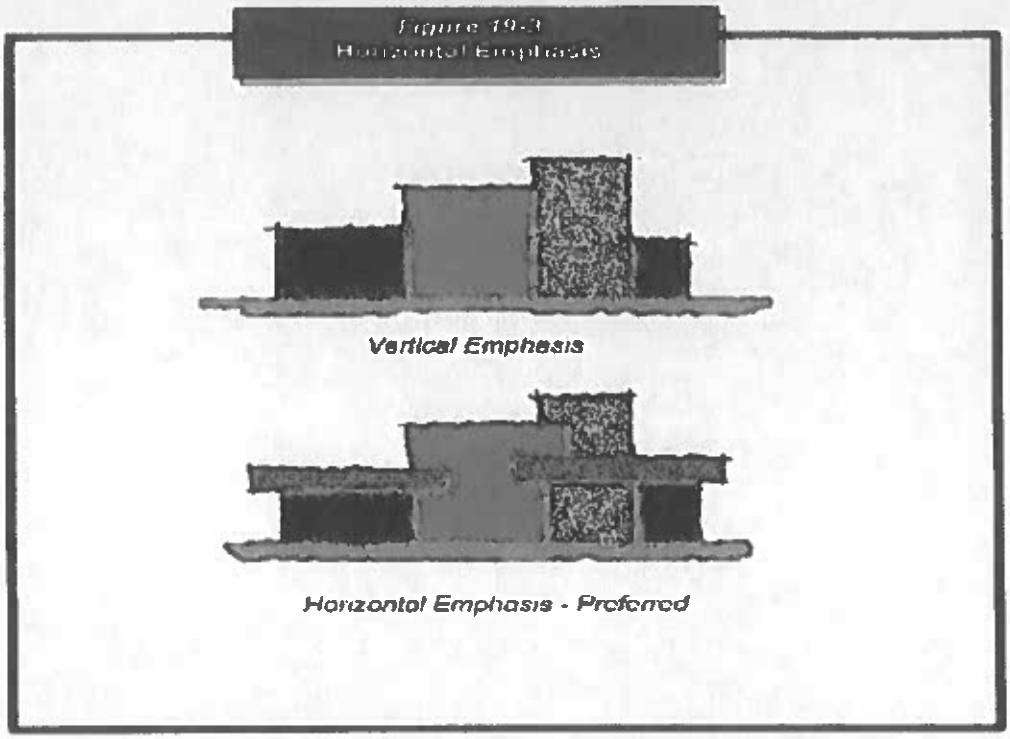
(7) Lighting: See title 14, chapter 10, "Outdoor Lighting", of this code.

(8) Signage: See chapter 21, "Signs", of this title. (Ord. 2012-08, 2012)

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. All sides of a building visible from a public street or other significant public views shall have variation in wall planes of at least two feet (2') or five percent (5%) of the longest adjacent wall, whichever is greater. In order to provide articulation and shadow areas, offsets in wall planes shall be required as follows: buildings less than fifty feet (50') in length shall not be required to have an offset but shall be required to have a minimum of two (2) architectural features; buildings that are fifty feet to one hundred feet (50' - 100') shall have a minimum of two (2) face planes; and buildings greater than one hundred feet (100') shall provide one additional offset per one hundred feet (100') of building length. Two (2) nonadjoining faces may be on the same plane. A minimum of two (2) architectural features shall be provided for each one hundred feet (100') of building length. The length of required offset planes shall be fifteen percent to fifty percent (15% - 50%) of the total building length, with said percentages reduced to ten percent to forty percent (10% - 40%) if one additional wall plane is provided. If two (2) or more additional wall planes are provided beyond the minimum requirement, the minimum length of any face shall be ten feet (10'). Architectural features may include covered porches, balconies with railings, window pop outs, inset windows, bays, etc., and shall be spread out over the length of the building.

(iii) Reduced Upper Levels: Upper levels shall have reduced floor area to minimize building mass. No second story shall exceed ninety percent (90%) of the ground floor footprint. For purposes of this calculation, single level elements such as covered porches and patios, (including those using slat roofs), open rooms with walls at least eight feet (8') in height, 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 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 as well as variation in the ridgelines and eave lines. Roofs shall provide variation in a manner similar to wall variations. The same lengths used for determining the minimum number of wall horizontal offsets set forth in subparagraph (1)(c)(ii) of this section shall also apply in determining the minimum number of roof vertical offsets. However, the minimum roof offset of parapets (flat roofs) or ridgelines and eave lines (pitched roofs) shall be twelve inches (12") or five percent (5%) of the overall building height, whichever is greater. The use of front facing gables, dormers, hip roof formations, etc, may be considered in determining if the required offsets for pitched roofs have been provided.

(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.

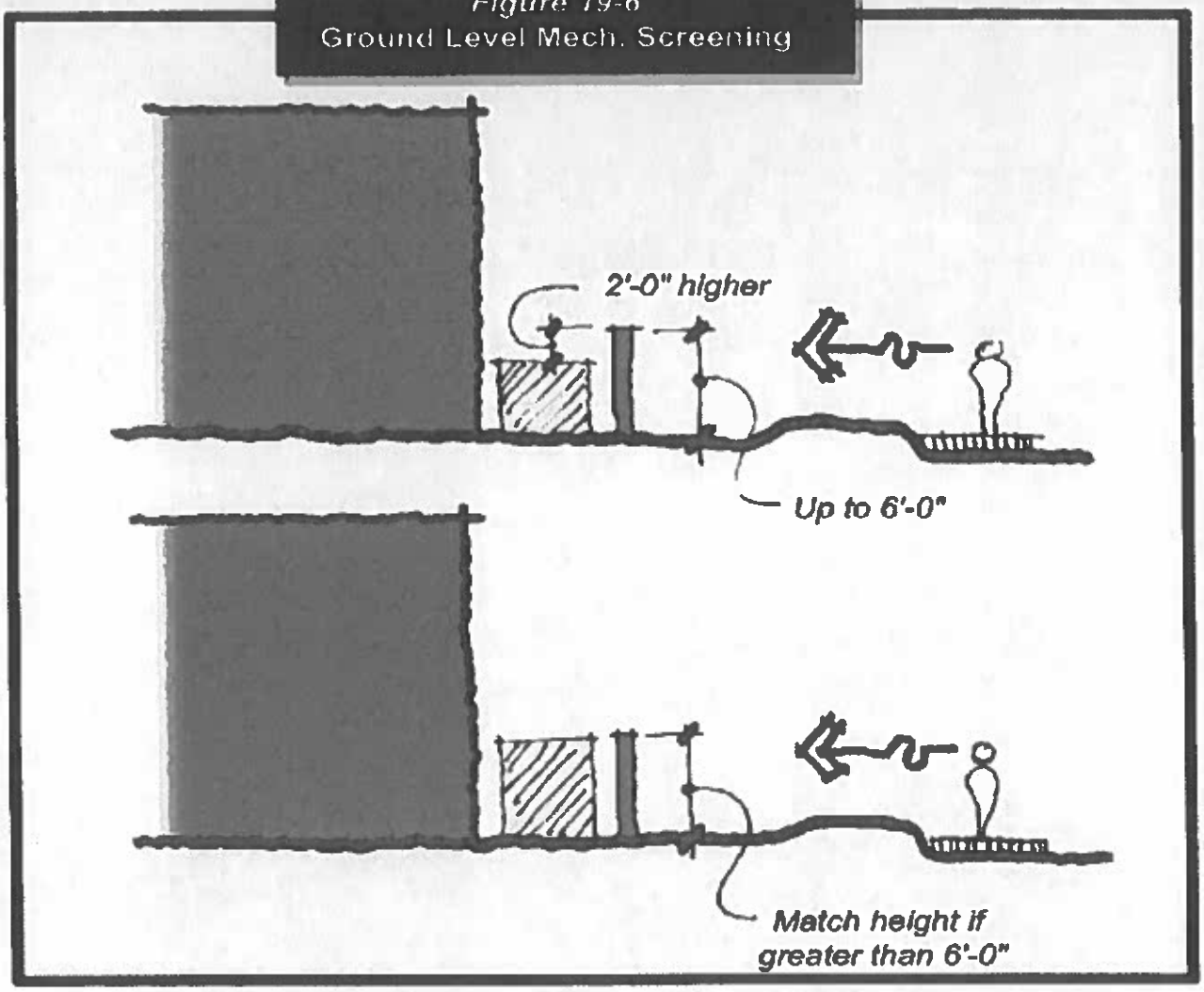
(vi) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.

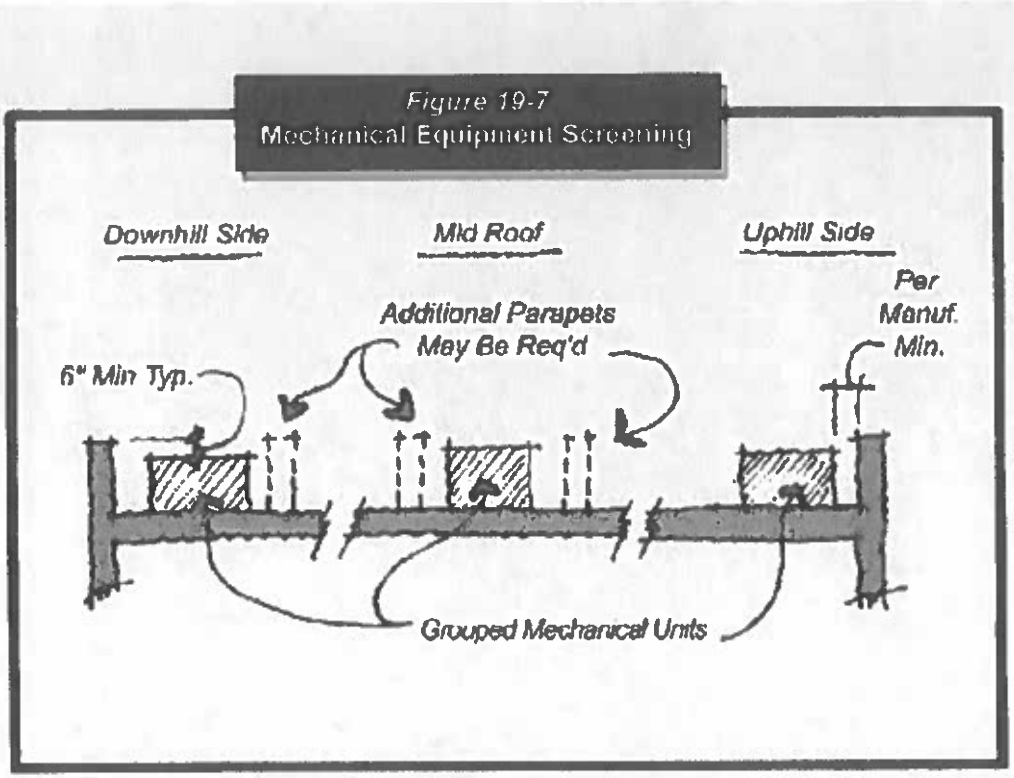
(vii) Accessories such as art features, benches, pots, lamps, artwork and sculptures.

(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) 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. 2014-13, 2014; Ord. 2019-07, 9-5-2019)