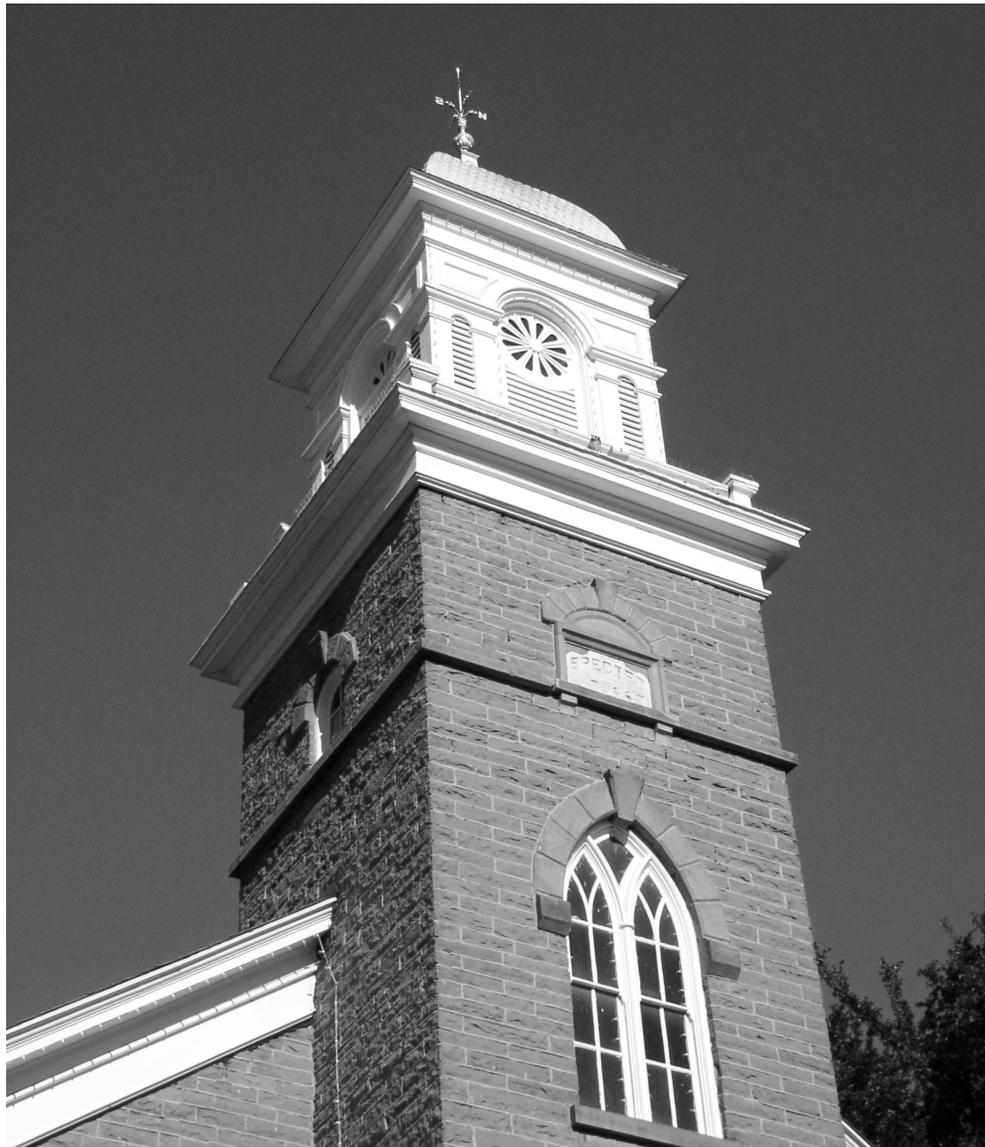


# Heber City

Commercial District: C-3 Zone

## Design Standards & Guidelines

REVISION: 03/03/2006



# Definitions:

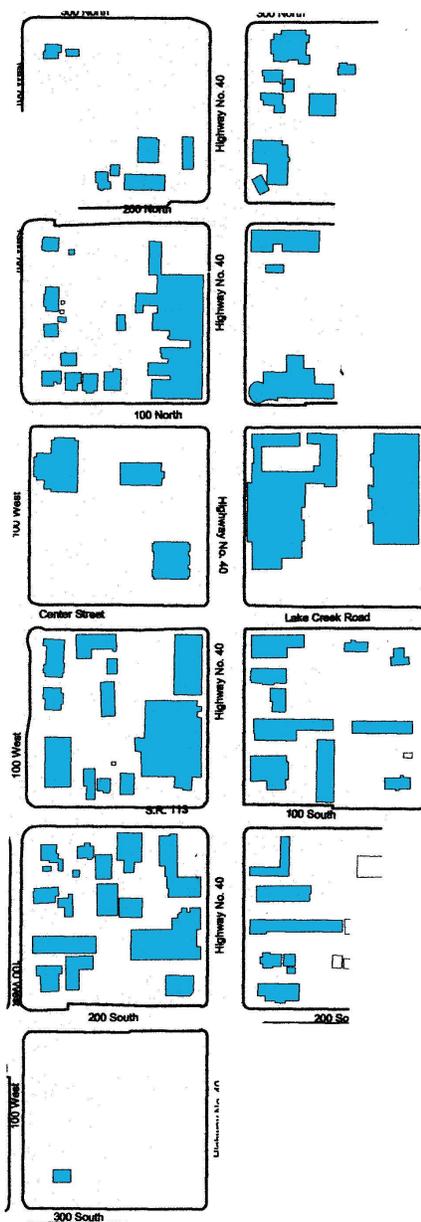
The following definitions shall apply to this document.

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

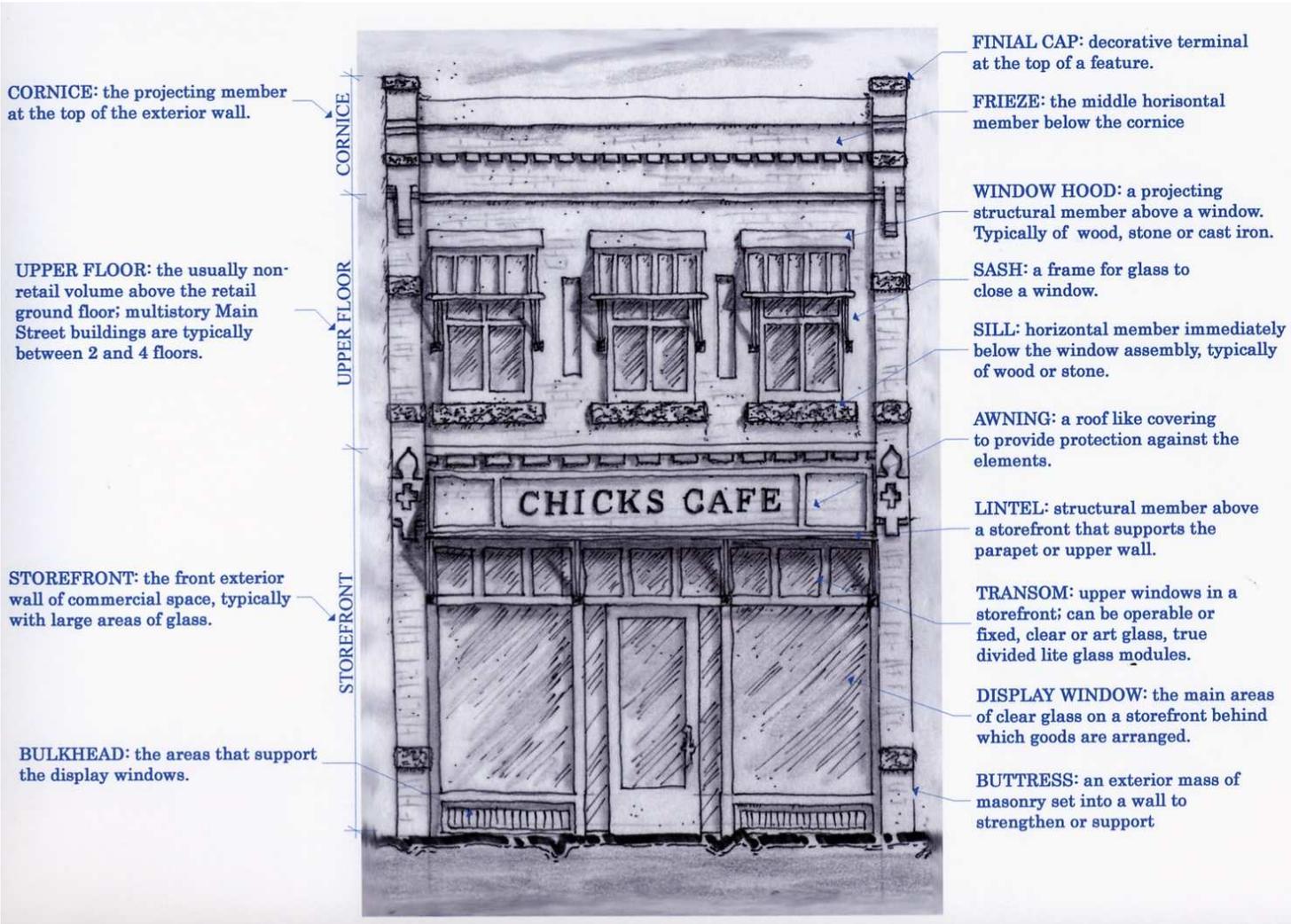
The term SHOULD as contained in this document is defined as a guideline that allows a certain degree of latitude upon approval by the Heber City Planning Commission.

## HEBER CITY: C-3 ZONE

### C-3 Zone



# ANATOMY OF A MAIN STREET BUILDING:



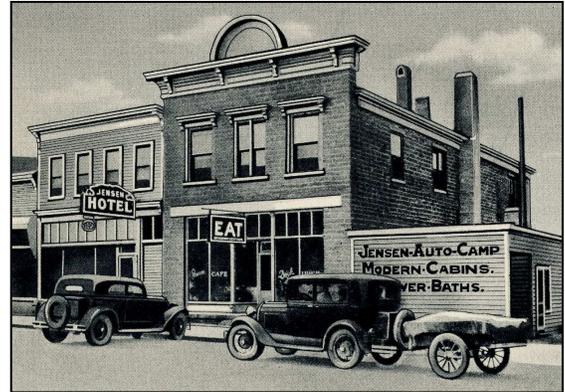
# Chapter 1: SITE DESIGN

## SECTION 101 – SITE HISTORY:

CONCEPT: 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.

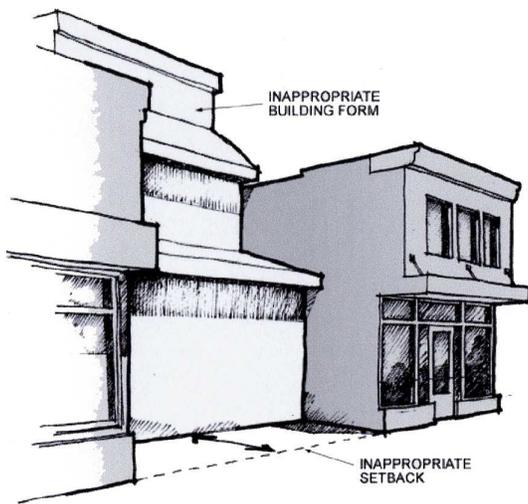
## SECTION 102 – TOWN GRID:

CONCEPT: The historical platting of Main Street area significantly affects the visual character of the Treatment Area. The traditional lot proportions shall be maintained and connected to the anchor of Main Street and its Grid System.



## SECTION 103 – BUILDING ORIENTATION:

CONCEPT: All primary facades and design elements shall orient to Main Street with secondary and subordinate features associated with side streets and alleyways. Placement of building(s) on a site shall be compatible with existing buildings, and shall line up with the public street wall. Primary building entrances shall be oriented towards main street with the entrance clearly identifiable from the street.



## SECTION 104 – BUILDING SETBACK:

CONCEPT: Buildings create a strong edge to the street because they traditionally aligned on the front lot line and were usually built out to the full width of the parcel to the side lot lines. Although small gaps do occur between some structures, these are the exception. These characteristics are vitally important to the historic integrity of the district and should be preserved. Placing the façade of the building at the property line is required and should be modified only in special circumstances upon approval from Planning Commission. Locating entire building fronts behind the established storefront line is inappropriate. These setbacks are intended to create a continuous street-front facade along the streetscape. Exceptions to this rule may be in the case of an outdoor eating area associated with a restaurant and

upon acceptance from the Planning Commission.

## SECTION 105 – SENSITIVITY TO NATURAL FEATURES:

CONCEPT: It is essential that all buildings in the Heber City appear harmonious with their mountain environment and that they allow the natural landscape to dominant 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 Timpanogas and

the Wasatch Mountains, historic markers or buildings, open space. 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 106 – 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 should be setback from the residential property lines by at least ten feet. Commercial lots adjoining residential zoned lots shall be bounded with a six foot sight-obscuring fence of suitable design and materials, and a four foot landscaped area planted with dense evergreen shrubbery and/or evergreen trees along the residential lot lines. 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 possible on the lot and preferably separated from the residences by another less intrusive commercial building or use.

**SECTION 107 – 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 preferably provide a pedestrian connection to side and rear parking.

**Emergency Access and Fire Protection:** Design of the site, driveways, and buildings shall consider accessibility of fire trucks and fire personnel.

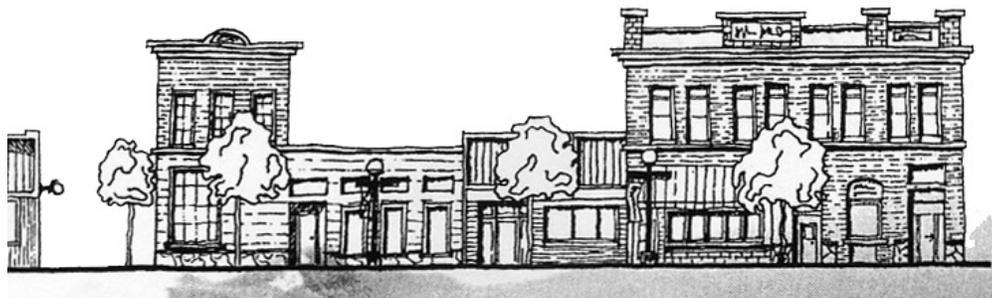
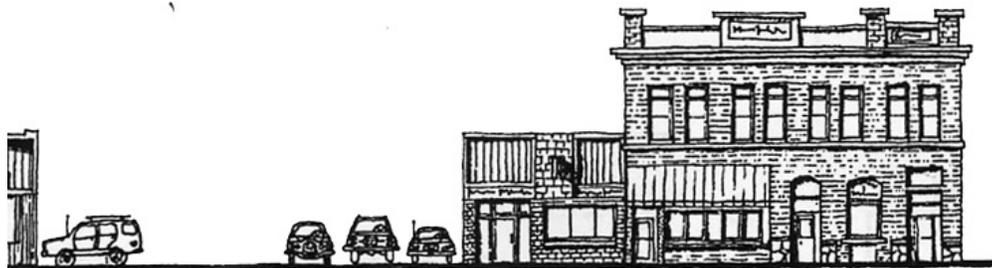
**Driveway Access:** To maintain the integrity of the downtown street wall along Main Street, driveway access shall be to a side street entrance where applicable, or through a shared driveway with adjoining properties. Driveways shall be at least twenty four (24) feet wide for two way

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 and not from Main Street.

**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 18.104 of the code.

## **SECTION 108 – 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.



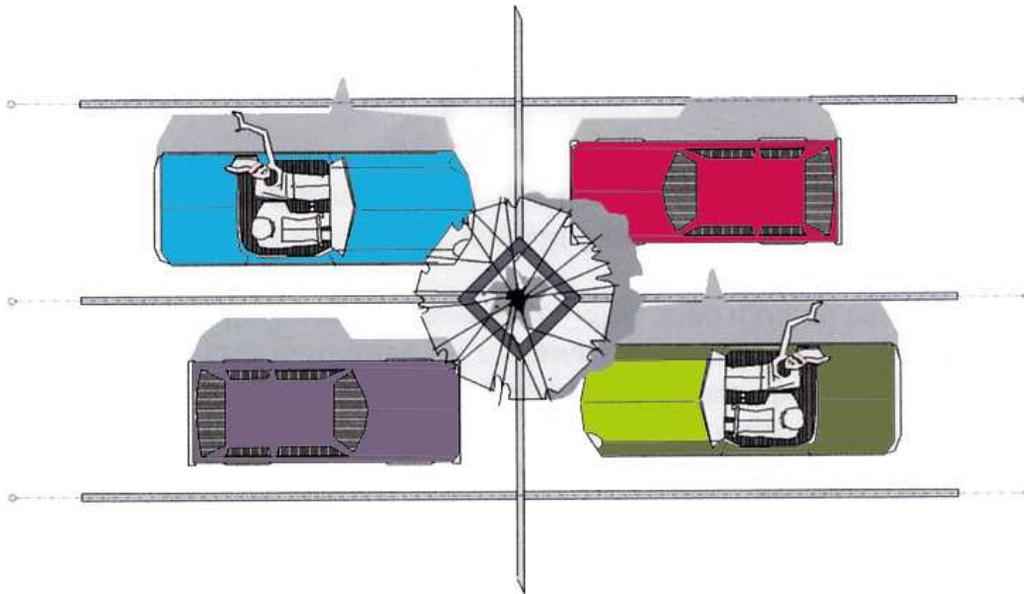
**Location:** All off street parking shall be located to the rear of the building with driveway access from side blocks. *This standard shall be coordinated with Heber City Planning and the Heber City Engineering department for appropriate short and long range Heber City parking strategies and goals.* 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:** When parking lot count exceeds fifty (50) total stalls then for every ten (10) parking spaces delineated, one (1) raised four (4) foot wide landscaped parking island 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 three (3) or more parking aisles shall provide a landscaped parking diamond with a tree and (and/or light) for every ten (10) parking spaces. (SEE DETAIL)



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 wide landscape area bounded with a high back curb or a five foot raised sidewalk.

**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.

**Parking Lot Snow Storage and Removal:** All parking lots shall be bounded along property lines and street sidewalks with at least a four 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 109 – 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.

**Trash Enclosures and Container:** 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.

**Outdoor dining:** Outdoor dining (sidewalk dining) is appropriate. Outdoor dining shall maintain at least a 4 foot clear path along street 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.

**Outdoor Storage:** All outdoor storage areas, including the use of tractor trailer storage, shall be bounded by a 6 foot 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.

### **SECTION 110 – CODE REFERENCE:**

Heber City; Engineering standards and specifications.

## **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.

Private Landscaping see “Landscape Plants in Utah: A Guide for High Mountain Valleys” for a list of suggested native plants.

### **SECTION 202 – RIGHT of WAY LANDSCAPING:**

Planter strips shall be planted in grass and contain one street tree per 30 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 a street wall preferably will have pavers rather than grass.

### **SECTION 203 – PLANT SIZE:**

Required trees shall be at least 2 inch 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.

### **SECTION 205 – IRRIGATION:**

All landscaped areas shall be maintained and irrigated with an automatic pressurized irrigation or use existing culinary system.

### **SECTION 206 – CODE REFERENCES:**

See Section 17.38.040 and Chapter 18.76 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 reflect but not borrow from the past in order to establish its own unique architectural heritage.

Commercial development shall be harmonious with the turn of the century time period regarding composition, height, width, form, massing, scale, pattern, materials, color, fenestration, and techniques without duplicating any particular style, element, or detail.

### 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:

CONCEPT: The physical characteristics of commercial architecture shall "reflect" the early pioneer heritage of Heber City around the turn of the 20<sup>th</sup> century approximately 1890-1920. 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 down town core and its role in the fabric of our community.

**SECTION 304 – RELATIONSHIP TO STREET:**

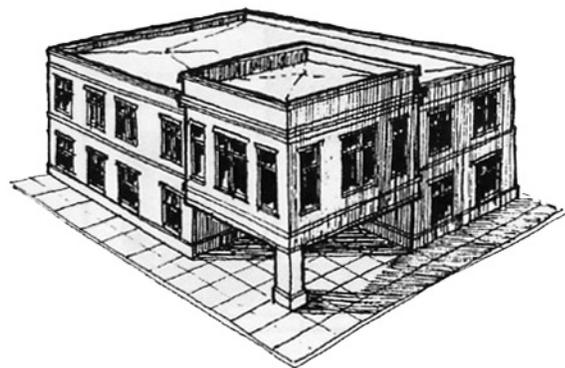
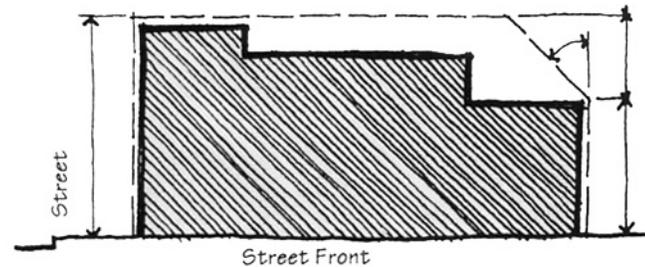
CONCEPT: All buildings shall maintain the setback requirements of the Heber City zoning regulations. All buildings shall be positioned within the building envelope or lot as defined within this document, to provide an intimate connection with the pedestrian environment, in order to promote and enhance the pedestrian experience.

**SECTION 305 – BUILDING FLOOR USAGE:**

CONCEPT: Appropriate building floor usage shall be defined as follows. First and second floor uses should be reserved for all retail, business or professional services as allowed by the Heber City ordinances appropriate for this zone. All third floor uses should be reserved for residential or individual building operational needs.

**SECTION 306 – BUILDING HEIGHT:**

CONCEPT: Buildings should maintain the average perceived scale of two-story buildings at the sidewalk. New construction should present a tall one-story or two-story facade at the street wall line. Façade heights of new buildings should fall within the established range of the block, and respect the historic proportions of height to width. This two-story height is typically about twenty five (25) to thirty (30) feet. Building heights shall not exceed three stories in height with the third story appearing as a subordinate “addition” to the primary structure. The third story shall be set back substantially from the street wall edge such that the building will appear to be two stories in height as seen from the middle of the street. Floor to floor heights must appear similar to those of historic buildings in the Heber area.



The Heber City Zoning Regulation building height requirements shall apply to all buildings. For buildings with parapet walls serving as the highest point of the structure, the building height shall be calculated as: the vertical distance from the average elevation of the proposed finished grade at the front of the building to the highest point of the parapet wall of the primary street facade.

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:**

**CONCEPT:** Buildings create a strong edge to the street because they traditionally aligned on the front lot line (street wall) and were usually built out to the full width of the parcel to the side lot lines.

Although small gaps do occur between some structures, these are the exception rather than the general rule. These characteristics are vitally important to the historic integrity of the district and should be preserved. Placing the facade of the building along the front property from each side boundary creates a continuous flow of streetscape to the pedestrian and maintains harmony with the adjoining buildings. Only periodically are pedestrian alleyways placed to provide destination points of interest and allow pedestrian access to rear loaded parking facilities.



Traditional building widths were typically between twenty five (25) and fifty (50) feet. No facade shall exceed fifty (50) feet without a clear expression of this standard module. Where buildings are planned to exceed this width, design features shall be modified to suggest the traditional building width modulation. Changes in facade depth, material selection, window design, facade height or decorative details are examples of techniques that shall be incorporated into the design features. These variations should be expressed through the structure such that the composition appears to be a collection of smaller buildings and additions. Alley facades shall also maintain the traditional building modules as discussed above.

### **SECTION 308 – BUILDING FORM:**



**CONCEPT:** 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:**

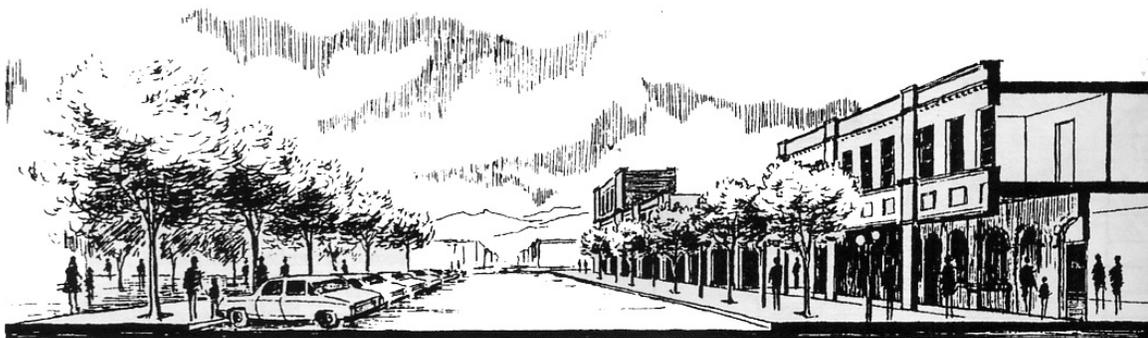
CONCEPT: A building should appear to have a mass that is similar to that of traditional buildings in Heber City. A buildings mass is defined in broad form or generalized shapes rather than in specific details. A building should appear similar in scale to that seen traditionally for similar building types. 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 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:**

CONCEPT: 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:

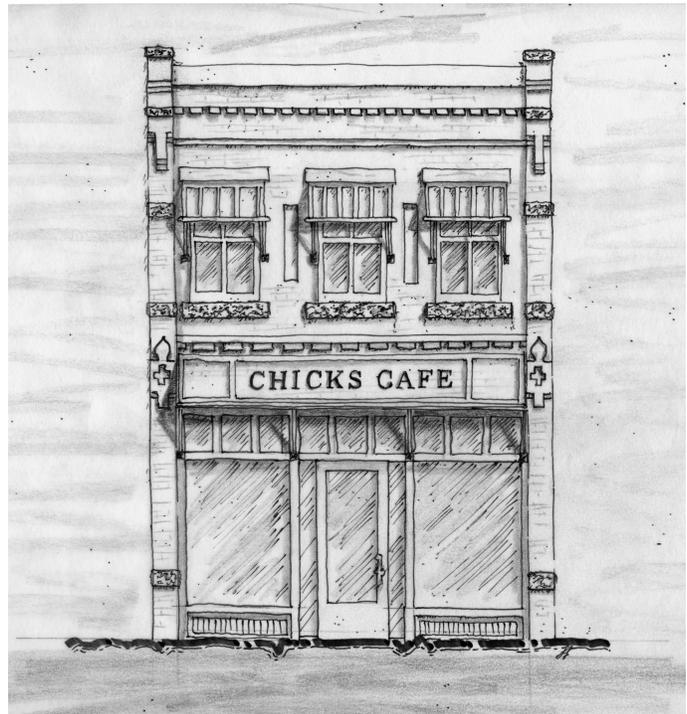
- Use belt courses or other horizontal trim bands of contrasting color and materials to define floor lines.
- Use articulated structural elements, or changing materials as methods of defining floors.

### **SECTION 311 – BUILDING PATTERN:**

CONCEPT: Patterns are created along the street by the repetition of similarly sized building elements. For example, uniform facade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the treatment area. These features and similar patterns are some of the most important characteristics of Main Street and should be respected.

### **SECTION 312 – BUILDING STYLE:**

CONCEPT: 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 313 – BUILDING MATERIAL:**

CONCEPT: 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 50% of the vertical wall surface of the first floor must include some form of masonry material such as brick, or stone indigenous 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 upper 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 MATERIAL MATRIX: (NEXT PAGE)

### **SECTION 314 – BUILDING COLOR:**

CONCEPT: 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.

COME UP WITH COLOR RANGES:

**SECTION 315 – ROOF DESIGN:**

CONCEPT: 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 above two stories. 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,
- Forty (40) 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 316 – EXTERIOR WALLS (façade elements):**

CONCEPT: 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.

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.

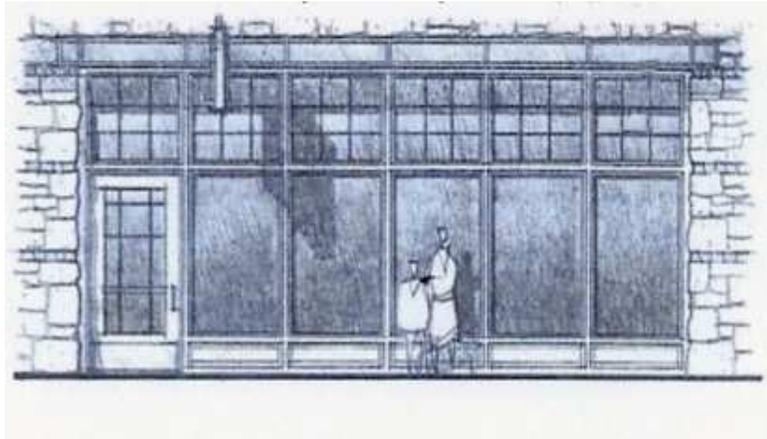
All façade features whether dormers, gables, windows etc. that are “planted on” in an attempt to imitate a traditional detail are inappropriate and shall not be used. True functional features that are

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 317 – EXTERIOR WALLS (storefront character):**

CONCEPT: The street level floors of traditional Heber City commercial buildings are clearly definable from the upper level floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials. Upper floors are the reverse; opaque materials dominate, and windows appear as smaller openings punched into the solid façade walls. These windows shall be simple in design and detail, to create an illusion of vertical transparency drawing the eye to focus on the pedestrian area. In general the street level is taller than the upper floors. Store fronts of 12 to 14 feet high are typical, whereas second floors of 10 to 12 feet are typical. Transom lites are encouraged in tall storefront facades. Storefront

glazing shall be broken up into smaller segments with the upper portion of the transom retaining a tighter grid pattern. The grid pattern in the glazing shall be created by the use of a “true divided lite” system to convey tradition and quality. The minimum height of the window sill shall be twenty (20) inches above finished grade and shall be constructed from a durable masonry material. Highly reflective or dark tinted glass is inappropriate and shall not be used. Translucent or semi-obscure glass and glass art is allowed in transom lites upon review with the Planning Commission.



Express the traditional distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course between floor levels is an important feature in this relationship and shall be encouraged.

Maintain the historic proportions of windows and doors. Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.

**SECTION 318 – EXTERIOR WINDOWS:**

To ensure a long lasting and quality commercial district, all windows and storefront entry doors in the Heber City C-3 Downtown Commercial Zone, should be of a quality wood frame construction with an exterior metal clad finish, designed with the following minimum standards:



- ❑ True or Simulated divided lite (no in glass metal grids allowed without exterior and interior decorative grids)
- ❑ Inter-space content: Air
- ❑ Exterior lite #2 surface is coated Low E
- ❑ Winter Night-time U-Factor: 0.38 max.
- ❑ Summer Day-time U-Factor:0.38 max.
- ❑ Solar Heat Gain Coefficient 0.42 max.
- ❑ Hallmark certified and Energy Star Approved (windows only).
- ❑ Exterior paint shall conform to AAMA 2604. In addition, the coating shall be warranted for a period of ten (10) years against chalking in excess of a number eight (8) rating based on ASTM D 4214 and against color change of more than five(5) Delta E units in accordance with ASTM D 2244.
- ❑ Simulated divided lights shall be constructed with exterior and interior grilles, and shall contain a spacer bar between the glass panes.
- ❑ Double hung shall incorporate a concealed wood jamb liner
- ❑ 1-5/16” minimum preferable 2” muntin

The use of standard size doors and windows are strongly encouraged to create the visual connection with the past by utilizing common available materials that were incorporated into the pedestrian scaled streetscape design elements. Alternate window types shall be reviewed by the planning commission.

### **SECTION 319 – EXTERIOR DOOR ENTRANCES:**

CONCEPT: Primary entrances to buildings shall be recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. The repetition of this feature along the street contributes to the traditional or human scale of the area, and should be continued in future projects. Entrance doors were traditionally topped with transom windows that extend the vertical emphasis of these openings.

- ❑ Entrances shall be the dominant storefront feature and be readily visible from the street and accessible from the sidewalks. Shared entrances shall be obvious.
- ❑ Building entrances shall meet ADA requirements as per the local building code.
- ❑ Many buildings located on corner lots exhibit special features that add accent to both Main street and the crossing streets. Corner entrances, towers and storefront windows that extend along both street facades are examples of unifying the street crossing area. These elements are appropriate in many corner lot locations and are encouraged. Corner lots serve as a



focal point for many public activities and therefore sitting areas and other gathering spots are appropriate. The architectural designs for corner lots should encourage such public activities.

In order to maintain the pattern created by recessed entry ways the doors shall be set back from the front an adequate amount to establish a distinct threshold for pedestrians. A recessed dimension of four (4)-five (5) feet is typical. Where entries are recessed, the building façade line at the sidewalk edge shall be maintained by the upper floor(s). The use of transoms over doorways to maintain the full vertical height of the storefront are encouraged. Oversized (or undersized) interpretations of doors and windows are discouraged.

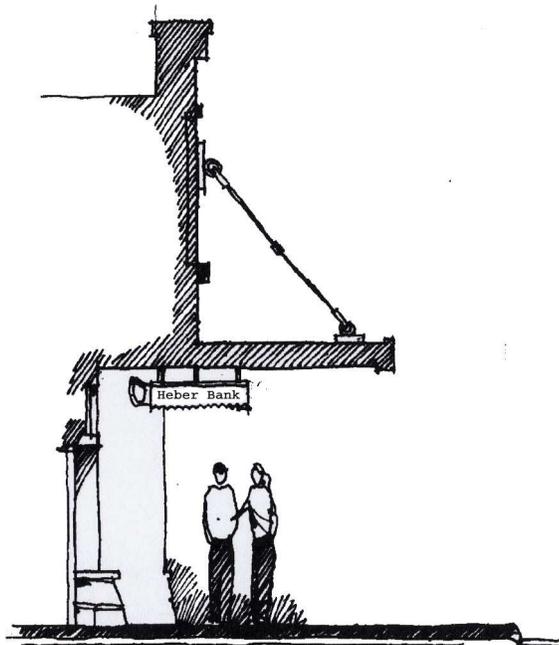
Where practical, locate entrances to avoid drifting or sliding snow and to let the sun assist with snow melting. Entrances shall be readily visible from the street and accessible from the sidewalks. At least one entrance to a commercial building shall meet ADA accessibility requirements. The rear entrance to commercial buildings shall be subordinate to the front entrance.

### **SECTION 320 – 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 321 – 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 322 – DECKS AND BALCONIES:**

Decks and balconies shall be limited to the rear of the building and shall be designed to compliment the architectural style and material selection.

Street decks or courtyards shall be considered on a case by case basis as they relate to the business usage, i.e. restaurant, and shall be reviewed by the planning commission for acceptance.

## **Chapter 4: SIGNAGE**

**SECTION 401 – SIGNAGE TYPE:**

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

**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.