



**NOTICE OF MEETING AND AGENDA  
PLANNING COMMISSION  
FEBRUARY 13, 2024 AT 7:00 P.M.**  
City Council Chambers  
110 South Main Street  
Springville, Utah 84663

The agenda will be as follows:

**Call to Order**

- Approval of the Agenda
- Approval of Minutes: January 23, 2024

**Consent Agenda - No Items**

*The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration*

**Administrative Session - No Items**

**Legislative Session – Public Hearing**

- 1) Eternal Spring, LLC, requests an amendment of the Official Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089, consisting of 2.04 acres and located at approximately 301 South 950 West.  
- Carla Wiese [cwiese@springville.org](mailto:cwiese@springville.org) 801-491-7839
- 2) Western Paving Inc. requests an amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.  
-Josh Yost [jyost@springville.org](mailto:jyost@springville.org) 801-489-2705
- 3) Springville Community Development requests amendments to the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards.  
-Josh Yost [jyost@springville.org](mailto:jyost@springville.org) 801-489-2705

**Adjournment**

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on February 9, 2024. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://www.springville.org/agendas-minutes). Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html). Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



**MINUTES**  
Planning Commission  
Regular Session  
Tuesday, January 23, 2024

**IN ATTENDANCE**

**Commissioners Present:** Chair Karen Ellingson, Michael Farrer, Rod Parker, and Ann Anderson

**Commissioners Excused:** Ralph Calder, Genevieve Baker and Brett Nelson

**City Staff:** Josh Yost, Community Development Director  
Heather Goins, Executive Assistant

**City Council:** Jake Smith

**CALL TO ORDER**

Chair Ellingson called the meeting to order at 7:09 p.m.

**APPROVAL OF THE AGENDA**

Commissioner Farrer moved to approve the agenda as written. Commissioner Parker seconded the motion. The vote to approve the agenda was unanimous.

**APPROVAL OF THE MINUTES**

*January 9, 2024*

Commissioner Anderson moved to approve the January 9, 2024 meeting minutes. Commissioner Parker seconded the motion. The vote to approve the meeting minutes was unanimous.

**CONSENT AGENDA**

*No Items*

**ADMINISTRATIVE SESSION**

*No Items*

**LEGISLATIVE SESSION:**

- 1. Travis Taylor requests an amendment to the Main Street South Gateway Zone to permit the encroachment of front porches into an open space.*

Josh Yost, Community Development Director, presented. He showed the requested text of the amendment. The current zoning in MSSG allows a zero-foot setback on open spaces and pedestrian streets. It discourages front porches for townhomes which pushes the townhome back on the lot. It makes porches less likely which is contrary to the purpose of the zone.

49 The pedestrian street between the units needs to be usable. The use is flexible. The  
50 applicant made a statement that the 36-foot-wide pedestrian street open space  
51 requirement affects the affordability of the unit. We typically push back on that. Director  
52 Yost said less open space may equal more units, but it doesn't necessarily make them  
53 more affordable. I've not seen anybody sell anything for less than the maximum they  
54 can with what the market will bear. He feels housing affordability is important but feels  
55 that relationship is tenuous in this case.

56

57 He showed a graphic of the applicants' proposal. Director Yost feels it is too narrow.  
58 Staff proposes putting the encroachment at 4 feet and require a 6-foot porch to make it  
59 usable. That would allow a 28-foot clear space between the faces of the porches. Some  
60 neighborhoods feel like barracks or overcrowded as they are pushed too tightly. He  
61 feels the 28 feet of clear space provides a good measurement of what the area is trying  
62 to achieve, and the sense of space that he hears is important to us in Springville.

63

64 7:40

65 He showed a graphic of some courtyard townhomes in Spanish Fork for an example.  
66 These are 29 feet apart to the inside of the sidewalk and 34 feet to the eaves.  
67 Commissioner Parker asked what the widths of the porches are. Director Yost thinks in  
68 the 4-5 feet range. Director Yost also looked in Daybreak and found some examples.  
69 The porches are a bit deeper and it looks comfortable. Chair Ellingson pointed out the  
70 landscaping is a big part of it.

71

72 The recommended motion is to recommend approval to City Council with a  
73 recommendation to adjust the proposed amendment to have the encroachment of 4 feet  
74 and a 6-foot porch depth.

75

76 12:17

77 Chair Ellingson asked about the Spanish Fork example and if the area between the  
78 sidewalk and the porch is common space. Director Yost said he thinks some of the  
79 porches are on easements there is common space that these front porches sit on.  
80 Commissioner Parker said he is showing 29 feet at back of sidewalk. If you measured  
81 concrete to concrete in the common area that would add 2 feet on each side. Josh said  
82 It is shorter than post-to-post. Commissioner Parker said we are going post to post at  
83 28, whereas this one is probably 32. Director Yost said it is more like 32 eve to eve.

84

85 Chair Ellingson asked if the porch is your property or is public space in an easement.  
86 Director Yost said it would be defined on the plat. The land wouldn't be owned by the  
87 tenant. Commissioner Parker said that makes the porch part of the open space. Chair  
88 Ellingson asked who controls the space if someone wants to come in and say we want  
89 to remove your porch. Director Yost said the easement specifies all the rights and  
90 responsibilities of it. It can say the easement is for porches. It will be taken care of on  
91 the private side. He doesn't have a concern about how it is memorialized on the plat, as  
92 much as acknowledging on the code that we aren't shrinking that parcel to  
93 accommodate porches, but that they are sitting on common property.

94

95 16:22

96 Chair Ellingson pointed out there is not a lot of understanding of what the easement  
97 means and who is responsible for it. Director Yost said every subdivision has PUE's.  
98 There is generally law and understanding built up around that people can plug into

99 easily. In this case, you would want it spelled out. Chair Ellingson asked if there should  
100 be something in the code to give the homeowner some protection. Director Yost said he  
101 would want John Penrod, the City Attorney, here to know if we need that in the code.  
102

103 Commissioner Farrer said to get a feeling for the spaces being defined here, he put it in  
104 terms of the distance with the landmarks in the room. Director Yost said there isn't much  
105 expectation of privacy on a front porch. The urbanist principle is when you are close  
106 enough, you build relationships with those whom you are in close contact with. People  
107 say Brookside has a feel to it. That is a valid point. Twenty feet is about the minimum we  
108 have in our setbacks.  
109

110 21:12

111 Chair Ellingson asked the applicant, Travis Taylor, to address the Commission. Mr.  
112 Taylor liked the presentation and feels that they can meet those expectations. They  
113 have common area or open space or limited common area which is commonly owned  
114 but limited to the use of the unit adjacent to the space. He puts in his CCNRs that if  
115 something isn't perfect, a permanent, irrevocable easement is automatically created.  
116 This would be a way to define the exclusive use of the common space of the  
117 porch/entryway. They are defined in the CCNRs and on the plat as an easement. The  
118 PUEs are also defined in depth on the mylar.  
119

120 23:05

121 He talked about the 28' face-to-face buildings. They would be 40 feet apart with 28 feet  
122 face to face. That is the pedestrian street. He said there is an instance where the interior  
123 property line is in front of the front door. But the encroachment would then just be one-  
124 sided. He wants to know if there would be consideration for that instance.  
125

126 We can live with this, but part of the concern is the front-to-front encroachment into the  
127 36'. He asked to be allowed to encroach full on the 6 feet where there isn't a building  
128 opposite. Commissioner Parker asked where that is encroaching. The buildings would  
129 front on the North. So that would be 36'. We appreciate your consideration of this text  
130 change. We are in support of Director Yost's proposal and if it could be single-sided, we  
131 are in support of that as well.  
132

133 Commissioner Parker asked how many units are proposed. Mr. Taylor said there are 24  
134 or 25. Chair Ellingson asked what fronts 100 E and 800 S. That will be the front doors.  
135 Some front 100 E and others front 800 S. Commissioner Parker asked if the garages are  
136 in the rear. Director Yost offered to pull up the preliminary site plan which he submitted  
137 as a preliminary application and Mr. Taylor explained the layout.  
138

139 31:18

140 Commissioner Anderson moved to open the Public Hearing. Commissioner Farrer  
141 seconded. The public hearing was opened at 7:40 p.m.  
142

143 Jake Smith spoke from the audience. Inaudible.  
144

145 Mr. Taylor said without this, it discourages the porch and encourages a small doorway.  
146

147 Commissioner Parker pointed out there will be 12 units without a porch which is half the  
148 project. Commissioner Anderson asked Mr. Taylor to point them out and he showed her.

149 Director Yost said while there isn't a specific requirement for the front porch, there are  
150 requirements for mediating between the public and private space. There are three  
151 strategies, and you must choose two. One is a porch or a stoop. Not having broad  
152 generous front porches here is a real miss in this setting. This is a weakness in the  
153 code.

154  
155 Commissioner Parker said there will be 6 units that will have this urban feel out of 25.  
156 Director Yost said 100 E is relatively friendly but there are large setbacks on the other  
157 side. Commissioner Parker said it is the old Allen apartments and he doesn't feel they  
158 will be friendly with them, although he could be wrong.

159  
160 35:20

161 Commissioner Anderson asked how many feet of green space. Commissioner Parker  
162 said it would be 36'.

163  
164 Commissioner Farrer asked where the porches face North, will they be 36 feet or 28.  
165 Director Yost said the current code calls for 36' open space, the applicant's ask yields a  
166 28' open space.

167  
168 Commissioner Anderson moved to close the Public Hearing. Commissioner Parker  
169 seconded. The public hearing was closed at 7:46 p.m.

170  
171 37:30

172 Commissioner discussion: Commissioner Farrer said there aren't very many units that  
173 will be affected. Director Yost said it could be a lot. This is the biggest piece in the zone.  
174 Commissioner Farrer asked what properties are left. Director Yost said it would be infill  
175 or redevelopment on Main Street. It could be impacted if they decide to take advantage  
176 of any changes that were made on the Allen's Block proposal as well. The Reframing  
177 Downtown Plan recommends extending this zone up to Center Street.

178  
179 Commissioner Farrer can't imagine too many places where they would be affected by  
180 this. Commissioner Parker doesn't see any open spaces left. Commissioner Farrer is  
181 comfortable with it. Chair Ellingson asked which version they are favoring.  
182 Commissioner Parker said Director Yost is comfortable with the staff's recommendation.  
183 Commissioner Parker is OK with the staff recommendation. You are giving up 4 feet on  
184 the side. In essence, you do have 28 feet instead of 36. Some setbacks are 20 feet  
185 already. This is more like an urban development.

186  
187 41:17

188 Commissioner Farrer moved to recommend approval of the proposed zone text  
189 amendment with the recommendation that the proposed encroachment be reduced to  
190 four feet and a requirement be added for a minimum interior front porch depth of six feet  
191 as measured from the townhouse's front wall to the railings inside face.

192 Commissioner Parker seconded the motion. The vote to approve the Legislative  
193 Session item was unanimous.

194  
195 With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting.  
196 Commissioner Anderson seconded the motion. Chair Ellingson adjourned the meeting  
197 at 7:51 p.m.

February 9, 2024

TO: Planning Commission Members

FROM: Carla Wiese, Planner II/Econ Dev Spec

RE: **Eternal Spring, LLC, requests an amendment of the Official Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089, consisting of 2.04 acres and located at approximately 300 South 950 West.**

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**Petitioner:** Eternal Spring, LLC  
Greg Nield

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### Summary of Issues

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- Does the proposed request meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
- Does it maintain the intent of the Neighborhood Commercial Zone?

### Background

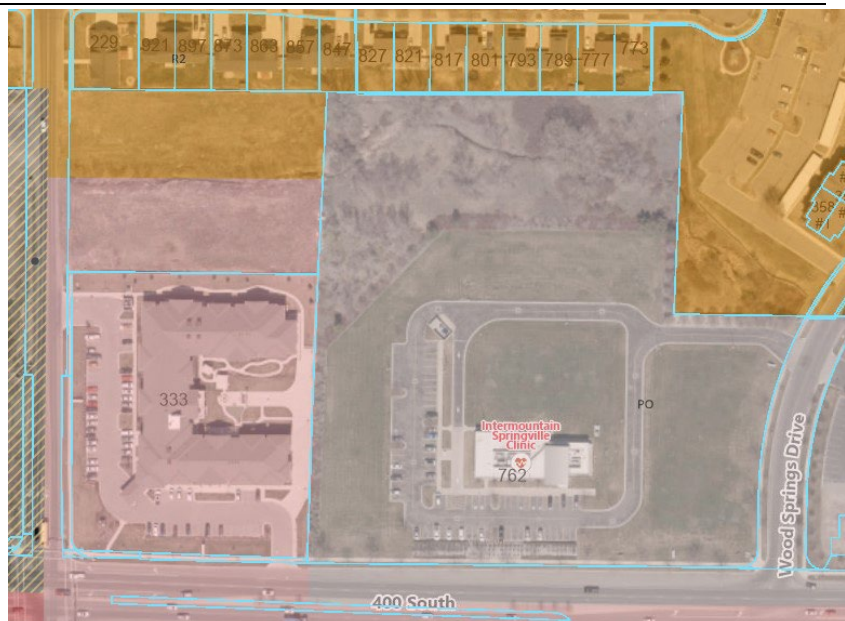
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The parcel was purchased in 2016 by Eternal Spring, LLC, with the two zones applied to the property.

### Discussion

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The two zones are separated by the canal that runs through the property, and it appears that the decision to use the canal as the point of differentiation was arbitrary. The history of this parcel with dual zoning has been hard to determine, and staff has not found any documentation to provide a compelling argument for dual zoning. Dual zoning is problematic for the current owner, and the extension of the residential is inconsistent with the adjacent parcels.



Neighborhood Commercial (NC) is intended to provide commercial services that are utilized on a frequent basis. The proximity to residential development is in line with the smaller market area (a mile to a mile and a half radius) that is typically associated with NC zoning.

### **Staff Recommendation**

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Staff finds that the proposed Zone Map Amendment maintains the intent of the Neighborhood Commercial (NC) zoning and that the requirements for development that are outlined in Title 11 Development Code will provide an adequate buffer for the existing residential properties.

### **Recommended Motion**

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Move to recommend rezoning of parcel 23:031:0089 in its entirety to Neighborhood Commercial (NC).

### **Attachments**

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1. Warranty Deed

**Attachment 1: Warranty Deed**

Send Tax Notices to:  
Eternal Spring, LLC  
411 W Red Pine Circle  
Cedar Hills UT 84062

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## WARRANTY DEED

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PTE 31505-P

David Bate, Garth Felix, Abbie Bird, Calvin Bird, Nine Fifty West, LLC

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

Eternal Spring, LLC

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

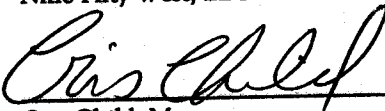
the following described tract of land in Utah County, State of Utah:

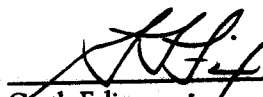
See Attached Exhibit "A"


SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL  
PROPERTY TAXES FOR 2016 AND THEREAFTER.

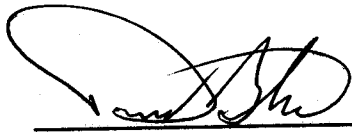
Dated: February 18, 2016

Nine Fifty West, LLC

  
\_\_\_\_\_  
Cris Child, Manager

  
\_\_\_\_\_  
Garth Felix

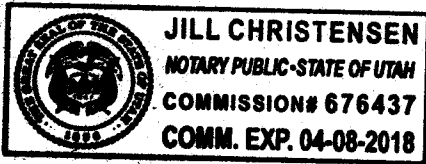
  
\_\_\_\_\_  
Abbie Bird

  
\_\_\_\_\_  
David Bate

  
\_\_\_\_\_  
Calvin Bird

STATE OF UTAH )  
 ) S.  
County of Utah )

On this 14 Day of ~~February~~ <sup>March</sup>, 2016, before me, the undersigned Notary Public, personally appeared Cris Child, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



*[Signature]*  
Notary Public

STATE OF UTAH )  
 ) S  
County of Utah )

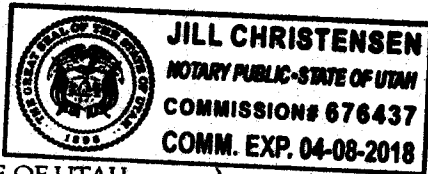
On this 24 of February, 2016, personally appeared before me David Bate, who was proved to me to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that he executed the same.



*[Signature]*  
Notary Public

STATE OF UTAH )  
 ) S  
County of Utah )

On this 11 of ~~February~~ <sup>March</sup>, 2016, personally appeared before me Garth Felix, who was proved to me to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that he executed the same.



*[Signature]*  
Notary Public

STATE OF UTAH )  
 ) S  
County of Utah )

On this 24 of February, 2016, personally appeared before me Calvin Bird, who was proved to me to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that he executed the same.

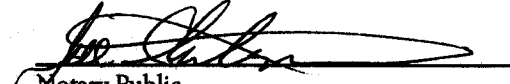


*[Signature]*  
Notary Public

STATE OF UTAH            )  
                                      )§  
County of Utah            )

On this 24 of February, 2016, personally appeared before me Abbie Bird, who was proved to me to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that she executed the same.



  
Notary Public

Pro-Title & Escrow, Inc.  
Order No. 31505-P

## EXHIBIT "A"

Beginning at the Southwest corner of Lot 63, Plat "A", DUCK CREEK ESTATES SUBDIVISION, according to the Official plat thereof on file in the Office of the Utah County Recorder, said corner being located N88°33'19"E along the Section line 87.73 feet and North 1,373.66 feet from the South 1/4 Corner of Section 32, T7S, R3E, S.L.B. & M.; thence along the North and West lines of the Real Property described in Deed Entry No. 146426:2004 of the Official Records of Utah County, the following 5 (five) courses: N88°13'26"W 40.64 feet; thence S2°47'44"W 130.57 feet; thence S3°03'16"W 109.14 feet; thence S2°29'44"W 213.07 feet; thence S1°42'01"W 73.93 feet to the Northeast corner of that Real Property described in Deed Entry No. 30533:2006 of the Official Records of Utah County; thence along said property the following 2 (two) courses: N89°08'42"W 236.92 feet; thence S0°06'49"W 120.61 feet, more or less, to the northerly line of 400 South Street; thence along said line the following 2 (two) courses: N89°00'12"W 36.14 feet; thence N89°08'47"W 35.54 feet; thence Northwesterly along the arc of a 30.00 foot radius non-tangent curve (radius bears N12°57'43"E) 40.51 feet through a central angle of 77°22'19" (chord: N38°21'07"W 37.50 feet) to the easterly right-of-way line of 950 West Street; thence N0°20'00"E along said right-of-way 221.19 feet; thence N89°56'44"W 7.10 feet, more or less, to the easterly line of 950 West street; thence N0°40'00"E along said street 714.69 feet to the South line of said DUCK CREEK ESTATES SUBDIVISION, Plat "A"; thence along said Plat the following 2 (two) courses: S89°20'08"E 389.89 feet; thence S0°42'44"E 319.93 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Special Warranty Deed recorded June 4, 2009 as Entry No. 62109:2009 in the Utah County Recorder's Office, further described as follows:

Beginning at a point 733.89 feet North and 213.7 feet West from the South quarter corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; and running thence N89°00'12"W 36.14 feet; thence N89°08'47"W 35.43 feet to a point on a 30.07 foot radius curve to the right; thence 19.05 feet along said curve the chord of which bears N58°59'11"W for 18.74 feet; thence S87°49'13"E 87.7 feet; thence S00°06'23"W 7.47 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded February 4, 2014 as Entry No. 7818:2014 in the Utah County Recorder's Office, further described as follows:

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7

SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SPRINGVILLE CITY, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF UDOT ROADWAY SR-77 (400 SOUTH STREET), N88°33'19"E 18.86 FEET ALONG THE SECTION LINE AND NORTH 732.25 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID SR-77 THE FOLLOWING 3 COURSES AND DISTANCES, (1) N87°57'13"W 92.71 FEET; (2) THENCE N87°49'13"W 139.99 FEET; (3) THENCE N87°48'58"W 87.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 950 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 950 WEST STREET THE FOLLOWING 3 COURSES AND DISTANCES, (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 21.51 FEET, PASSING THROUGH A CENTRAL ANGLE OF 41°04'30", CHORD BEARS N20°12'15"W 21.05 FEET; (2) THENCE N00°20'00"E 221.19 FEET; (3) THENCE N89°56'44"W 7.11 FEET MORE OR LESS TO THE WESTERLY LINE OF PROPERTY OWNED BY CBCC LLC AS DESCRIBED IN ENTRY NUMBER 23628:2009; THENCE N00°40'00"E 143.59 FEET; THENCE S89°20'00"E 347.16 FEET TO THE WESTERLY BOUNDARY OF IHC HEALTH SERVICES PROPERTY AS DESCRIBED IN ENTRY NUMBER 146426:2004; THENCE ALONG SAID IHC HEALTH SERVICES BOUNDARY THE FOLLOWING 3 COURSES AND DISTANCES (1) THENCE S02°29'44"W 200.52 FEET; (2) THENCE S01°42'01"W 73.93 FEET; (3) THENCE S02°12'50"W 118.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM all of DUCK CREEK ESTATES PHASE 2 SUBDIVISION, Springville, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office.

February 8, 2024

TO: Planning Commission Members

FROM: Laura Thompson, Planner II  
Josh Yost, Community Development Director

RE: **Western Paving Inc. requests an amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.**

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**Petitioner:** Western Paving, Inc.  
Riley Thorpe

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### Summary of Issues

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- Does the proposed request meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
- Does it maintain the intent of the Dry Creek Community Plan?

### Background

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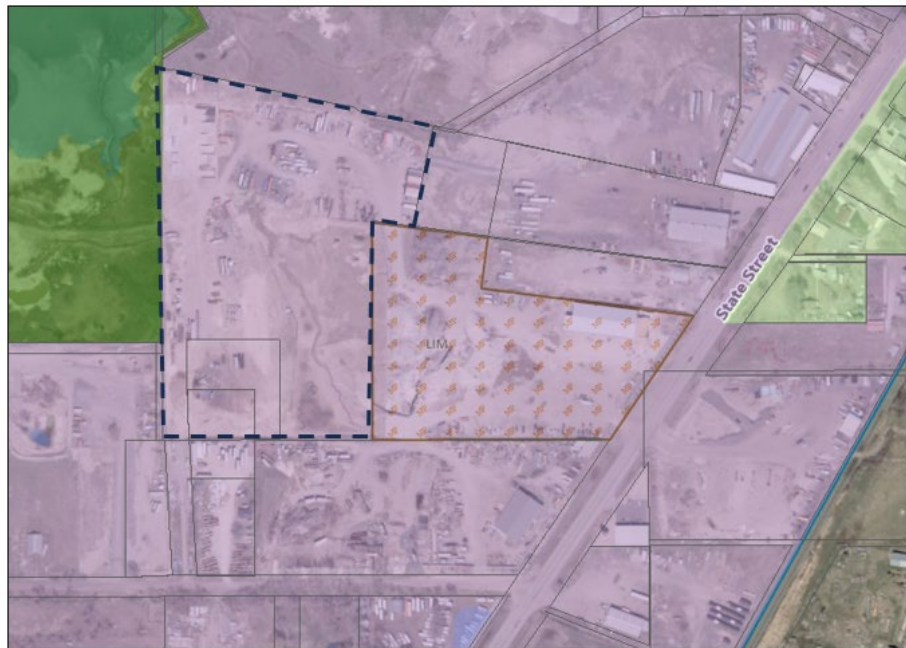
The Materials Processing and Storage Overlay Zone was approved on February 18, 2020, to be applied to the front 8.08 acres of the Western Paving property at 2120 South State Street.

The current request is to expand the overlay to 13.60 acres west of the existing site.

### Discussion

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The Materials Processing and Storage Overlay Regulations include the following location requirements.



1. The MPS Overlay Zone may only be applied to the LIM Zone located east of 950 West, South of 1600 South, and West of SR 51.
  2. The procedure for applying the MPS Overlay Zone to the property shall be the same procedure for amending the zoning map outlined in 11-7-102.
  3. Each parcel within the MPS Overlay Zone shall have frontage on and direct access to a major arterial road.
- The subject property is located west of the approved at 2120 South State Street, within the area described in requirement one (1) above.
  - The applicant has applied for a zone map amendment per requirement two (2) above.
  - The subject property has no frontage or direct access to a major arterial road.

### Dry Creek Community Plan

The 1600 South corridor and southern areas of Springville City are the next logical progression for development, filling in the space between Springville and Spanish Fork. Two areas were studied as part of the plan, including the 1600 South (Primary Study Area) Corridor and the remaining undeveloped property (Secondary Study Area) south of the corridor extending to the City boundary.

The Secondary Study Area includes the subject properties and designates the subject property as a Town Center Place Type intended for use in (likely new) activity centers. This place type allows for a range of building types, served by one or more transit modes and typically focused on civic and commercial uses with residential edges.

Generally, the vision for the Secondary Study Area anticipates a mixed-use commercial/retail center near the city's south edge. Surrounding the commercial retail center will be suburban housing, although higher in density than the current general plan (adopted 2011). The specific land use districts in the area of the subject property are Commercial - Village Mixed, Housing - Medium High, Housing - Medium, and Housing - Medium Low.

The proposed zone map amendment does not align with the recommendations of the Dry Creek Community Plan, which constitutes the City Council's policy regarding the future vision for this area. The proposed materials storage and processing use is incompatible with the planned Town Center Place Type and the land use districts recommended in the area, both by its general character and by the specific requirements of the zone, which prohibits material recycling activities within 1,000 feet of a residence. Expanding the existing overlay onto over 13 additional acres would compromise the City Council's vision for the Dry Creek Community Area.

### **Staff Recommendation**

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Staff finds that the proposed Zone Map Amendment does not maintain the intent of the Dry Creek Community Plan. Staff recommends denial of the requested amendment to the official zone map.

### **Recommended Motion**

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Move to recommend denial of Western Paving Inc.'s requested amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.

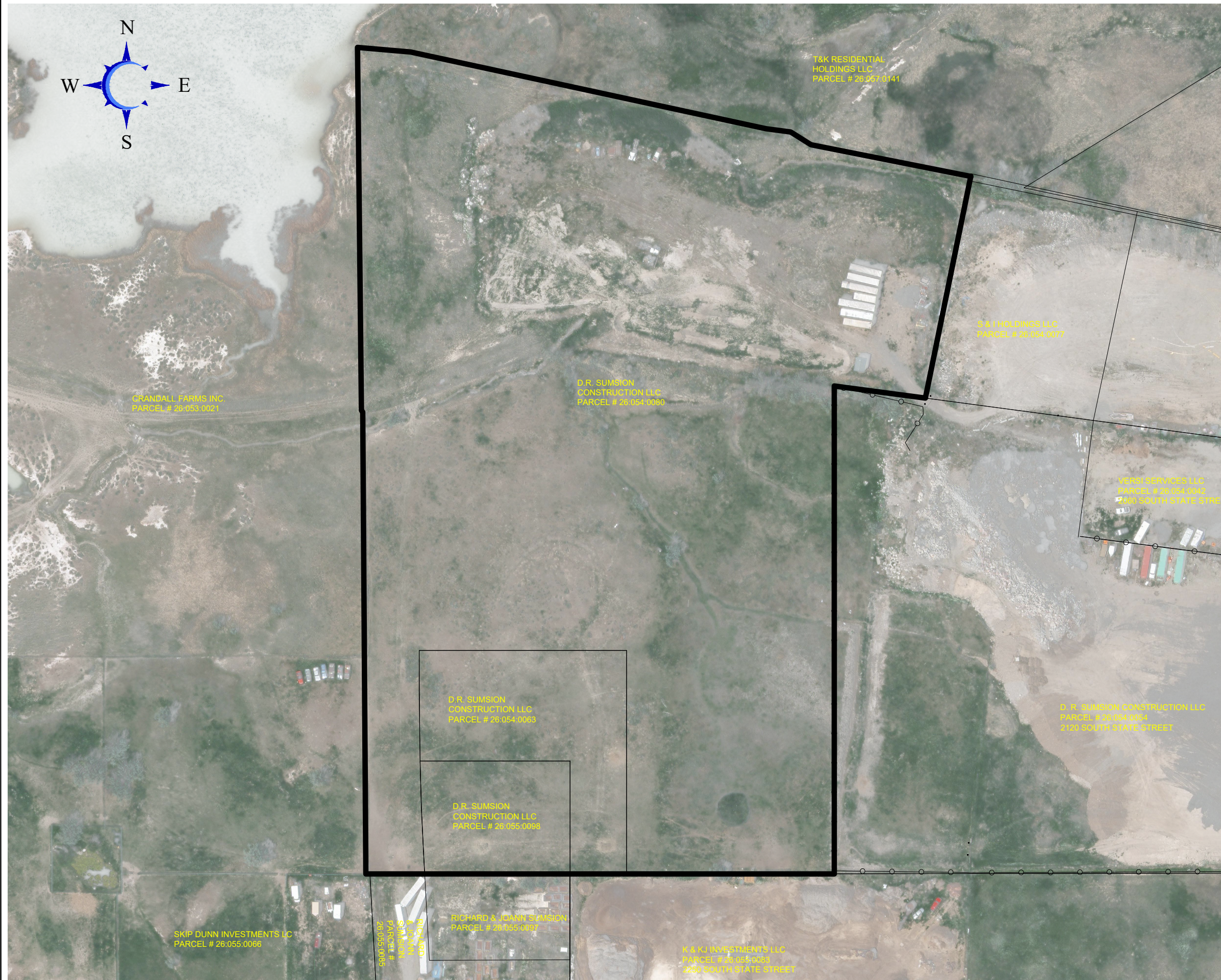
## **Attachments**

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1. Application Materials
2. Excerpts from the Dry Creek Community Plan

**Attachment 1: Application Materials**

VICINITY MAP  
D. R. SUMSION CONSTRUCTION LLC



P: (801) 616-6848  
F: (801) 704-9384  
surveydanpls@gmail.com  
563 North Rees Ave.  
Spanish Fork, UT 84660

DRAWN: DEK	PROJECT # VA321	SCALES	
DESIGNER: DEK	DATE: 12/15/2023	HORIZ: 1"=60'	
REVIEWED: DEK			BAR SCALE MEASURES 1" ON A FULL SIZE SHEET.

PROJECT NAME:	
<b>D. R. SUMSION CONSTRUCTION LLC</b>	
PROJECT LOCATION:	
<b>2120 SOUTH STATE STREET SPRINGVILLE, UT 84663</b>	
SHEET TITLE:	SHEET
<b>VICINITY MAP</b>	<b>1 of 1</b>

**Attachment 2: Excerpts from the Dry Creek Community Plan**



# Primary & Secondary Area Regulating Plan



- Mixed Use Lifestyle
- Commercial - Retail/Mall
- Commercial - Village Mixed
- Housing - Medium High
- Housing - Medium
- Housing - Medium Low
- Town Center Place Type
- Boulevard Comm. Place Type
- Roadways

## Regulating Plan

The most common tool for mapping a form-based code is a “regulating plan.” A regulating plan is a general land use district map combined with an open space plan and transportation plan (see Chapters 8 and 9).

The regulating plan is implemented ultimately by a Form- Based Code, which is generally outlined in this document. Each street, block, or parcel within the study areas must comply with the illustrated standards in the recommended Form-Based Code.

For Springville City, this plan recommends significant changes to the land use types and current parcel descriptions before development can occur. Small scale parcelization for individual building lots (whether residential or commercial) has not yet occurred in the study areas, thus the regulating plans are somewhat schematic in nature.



## Regulating Plan

The Regulating Plan, for both the Primary and Secondary Study Areas demonstrates how land uses will be organized so the overall vision of the area is realized.

Land Use Districts, derived from the Preferred Scenario Plan, are laid out with a logical road network. Within the following tables (Page 59) a general overall summary of the units that may be expected by each land use type is provided.

This applies to the Primary Study Area only. These land use types are based on the existing land use type definitions in the City General Plan and Code.

When migrating from Euclidean Zoning currently in place to the Form-Based Code, land uses will be instead referred to as districts. Districts will allow a basket of uses within them, as noted on the adjacent table.

The Regulating Plan, as described further at the end of this Chapter, indicated a proposed rationalization of the boundary with Spanish Fork.

Springville City will support the right of existing uses to continue even as surrounding land uses change. The city will support property owners with agricultural operations when they are faced with complaints from new neighbors.

Transitions from existing residential neighborhoods to new development will respect the character and setbacks of existing development and provide adequate buffering, especially at common property lines. New Parks and open spaces will be located to be accessible to existing neighborhoods and new development.

Uses	Districts					
	Commercial/Retail Strip Mall	Com. - Village/Mixed-Use	Residential - Medium High	Residential - Medium	Residential - Medium Low	Mixed Use - Lifestyle
<b>LEGEND:</b>						
	Permitted					
	Permitted in Upper Stories Only					
	Permitted with Development Standards					
	Requires a Conditional Use Permit					
<b>Residential &amp; Lodging</b>						
Residential						
Hotel & Inn						
Residential Care						
<b>Civic</b>						
Assembly						
Transit Station						
Hospital & Clinic						
Library/Museum/Post Office (no distribution)						
Police & Fire						
School						
<b>Retail</b>						
Neighborhood Retail						
General Retail						
Outdoor Sales Lot						
<b>Service</b>						
Neighborhood Service						
General Service						
Vehicle Service						
<b>Office &amp; Industrial</b>						
Office						
Craftsman Industrial						
<b>Infrastructure</b>						
Parking Lot						
Parking Structure						
Utility & Infrastructure						
Open Space						
<b>Accessory Uses</b>						
Home Occupation						
Outdoor Storage of Goods						
Parking Lot						
Parking Structure						



**PLANNING COMMISSION  
STAFF REPORT**

Agenda Item 3  
February 13, 2024

February 9, 2024

TO: Planning Commission Members

FROM: Josh Yost - Director

RE: **Springville Community Development requests amendments to the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards.**

**Petitioner:** Springville Community Development

**Summary of Issues**

Do the proposed amendments maintain the intent of the Westfields Central New Neighborhood Plan?

**Background**

While reviewing architectural plans for the neighborhood, staff recognized several design elements and setback clarifications that need to be added to the new neighborhood plan. Secondly, the design review architect consistently made particular red-line comments on submitted plans that were not reflected in the code. Many of the proposed amendments to the architectural standards serve to codify the most common and essential recommendations.

**Analysis**

Proposed Amendments

Encroachments

The first proposed amendment is a clarification of building encroachments. Building encroachments are portions of a building that project over the minimum setback line into the required setback area. Staff proposes adding the following to each lot type.

Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

This amendment eliminates confusion about the definition of encroachments and the regulations for different categories.

## Interior Setbacks for Attached Units

The code currently regulates corner side and interior side setbacks for attached units such as townhomes, lofts, and mews houses. This has created confusion where a group of attached units ends on an interior side lot line next to another lot type. It doesn't make sense that a townhome next to a detached house could have a 0' side setback abutting the house lot. To remedy this confusion, staff proposes adding Adjoining Side and Non-adjointing Side setbacks to each attached unit lot type along with the following statement.

Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

## Architectural Standards (p. 19-20)

### Materials

The following changes are proposed to the material standards to clarify permitted materials and better guide the placement of materials on the building exterior.

Artificial wood textured siding surfaces shall be avoided. Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.

If materials change, material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end. ~~they shall change along a horizontal line, with the H~~ heavier materials shall be placed below the lighter materials.

Stucco shall be cementitious with smooth sand finish.

### Architectural Elements

Many porch designs have been proposed that combine incompatible elements, lack railings, or are not appropriate to the architectural style of the building. The following additions are proposed.

Columns and posts shall be appropriate to the architectural style of the building.

Porches shall have railings.

### Elevation Variation

The Westfields Overlay contains standards for repeating the same building elevation on adjacent lots. The Westfields Central New Neighborhood Plan did not include such requirements because repetition is not inherently problematic. Borrowing a phrase from New Urbanist writer Robert Steuteville, "Nobody minds cookie cutter when the cookies are good." During the design review, we found that the code did not require the slight variation necessary to avoid monotonous streetscapes. Staff proposes the following requirements for elevation variation.

When the same building plan is repeated two or more times on a block face, variation in architectural elevation is required. At least two of the following options must be used.

- Change in color palette
- Change in materials (ie. board & batten vs shiplap, brick-clad chimney vs siding-clad chimney)
- Change in porch details, including posts, railing, rafter tails, roof configuration, or other details
- Change in window details such as trim or muntin configuration
- Change in picket fence styles

## Openings

The existing standards for windows left applicants unsure what elements were required to be “pre-approved” as stated in the code. Staff recommends adding the following regulations to ensure that windows are appropriate to the style and scale of the building and that they are configured in a way reflective of traditional design.

Doors and windows that operate as horizontal sliders are prohibited on street-facing facades except on balconies where the use of sliding doors may provide for better utilization of floor space. Permissible window operation types include single- and double-hung, casement, awning and pivot

Windows shall be of consistent style and muntin configuration for each unit plan.

Window trim shall not be a picture frame configuration, and shall include a combination of sill and cap as appropriate to the style.

Ganged windows shall include spacer bars between each window.

Windows of the same configuration on a single elevation shall be consistent in size and aligned horizontally or vertically.

## Green Standards

Standards for paint VOC content and interior window covering color listed in this section are not standards that Community Development is interested in enforcing, and the requirement for shading over windows lacks the flexibility to address a variety of architectural styles. The following changes are proposed.

Over windows, moderate overhangs or shutters shall be used in South-facing facades and wider overhangs, or shutters, and/or vertical louvers on East or West facing facades. Exceptions may be permitted where no historical precedent exists in the selected architectural style for window overhangs or shutters.

~~Interior Window Coverings shall be white.~~

~~Paints shall have Low VOC emissions.~~

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## Staff Recommendation

Staff finds that each of the proposed amendments clarifies the code's original intent or furthers the new neighborhood plan's purpose of providing diverse housing with high-quality design in the Westfields Central New Neighborhood.

### **Recommended Motion**

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Move to recommend approval of amendments to the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards.

### **Attachments**

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Attachment 1: Proposed Amendments to the Westfields Central New Neighborhood Plan.

**Attachment 1: Proposed Amendments to the Westfields Central New Neighborhood Plan.**



**WESTFIELD CENTRAL  
NEW NEIGHBORHOOD PLAN**



5-MINUTE WALK -  
1/4 MILE RADIUS

10-MINUTE WALK -  
1/2 MILE RADIUS

15-MINUTE WALK -  
3/4 MILE RADIUS

# TRANSECT ZONE DESCRIPTIONS

**Transect Zone Descriptions.** This tables provides descriptions of the character of each Transect Zone.

**T1**



**T-1 NATURAL**

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

**General Character:** Natural landscape with some agricultural use  
**Building Placement:** Not applicable  
**Frontage Types:** Not applicable  
**Typical Building:** Not applicable  
**Type of Civic Space:** Parks, Greenways

**T2**



**T-2 RURAL PRESERVATION**

T-2 Rural Preservation Zone consists of sparsely settled lands in open or cultivated states. These include woodland and agricultural land. Typical buildings are farmhouses, agricultural buildings, cabins, estates and manufactured housing.

**General Character:** Primarily agricultural with woodland and scattered buildings on large lots.  
**Building Placement:** Deep Setbacks  
**Frontage Types:** Not applicable  
**Typical Building:** 1- to 2-Story  
**Type of Civic Space:** Parks, Greenways

**T3**

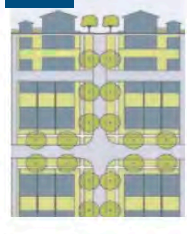


**T-3 NEIGHBORHOOD RESIDENTIAL**

T-3 Neighborhood Residential Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

**General Character:** Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally  
**Building Placement:** Large and variable front and side yard Setbacks  
**Frontage Types:** Porches, fences, naturalistic tree planting  
**Typical Building:** 1- to 2-Story with some 3-Story  
**Type of Civic Space:** Parks, Greenways

**T4**

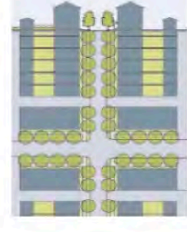


**T-4 MIXED-USE / URBAN RESIDENTIAL**

T-4 Mixed-Use / residential Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.

**General Character:** Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians  
**Building Placement:** Shallow to medium front and side yard Setbacks  
**Frontage Types:** Porches, fences, Dooryards  
**Typical Building:** 2- to 3-Story with a few taller Mixed Use buildings  
**Type of Civic Space:** Squares, Greens

**T5**



**T-5 URBAN CENTER / STROLLING DISTRICT**

T-5 Urban Center / Strolling District Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

**General Character:** Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity  
**Building Placement:** Shallow to medium Setbacks or none; buildings oriented to street  
**Frontage Types:** Stoops, Shopfronts, Galleries  
**Typical Building:** 2- to 5-Story with some variation  
**Type of Civic Space:** Parks, Plazas, and Squares, median landscaping

**SD SPECIAL DISTRICTS**

Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of an infill or new neighborhood. Conditions of development for Special Districts shall be determined in public hearing of the City Council. Alternatively, the provisions of the Existing Local Codes shall remain applicable to Special Districts. Currently there are two Special Districts as follows:

**SD-1 OFFICE / PRODUCTION DISTRICT**

SD-1 Production / Business Zone consists of medium to large size structures adjacent to mixed-use and housing to transition in scale and massing in smaller increments. Primary facades fronting a street or public green but also includes campus groupings of buildings. Parking is generally to the rear or side Blocks may be large and the roads vary to accommodate trucks.

**General Character:** Office and production buildings in a campus setting; trees within the public right-of-way; substantial limited pedestrian activity  
**Building Placement:** Shallow and medium Setbacks; buildings oriented to  
**Frontage Types:** Forecourts, Galleries, Arcades  
**Typical Building:** 2- to 5-Story with some variation  
**Type of Civic Space:** Parks, Plazas, and Squares, median landscaping

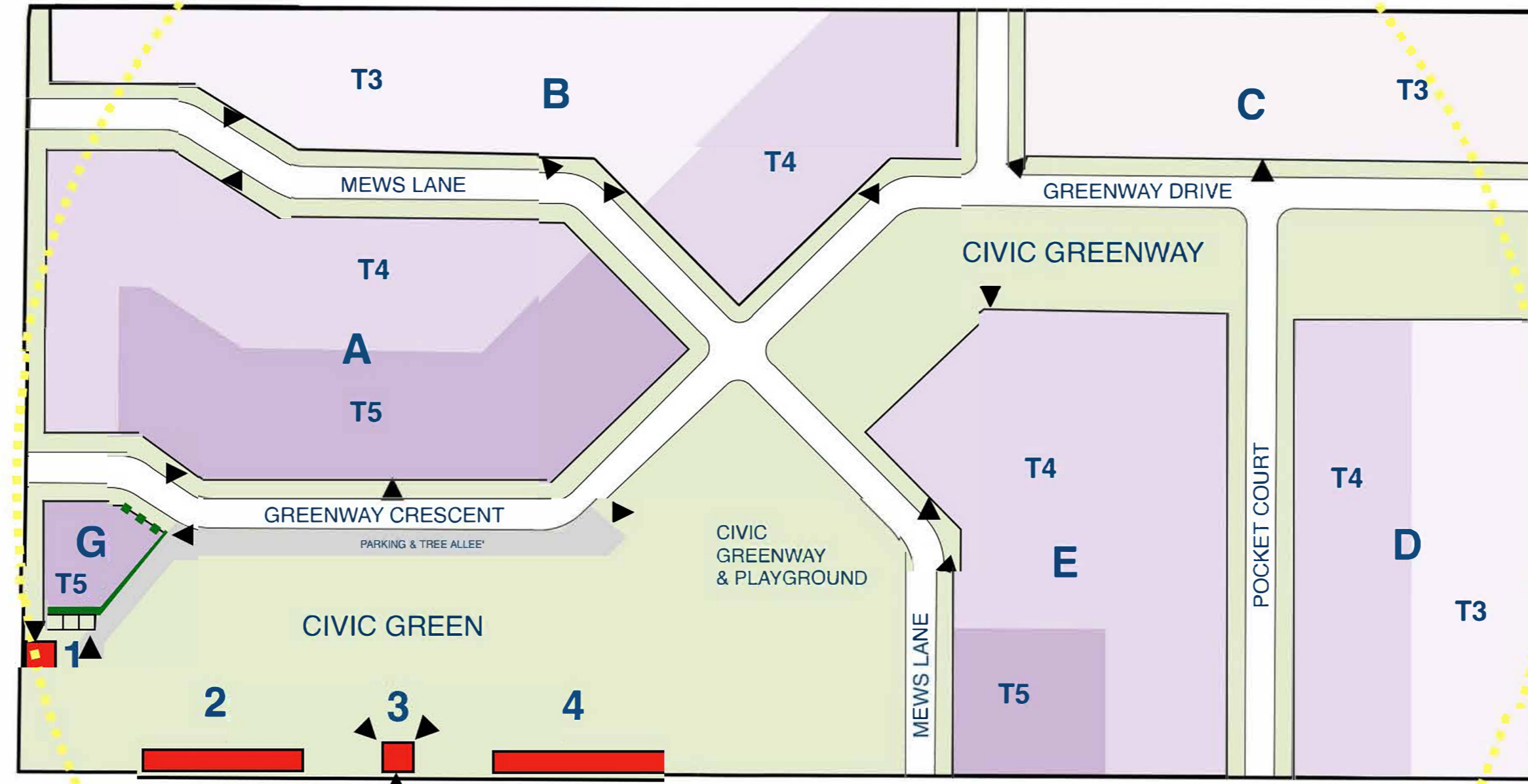
**SD-2 INDUSTRIAL**

SD-2 Industrial Zone consists of heavy industry and manufacturing separated from other zones. Due to specific needs these are unregulated in form and rely on other necessary forms of regulation and approvals including life, safety, water, air standards.

**General Character:** large industrial and manufacturing related facilities.  
**Building Placement:** Not applicable  
**Frontage Types:** Not applicable  
**Typical Building:** Not applicable  
**Height:** Not applicable  
**Type of Civic Space:** Not applicable

**TRANSECT ZONES & BUILDING TYPES KEY  
(SEE SPECIFIC BUILDING TYPES FOR STANDARDS)**

T3	H	H - HOUSE / ADU
T3	C	C - COTTAGE / ADU
T3	PH	PH - PAIR HOUSE / ADU
T3	T	T - TOWNHOUSE / ADU
T3	PC	PC - POCKET / COTTAGE COURT
T3	TH-PU	TH-PU - TOWNHOUSE PARK-UNDER
T3	3THE	3THE - 3-TOWNHOUSE ESTATE
T3	SF	SF - STACKED FLAT
T3	LH	LH - LOFT HOUSE
T3	MH	MH - MEWS HOUSE
T3	AH	AH - APARTMENT HOUSE
T3	AB	AB - APARTMENT BUILDING MXB -
T3	MXB	MIXED-USE BUILDING
T3	CV	CV - ART / EDUCATION BUILDING
T4		
T5		



This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

Disclaimer: The information in this entire document is conceptual and subject to change. All information was compiled from unverified sources at various times and as reference information. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

These drawings, ideas and designs are the property of Tom Low and Civic By Design. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without written consent.

The Client acknowledges that all construction and engineering drawings shall be prepared and certified by Client's architect and engineering consultants, and the Consultant shall have no responsibility therefore, or for the permitting and/or building of the Project, or any construction administration, code or regulatory compliance. The services of the Consultant hereunder are limited solely to planning and design matters to be incorporated into final plans, specifications and construction drawings by properly licensed professionals employed by the Client. The Client acknowledges that they have retained or will retain the services of architectural or engineering professionals to provide such services.

Any use of these documents by the Client, and/or the Client's representatives, shall indemnify and hold harmless the Consultant from all liability, claims, damages, costs and expenses including attorney's fees ("Claims"), incurred by, demanded or asserted against the Consultant by third parties as a result of the Consultant's participation in providing services to the Project. As part of said indemnification, the Client shall provide the Consultant, at the sole cost and expense of the Client, with experienced legal counsel to defend against any and all such claims.

**NOTES:**

- All Building Types shall provide parking from rear alleys screened from frontages on lots, and on-street parking along frontages.
- Each block shall include a minimum of three (3) building types with the exception of G (1).
- Each block shall have either a minimum of 18% of each building type for three building types, or a minimum of 15% of each building type for four buildings types.
- A minimum of nine (9) building types shall be used for the entire project.
- All thoroughfares and each civic space shall be defined by walks and continuous perimeter shade trees.
- The maximum density for the Westfields Central Regulating Plan is 11du/gross acre.
- Maximum height for all lot types shall not exceed 35 feet.
- For all lot types excepting PC, AH, AB, and MXB, the rear setback for garages or surface parking stalls shall be ≤1', ≥20'

**TRANSECT ZONES**

T5	T5 - NEIGHBORHOOD CENTER
T4	T4 - NEIGHBORHOOD GENERAL
T3	T3 - NEIGHBORHOOD EDGE
T2	T2 - RURAL
T1	T1 - NATURAL

**CIVIC SPACE RESERVES**

Red square	CIVIC BUILDING
Light green square	CIVIC SPACE
Grey square	CIVIC PARKING
Dark grey square	SPECIAL DISTRICT

**REQUIREMENTS & DETAILS**

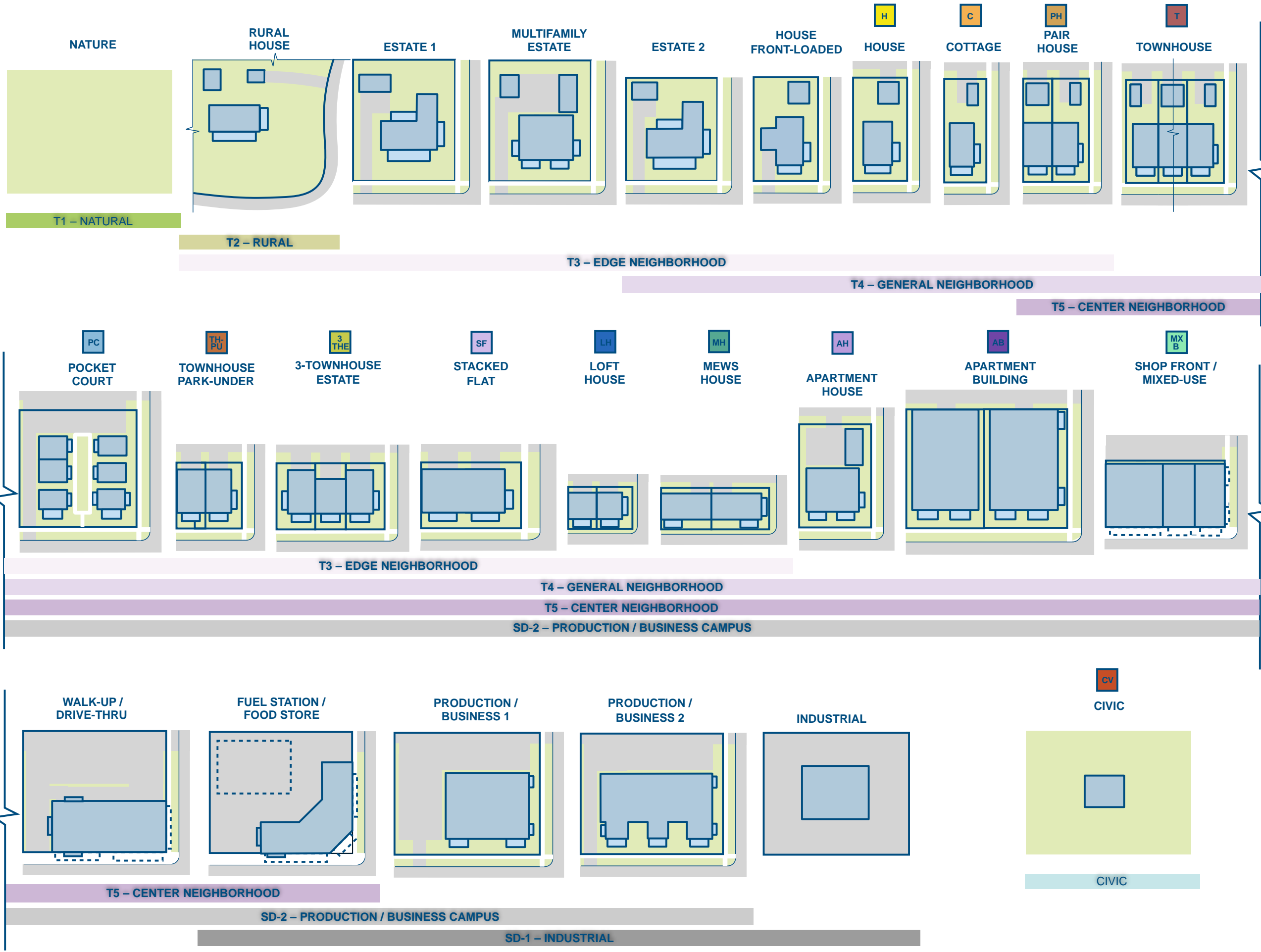
Green line	REQUIRED SHOPFRONT
White rectangle	REQUIRED GALLERY
Dotted line	RECOMMENDED SHOPFRONT
Black triangle	TERMINATED VISTA
Yellow dotted circle	PEDESTRIAN SHED - 5-MINUTE WALK DIA

**UNIT MIX BY BLOCK**

Block	AB	AH	MH	LH	SF	TH	3THE	PC	THPU	PH	C	H	MXB	Block Total
A		5	2		1		10			4				22
B			5	9		9			9	2	1	1		36
C			4	3		10				1	4			22
D				6	3		6		6	6				27
E			4	13			6		6	11				40
G													1	1
Lot Totals	0	5	15	31	4	19	22	0	21	6	19	5	1	147

**TRANSECT ZONES & BUILDING TYPES KEY**  
(SEE SPECIFIC BUILDING TYPES FOR STANDARDS)

- H - HOUSE / ADU
- C - COTTAGE / ADU
- PH - PAIR HOUSE / ADU
- T - TOWNHOUSE / ADU
- PC - POCKET / COTTAGE COURT
- TH-PU - TOWNHOUSE PARK-UNDER
- 3THE - 3-TOWNHOUSE ESTATE
- SF - STACKED FLAT
- LH - LOFT HOUSE
- MH - MEWS HOUSE
- AH - APARTMENT HOUSE
- AB - APARTMENT BUILDING MXB -
- MXB - MIXED-USE BUILDING
- CV - ART / EDUCATION BUILDING



# HOUSE

H

T3

T4

## HOUSE EXAMPLES

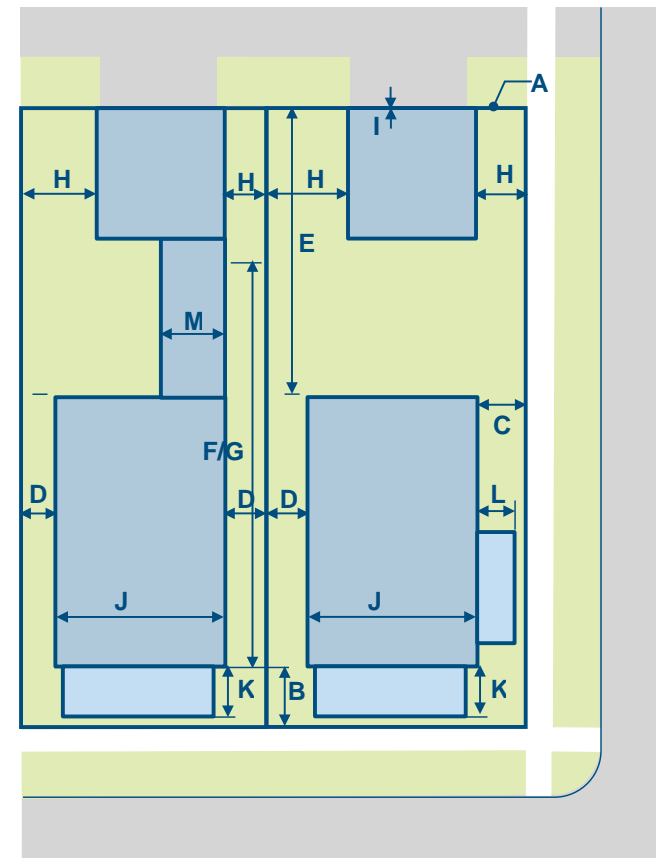


### HOUSE

A House Type is a single-family residence on its own lot. For House types the primary facade faces a public street or a greenway where a porch and entry are prominent. Garages and/or parking is provided from a rear lane.

Lot width x depth	40' min. x 80' min. (A)
<b>Setbacks</b>	
Front	15' min. (B)
Corner Side	8' min. (C)
Side	8' min. (D)
Rear	35' min. (E)
Parking and Waste from Front Façade	40' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	30' min. (J)
Building Front Encroachments	12' max. (K)
Building Side Encroachments	5' max. (L)
Building Back Wing	15' max. (M)
<b>Height</b>	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

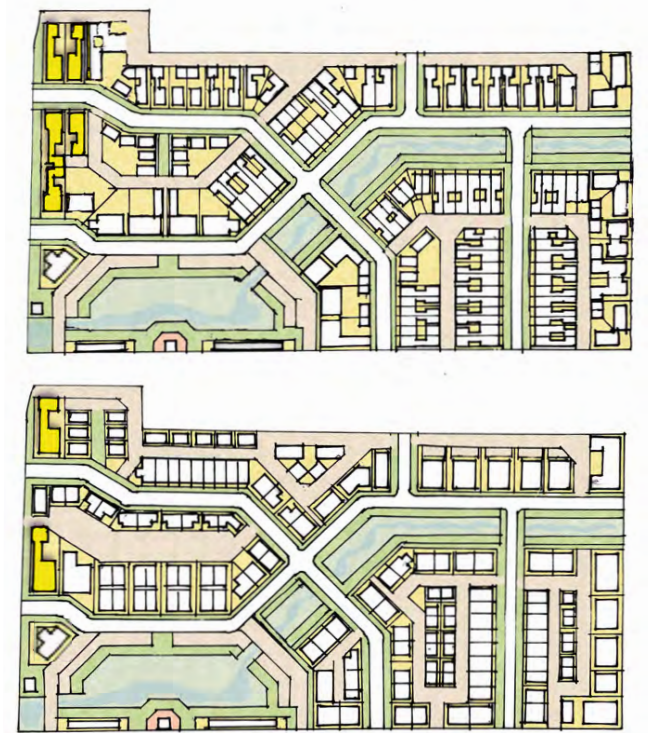
On corner lots, the open side of the building shall face the street side yard. The open side is the side elevation containing the recesses or breaks in the façade plane required by the maximum building back wing width, or created by other design elements.



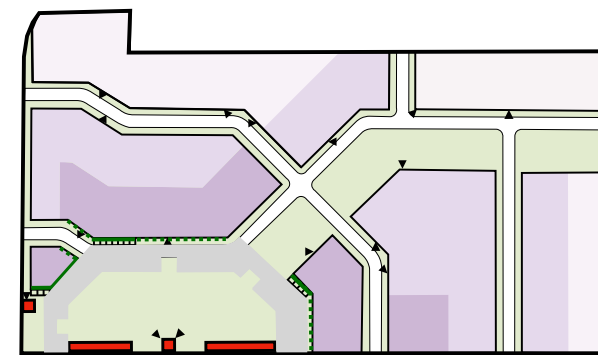
Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

## ILLUSTRATIVE PLANS



## REGULATING PLAN



## TABLE 3 - TYPE STANDARDS

C

T3

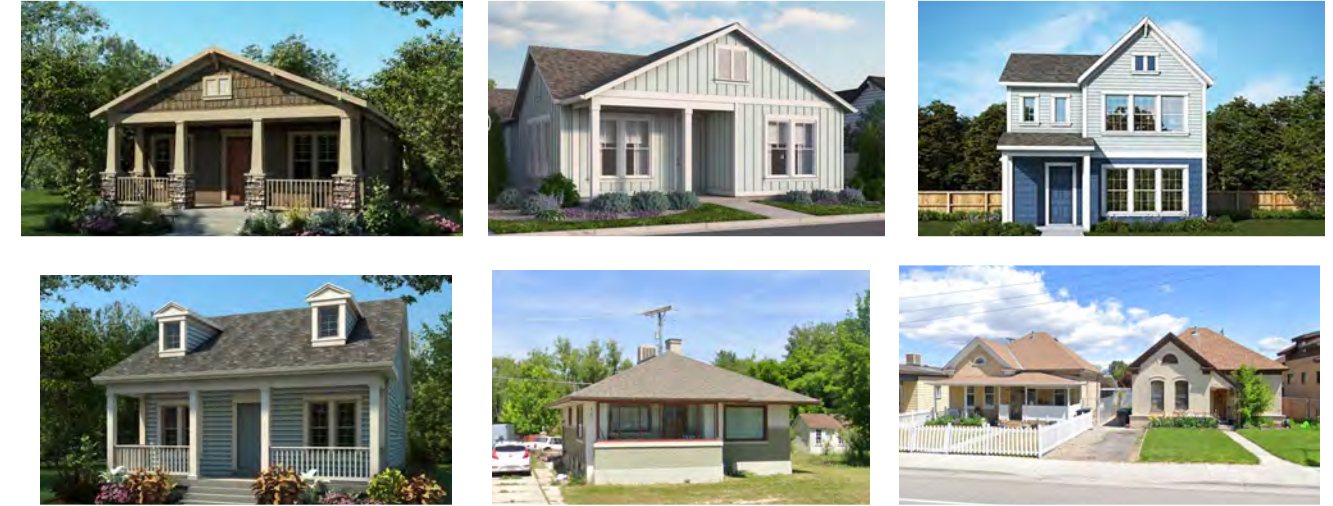
T4

# COTTAGE

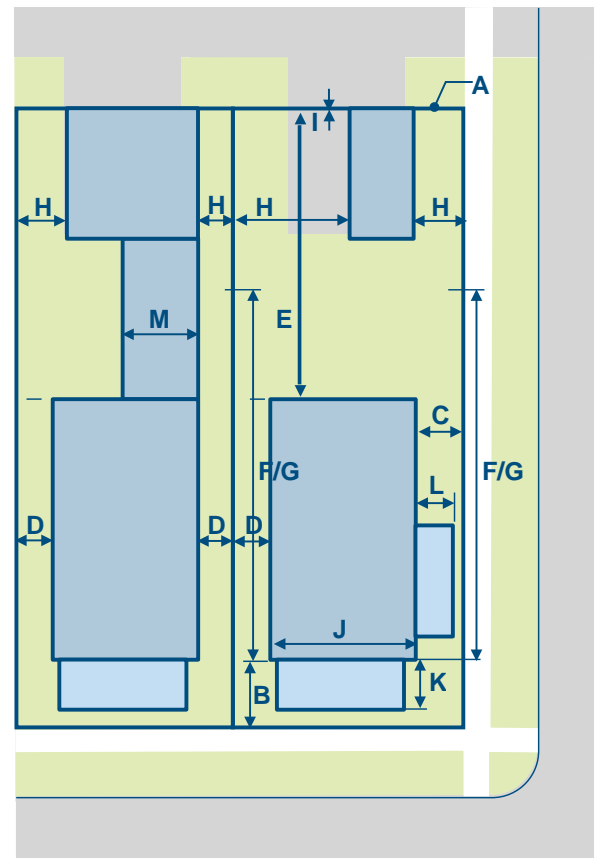
## COTTAGE EXAMPLES

### COTTAGE

A Cottage is a smaller single-family residence on its own lot. For Cottages garages and/or parking is required to be provided from a rear lane while the primary house front faces a public street or greenway.



Lot width x depth	30' min. x 65' min. (A)
Setbacks	
Front	12' min. (B)
Corner Side	8' min. (C)
Side	5' min.; 3' min on interior side yards where the adjacent lot has an adjacent 5' min side setback and a reciprocal easement is in place (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	28' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	20' min. (J)
Building Front Encroachments	10' max.(K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.0 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.0 Stories max.

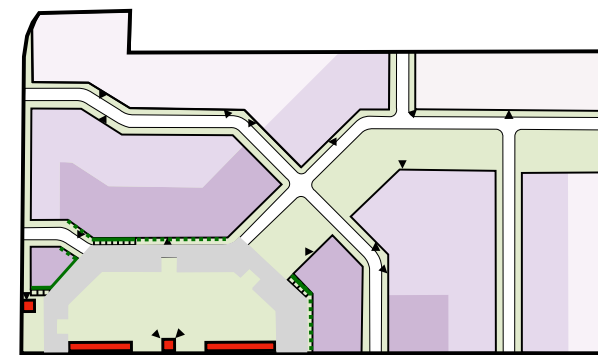


On corner lots, the open side of the building shall face the street side yard. The open side is the side elevation containing the recesses or breaks in the façade plane required by the maximum building back wing width, or created by other design elements.

Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

### REGULATING PLAN



### ILLUSTRATIVE PLAN

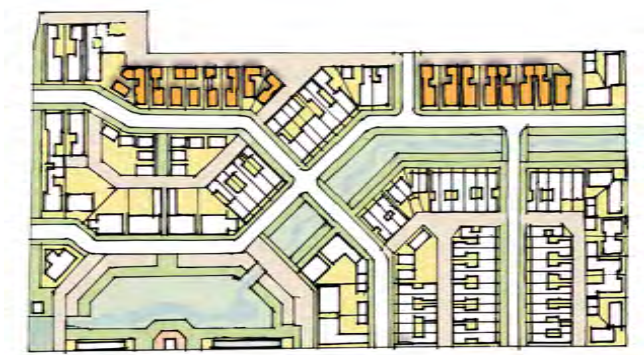


TABLE 3 - TYPE STANDARDS

PH

T3

T4

T5

# PAIR HOUSE

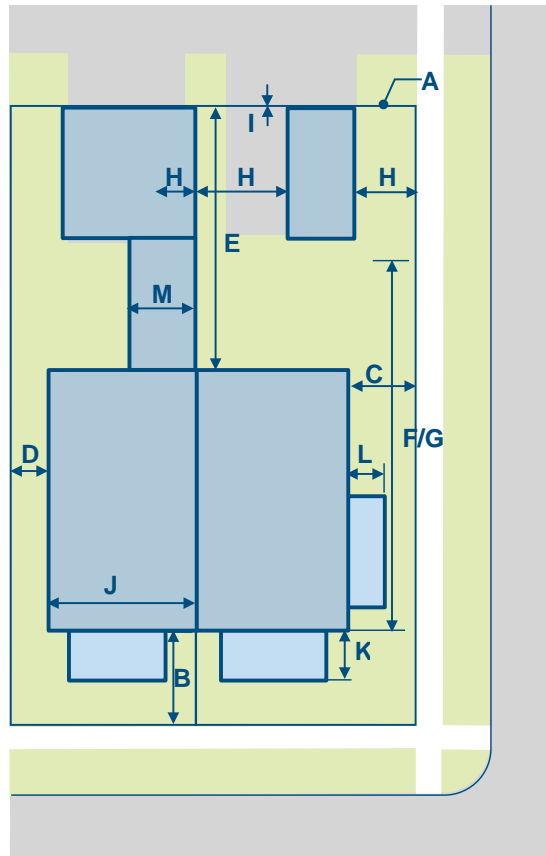
## PAIR HOUSE

A Pair House is a single-family residence that shares a party wall with one other of the same type, each on their own lot. Garages, ADUs and/or parking is provided from the rear lane while the primary front faces a street or public greenway.

Lot width x depth	30' min. x 65' min. (A)
Setbacks	
Front	15' min. (B)
Corner Side	10' min. (C)
Side	6' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	25' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	20' min. (J)
Building Front Encroachments	12' max. (K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	2.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2 Stories max.

On corner lots, the open side of the building shall face the street side yard. The open side is the side elevation containing the recesses or breaks in the façade plane required by the maximum building back wing width, or created by other design elements.

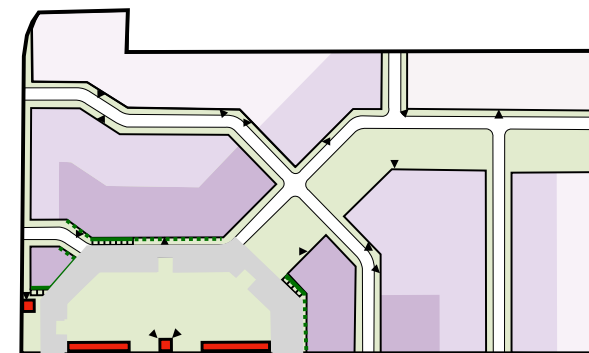
## PAIR HOUSE EXAMPLES



Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

REGULATING PLAN



ILLUSTRATIVE PLAN

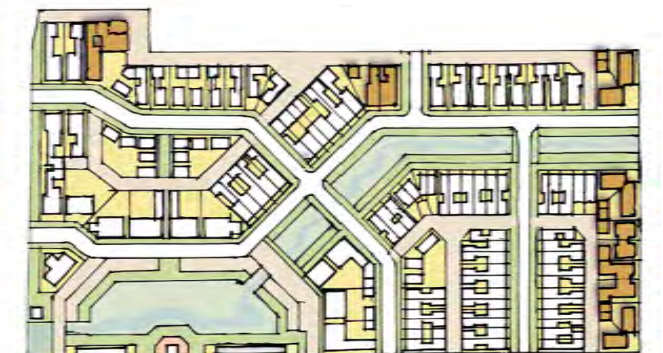


TABLE 3 - TYPE STANDARDS

# TOWNHOUSE

TH

T3

T4

T5

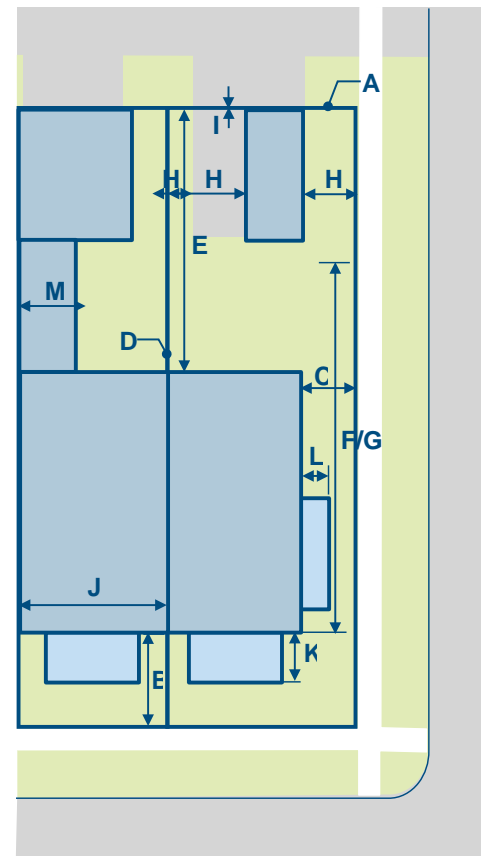
## TOWNHOUSE EXAMPLES



### TOWNHOUSE

A Townhouse is a single-family residence that shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Townhouses, garages, ADUs, and/or parking is provided from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	16' min. x 80' min. (A)
Setbacks	
Front	10' min. (B)
Corner Side	8' min. (C)
Adjoining Side	0' min. (D)
Non-adjoining Side	5' min.
Rear	30' min. (E)
Parking and Waste from Front	35' min. (F)
Façade Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align. (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	100 %' max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



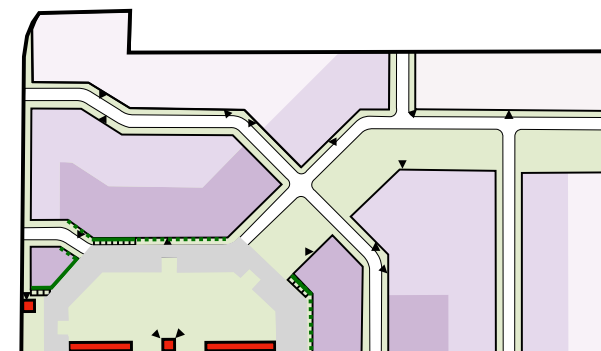
On corner lots, the open side of the building shall face the street side yard. The open side is the side elevation containing the recesses or breaks in the façade plane required by the maximum building back wing width, or created by other design elements.

Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

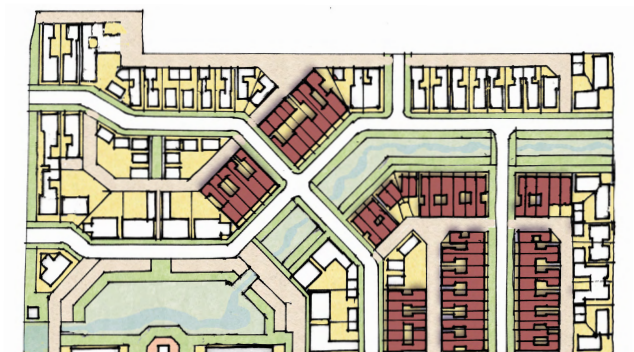
Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

### REGULATING PLAN



### ILLUSTRATIVE PLAN



## TABLE 3 - TYPE STANDARDS

# POCKET COURT

PC

T3

T4

T5

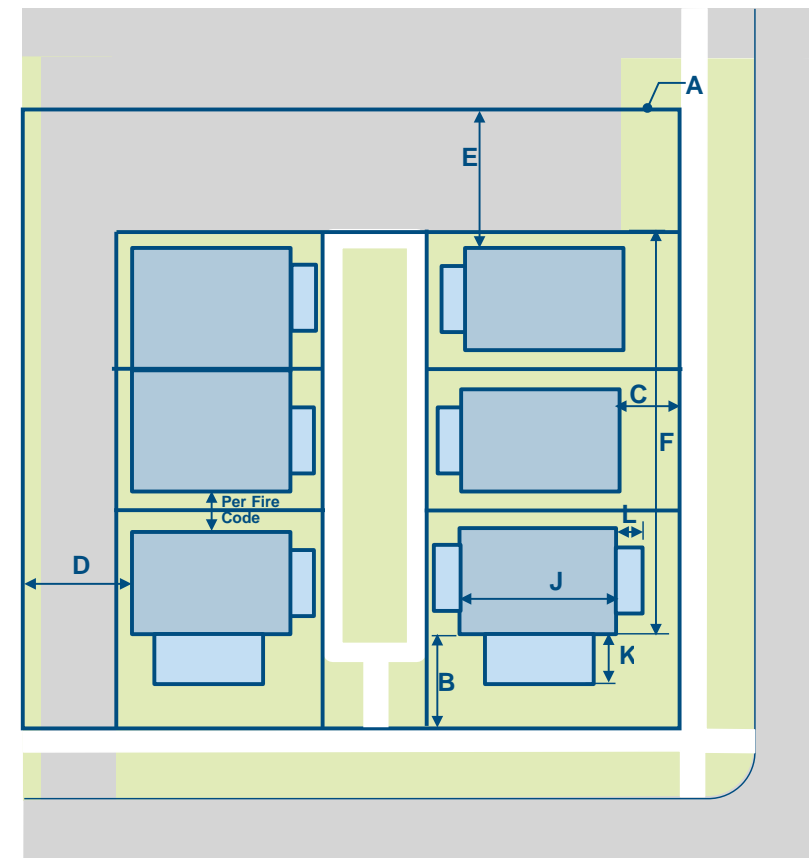
## POCKET COURT EXAMPLES



### POCKET COURT

A Pocket Court are permitted with up to 12 units. Pocket Courts permit units that do not front a public vehicular right-of-way. Attached and detached houses can be grouped in pedestrian courts facing a mews, small common, green or garden, shared through an owners' association. A pocket court is often, but not always, arranged in a U-shape. The units are separated from the common area only by a sidewalk, path or other non-vehicular way. Parking is from rear lanes or alleys in attached or detached garages or open parking in a central location.

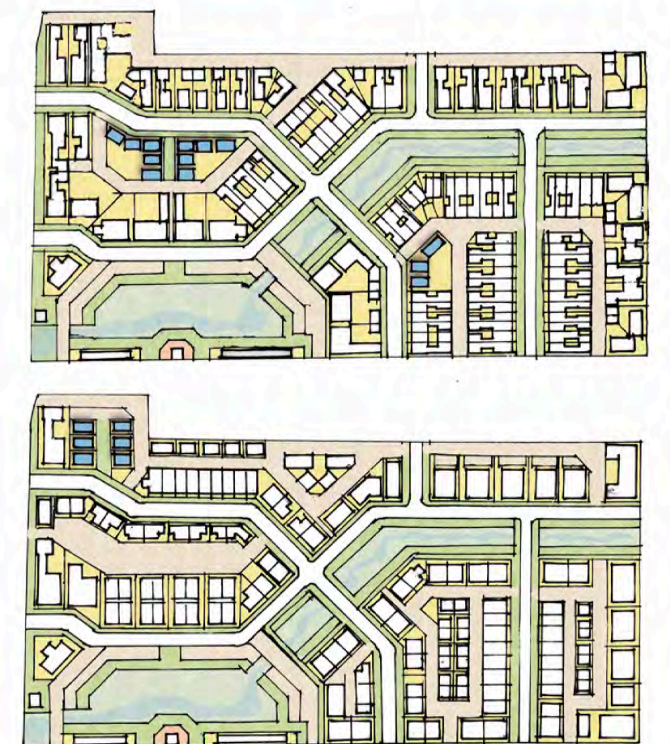
Lot width x depth (may rotate)	24' min. x 35' min. (A)
Setbacks	
Front	5' min. (B)
Corner Side	10' min. (C)
Side	5' min. (D)
Rear	20' min. (E)
Parking and Waste from Front Façade	20' min. (F)
Building Frontage at Setback	80 % max. (J)
Building Front Encroachments	5' max. (K)
Building Side Encroachments	5' max. (L)
Height	
Principle Building	2.5 Stories max.
First Floor Above Grade	1.5' min.



Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

### ILLUSTRATIVE PLANS



### REGULATING PLAN

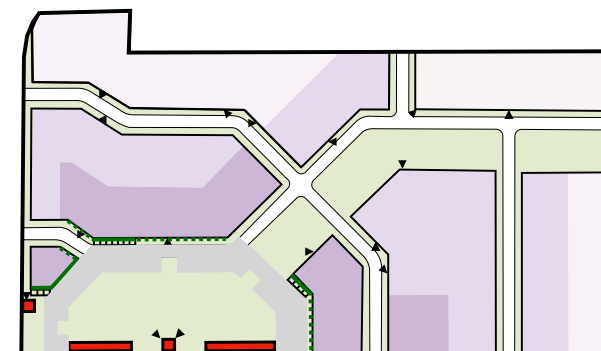


TABLE 3 - TYPE STANDARDS

# TOWNHOUSE PARK-UNDER

THPU

T3

T4

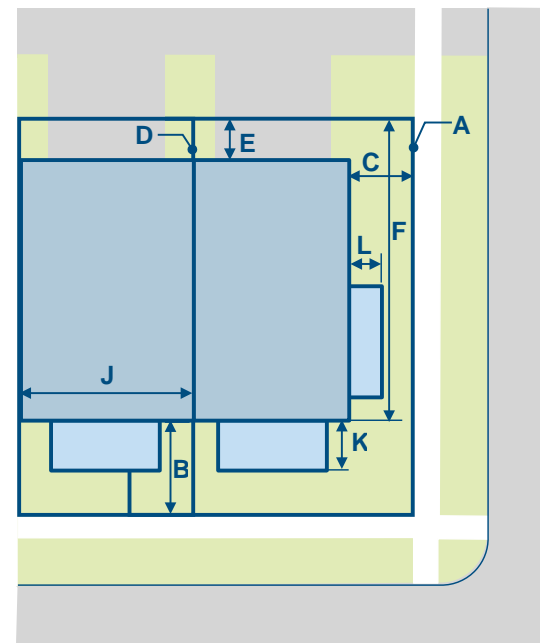
T5

## TOWNHOUSE PARK-UNDER

A Townhouse is a single-family residence that shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Townhouse Park-Under types, garages, and/or parking is provided under the townhouse from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	27.5' min. per lot x 50' min. (A)
Setbacks	
Front	10' min. (B)
Corner Side	8' min. (C)
Adjoining Side	0' min. (D)
Non-adjoining Side	5' min.
Rear	<1, ≥20' min. (E)
Parking and Waste from Front Façade	12' min. (F)
Building Frontage at Setback	100 %' max. (J)
Building Front Encroachments	8' max.(K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max. 1.5'
First Floor Above Grade	min.
Outbuilding	2.5 Stories max.

## TOWNHOUSE - PARK-UNDER EXAMPLES

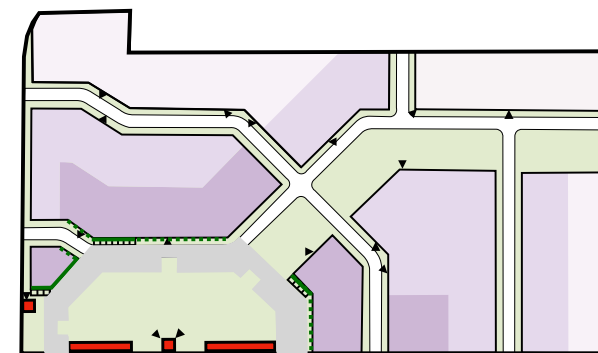


Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

REGULATING PLAN



ILLUSTRATIVE PLAN

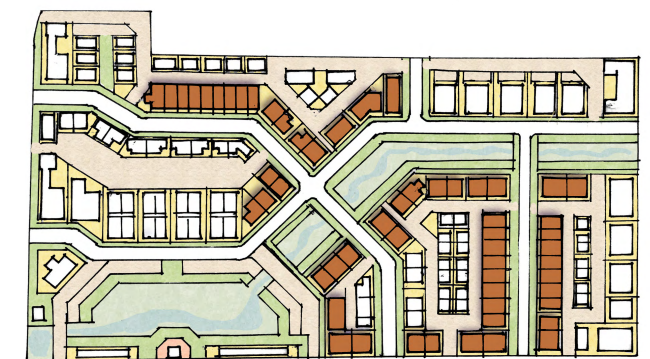


TABLE 3 - TYPE STANDARDS

# STACKED-FLAT

SF

T3

T4

T5

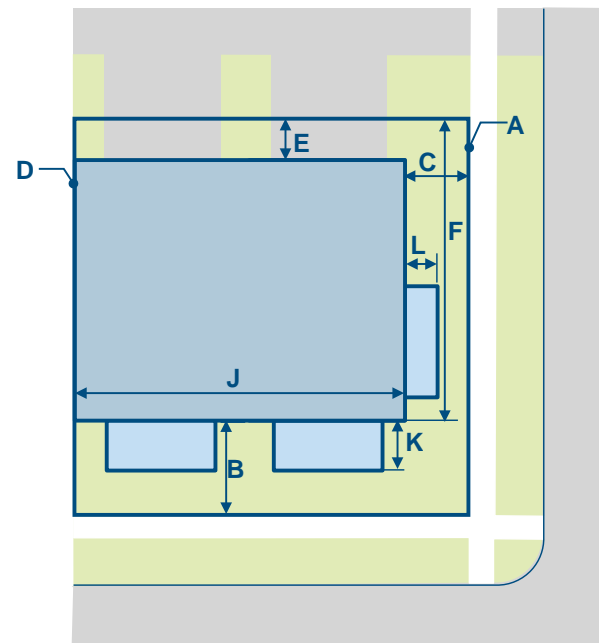
## STACKED-FLAT EXAMPLES



### STACKED-FLAT

A Stacked-Flat is a residence that is stacked vertically with other of the same type and occupies the full frontage line on a shared lot lot. For Staked-Flat types, garages, ADUs, and/or parking is provided under or behind the building accessed from the rear lane frontages while the front faces a street or public greenway. Stacked-Flats in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	60' min. x 50' min. (A)
Setbacks	
Front	10' min. (B)
Corner Side	8' min. (C)
Adjoining Side	0' min. (D)
Non-adjointing Side	5' min.
Rear	<1, ≥20' min.(E)
Parking and Waste from Front Façade	12' min. (F)
Building Frontage at Setback	80 % max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

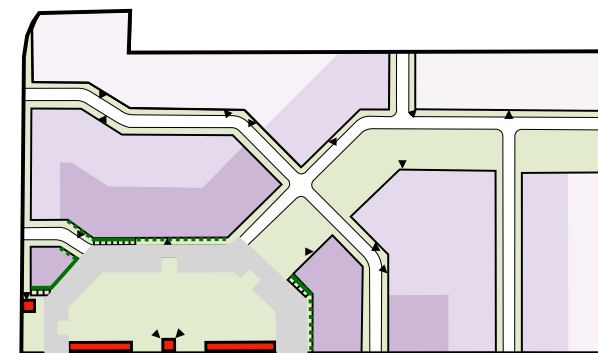


Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

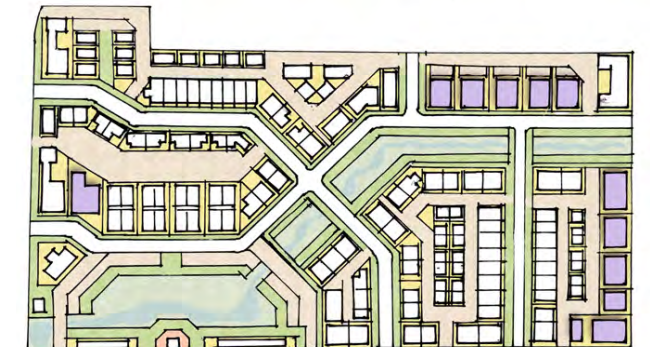
Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

### REGULATING PLAN



### ILLUSTRATIVE PLAN



## TABLE 3 - TYPE STANDARDS

# 3-TOWNHOUSE ESTATE

3THE

T3

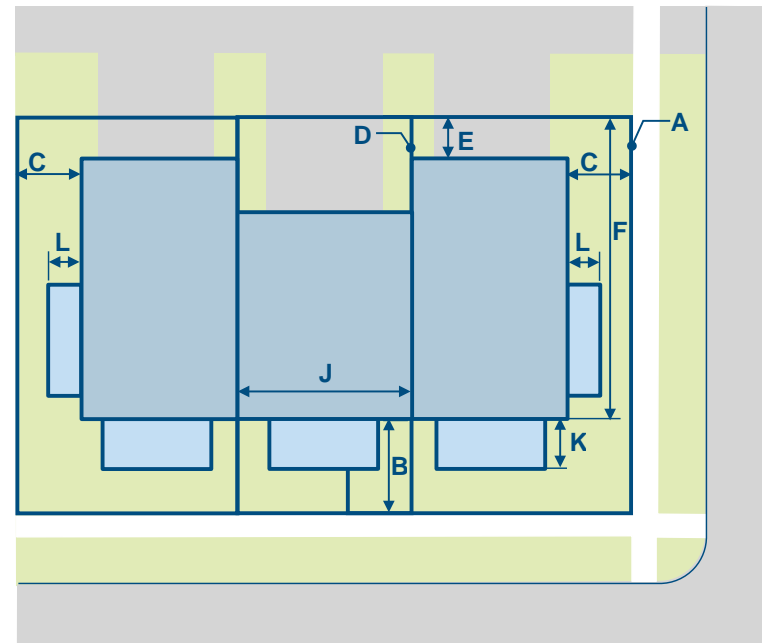
T4

T5

## 3-TOWNHOUSE ESTATE

A 3-Townhouse Estate is a single-family residence that shares a party wall with two other of the same type with the building and architectural massing of a large house or estate, and occupies the full frontage line on its own lot. For 3-Townhouse Estate types, garages, and/or parking is provided under the townhouse from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	27.5' min. per lot (90' min. total for each three-lot estate group) x 50' min. (A)	
Setbacks		
Front	10' min.	(B)
Corner Side	8' min.	(C)
Adjoining Side	0' min.	(D)
Rear	<1, ≥20' min.	(E)
Parking and Waste from Front Façade	12' min.	(F)
Building Frontage at Setback	100 %' max.	(J)
Building Front Encroachments	8' max.	(K)
Building Side Encroachments	6' max.	(L)
Height		
Principle Building	3.5 Stories max.	
First Floor Above Grade	1.5' min.	
Outbuilding	2.5 Stories max.	



Building encroachments are defined as follows.

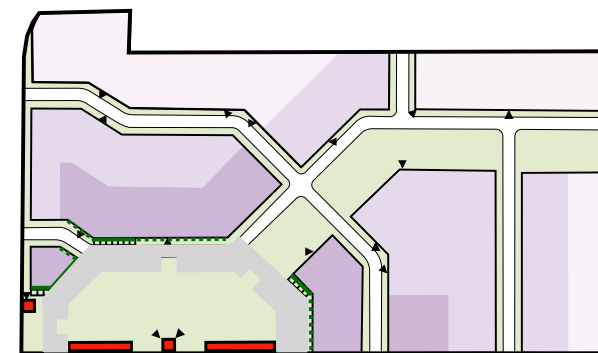
1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

## 3-TOWNHOUSE ESTATE EXAMPLES

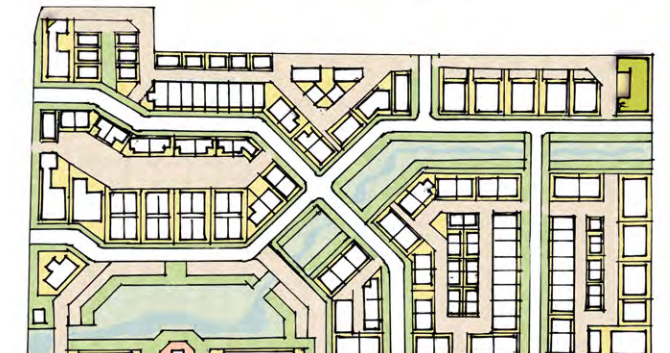


Examples from Daybreak, Salt Lake City, Utah

### REGULATING PLAN



### ILLUSTRATIVE PLAN



## TABLE 3 - TYPE STANDARDS

# LOFT

LH

T3

T4

T5

## LOFT

A Loft is a single-family residence that is detached or shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Loft types, garages, and/or parking is provided adjacent or under the townhouse from the rear lane frontages while the primary townhouse front faces a lane, street, or public greenway. Lofts in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

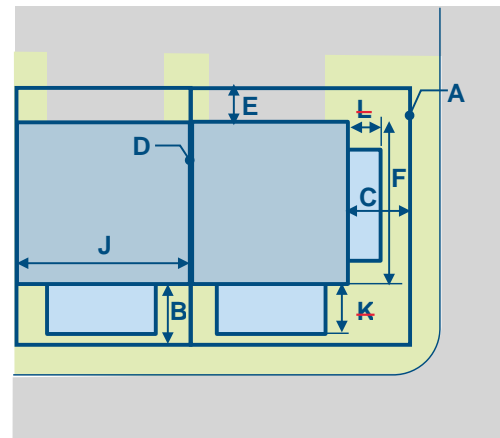
Lot width x depth 30' min. x 30' min. (A)

### Setbacks

Front	0' min.	(B)
Corner Side	0' min.	(C)
Adjoining Side	0' min.	(D)
Non-adjointing Side	5' min.	
Rear	0' min.	(E)
Parking and Waste from Front Façade	In garage	(F)
Building Frontage at Setback	90 % max.	(J)

### Height

Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

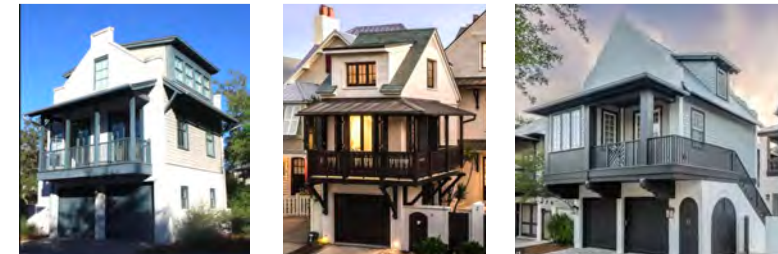


Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

Building encroachments are defined as follows.

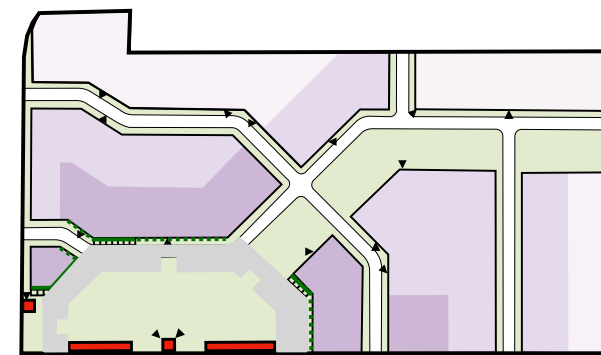
1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

## LOFT EXAMPLES

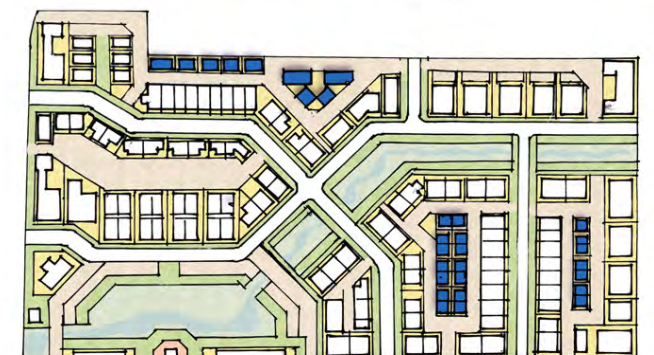


Examples from Daybreak, Salt Lake City, Utah

## REGULATING PLAN



## ILLUSTRATIVE PLAN



## TABLE 3 - TYPE STANDARDS

# MEWS HOUSE

MH

T3

T4

T5

## MEWS HOUSE

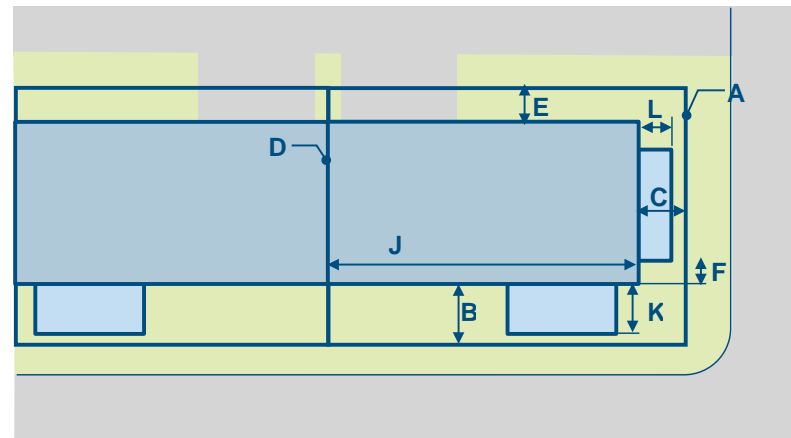
A Mews House is a single-family residence that is detached or shares a party wall with another of the same type and occupies the full frontage line on its own lot. Mews House types are generally wide and shallow. For Mews House types, garages, and/or parking is provided adjacent from the rear lane frontages screened from the frontage while the primary townhouse front faces a lane, street, or public greenway. Mews Houses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

### Setbacks

Front	0' min.	(B)
Corner Side	5' min.	(C)
Adjoining Side	0' min.	(D)
Non-adjoining Side	5' min.	
Rear	0' min.	(E)
Parking and Waste from Front Façade	Screened	(F)
Building Frontage at Setback	90 % max.	(J)
Building Front Encroachments	8' max.	(K)
Building Side Encroachments	6' max.	(L)

### Height

Principle Building	3.5 Stories max.
Principle Building when located adjacent to east project boundary	2 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.

Building encroachments are defined as follows.

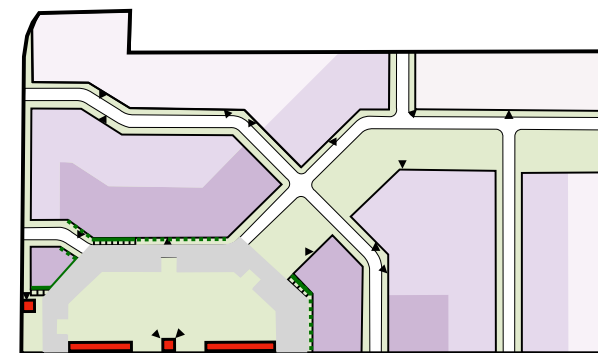
1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallied porches, stoops and steps, decks, and balconies
3. Roofed and unwallied patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

## MEWS HOUSE EXAMPLES

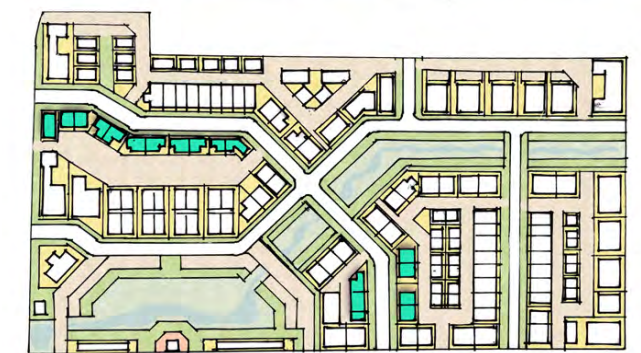


Examples from Daybreak, Salt Lake City, Utah

### REGULATING PLAN



### ILLUSTRATIVE PLAN



## TABLE 3 - TYPE STANDARDS

# APARTMENT HOUSE

AH

T4

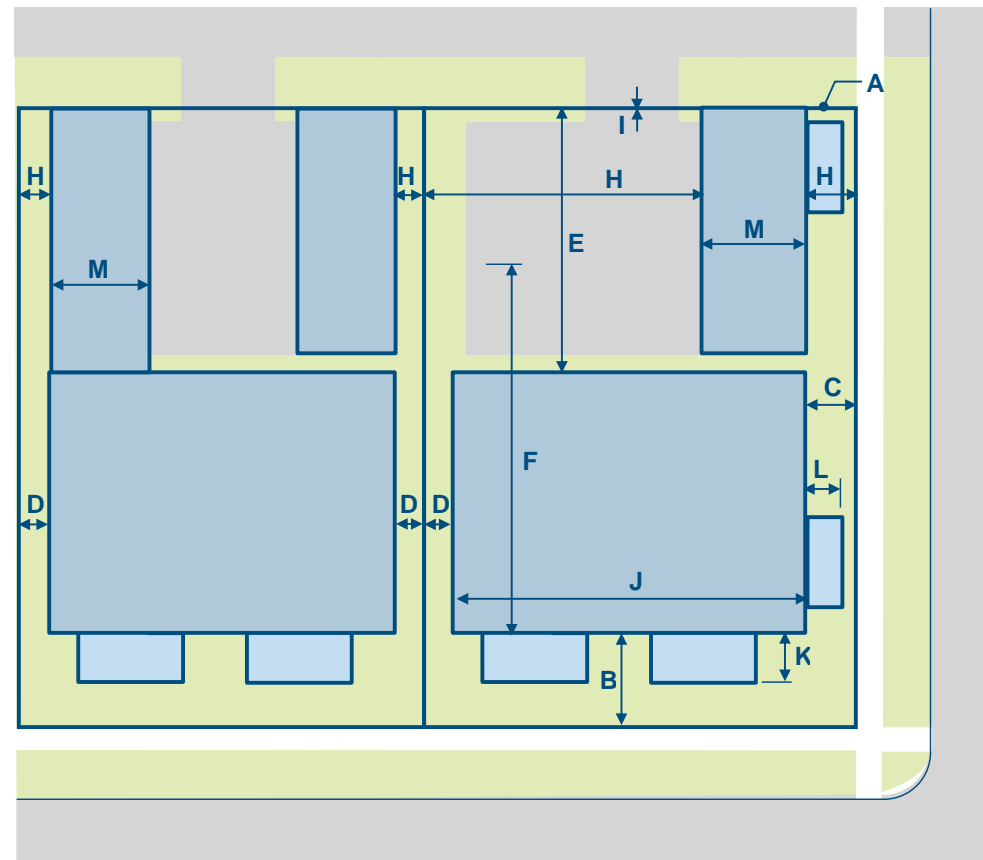
T5

## APARTMENT HOUSE

An Apartment House is a multi-family residence with up to 8 units that is similar in scale, massing, and character with a large single-family house and intended to be compatible in form and adjacency. For Apartment Houses, garages, ADUs and/or parking is provided from the street and lane frontages while the primary front faces a street or public greenway. Apartment Houses in the T-5 Neighborhood Center Strolling District are required or permitted to have ground floor mixed-use and galleries.

Lot width x depth	72' min. x 100' min. (A)	
Setbacks		
Front	12' min.	(B)
Corner Side	6' min.	(C)
Side	8' min.	(D)
Rear	30' min.	(E)
Parking and Waste from Front Façade	45' min.	(F)
Accessory Buildings from Front	60' min.	(G)
Accessory Buildings Side	Align	(H)
Accessory Buildings Rear	0' min.	(I)
Building Frontage at Setback	90 % max.	(J)
Building Front Encroachments	10' max.	(K)
Building Side Encroachments	6' max.	(L)
Height		
Principle Building	3.5 Stories max.	
First Floor Above Grade	1.5' min.	
Outbuilding	2.5 Stories max.	

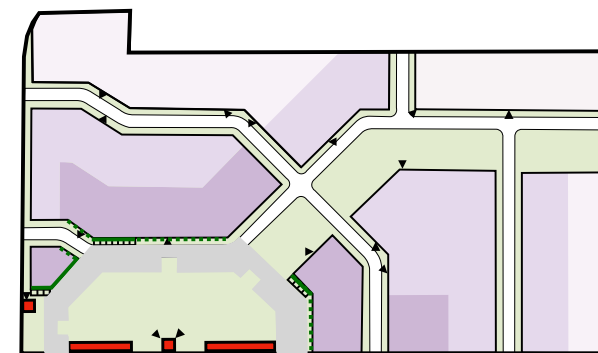
## APARTMENT HOUSE EXAMPLES



Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

## REGULATING PLAN



## ILLUSTRATIVE PLAN



**TABLE 3 - TYPE STANDARDS**

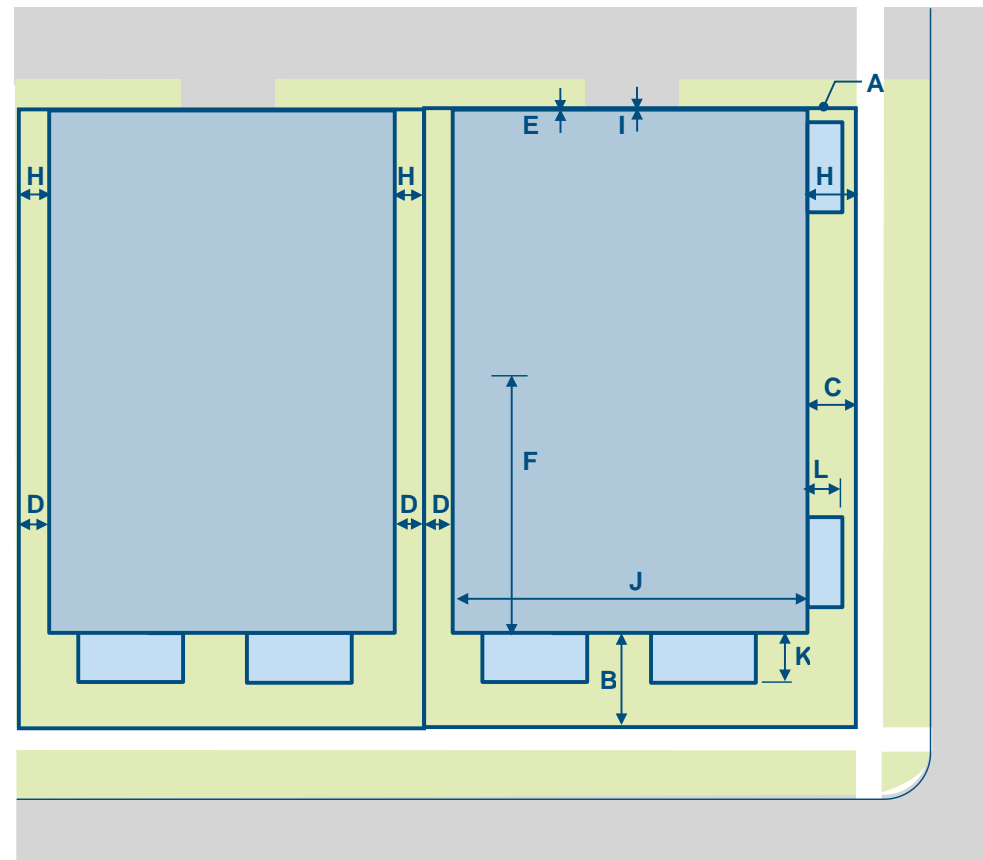
# APARTMENT BUILDING

## APARTMENT BUILDING EXAMPLES

### APARTMENT BUILDING

An Apartment House is a multi-family residence with up to 16 units that is similar in scale, massing, and character with the frontage of an Apartment House and intended to be compatible in form and adjacency. For Apartment Buildings, garages, ADUs and/or parking is provided in a rear common parking area and/or park-under garages screened from the street while the primary front faces a street or public greenway. Apartment Buildings in the T-5 Neighborhood Center Strolling District are required or permitted to have ground floor mixed-use and galleries.

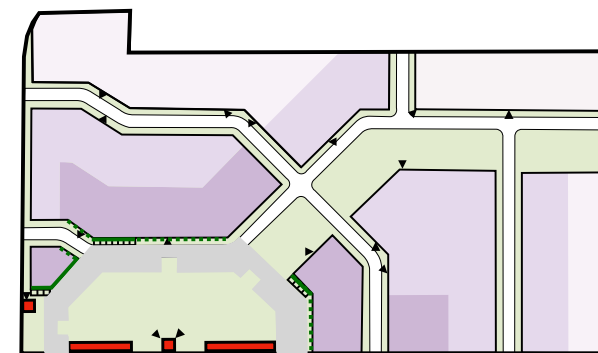
Lot width x depth	150' min. x 100' min. (A)
<b>Setbacks</b>	
Front	12' min. (B)
Corner Side	6' min. (C)
Side	6' min. (D)
Rear	0' min. (E)
Parking and Waste from Front Façade	45' min. (F)
Accessory Buildings from Front	60' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	90 % max. (J)
Building Front Encroachments	10' max. (K)
Building Side Encroachments	6' max. (L)
<b>Height</b>	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



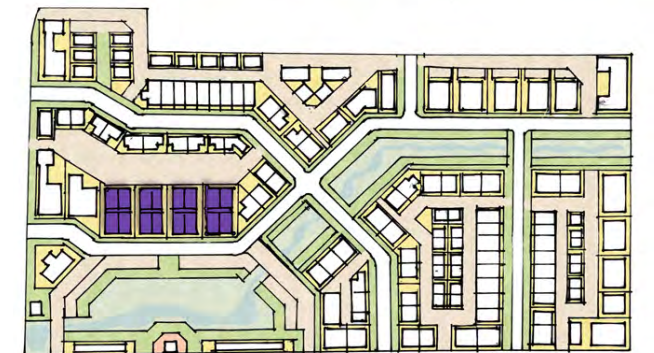
Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwallled porches, stoops and steps, decks, and balconies
3. Roofed and unwallled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

### REGULATING PLAN



### ILLUSTRATIVE PLAN



**TABLE 3 - TYPE STANDARDS**

# SHOPFRONT / MIXED-USE

MXB

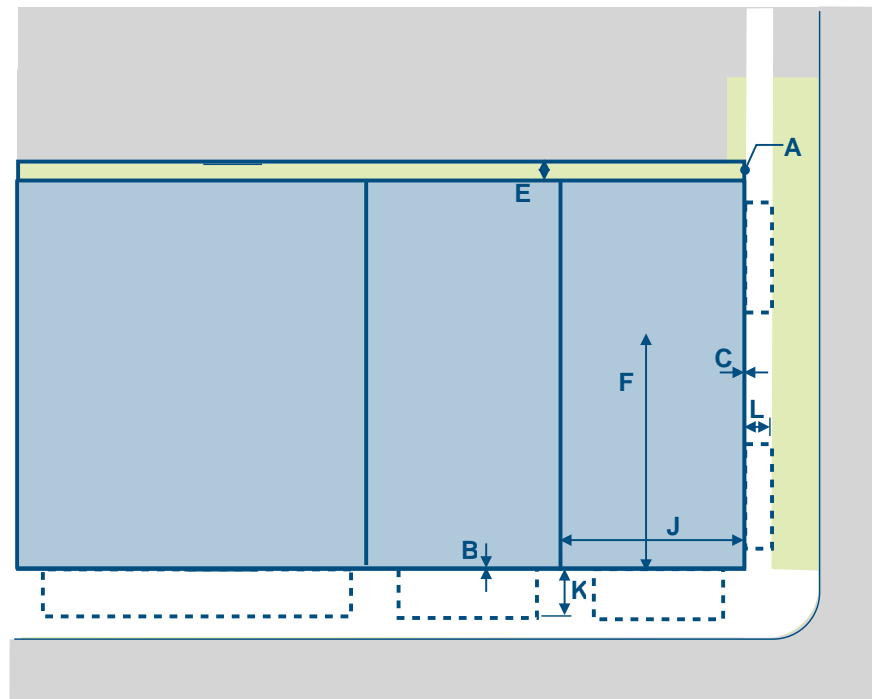
T4

T5

## SHOPFRONT / MIXED USE

Shopfront and Mixed-Use Buildings are small to medium size traditional building types typically following the platting patterns of the historic main street. Ground level uses typically include retail shops, restaurants and cafes, and commercial. Upper level uses typically include residential and/or commercial uses. Ground level facades are detailed with inviting storefronts with abundant windows and canopies, balconies, and/or awnings above. Parking is provided on-street and in shared screened parking areas accessed from a rear alley while the primary front faces the street or public green space. Refer to the Regulating Plan for required and permitted retail and galleries.

Lot width x depth	12' min. x 40' min., maximum 2400 sf. (A)
Setbacks	
Front	05' min. (B)
Corner Side	05' min. (C)
Side	0' min. (D)
Rear	0' min. (E)
Parking and Waste from Front Façade	20' min. (F)
Building Frontage at Setback	80 % min. (J)
Building Front Encroachments Above 1st Level	15' max. (K)
Building Side Encroachments Above 1st Level	8' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	0' min.



Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Balconies
3. Permanent or retractable awnings, and galleries.

The following uses are permitted in the Shopfront/ Mixed Use building type on block G. All other uses are prohibited.

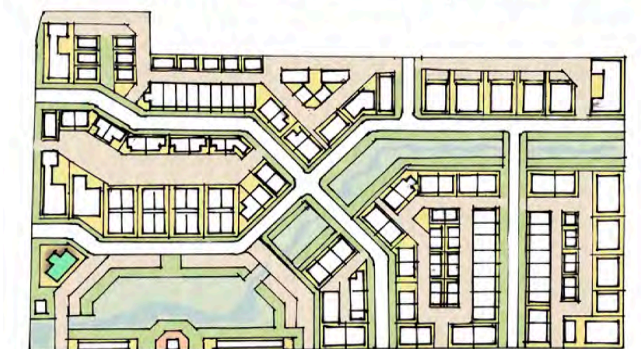
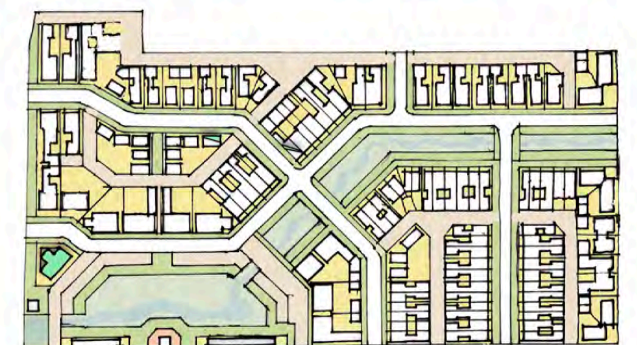
- Animal Grooming
- Laboratory (Medical or Dental)
- Office-General Business
- Office-Health Care Provider
- Personal Services
- Studio-Art, Dance, Music, Drama
- Antique or Collectable Shop
- General Retail Store
- Home Improvement & Garden Store (Completely indoors with no outdoor storage)
- Home Improvement & Garden Store (With outdoor display and storage)
- Print Shop
- Preschool, commercial
- Fast Food Establishment
- Restaurant/cafe
- Batting Cages
- Bowling Alley
- Dance Hall
- Recreational Facility-indoor
- Theater

## SHOPFRONT/MIXED USE EXAMPLES

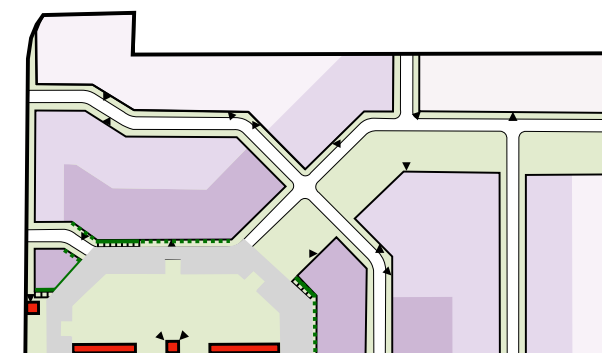


Examples from Daybreak, Salt Lake City, Utah

## ILLUSTRATIVE PLANS



## REGULATING PLAN



## TABLE 3 - TYPE STANDARDS

## INSTRUCTIONS

The Design of Westfield Central is grounded in Traditional Neighborhood Design (TND.) Design and development work shall meet the goals and criteria set forth within the Charter of Congress for New Urbanism and Canons of Sustainable Architecture and Urbanism.

While the intent is to direct the overall character of the community, it is meant to allow for designs that create a character that will preserve and enhance community quality of life.

The purpose of the Design Guidelines is to provide the direction for fulfilling Westfield Central's vision. The Guidelines are intended to provide a base line for the expected design quality, character, and detail to be achieved.

Exceptions shall be permitted by approval based on architectural merit.

The property owner is responsible to submit the required documentation to the Design Review Committee which is tasked with reviewing each submittal on a case-by-case basis. This process relies on complete documentation by the owners and an informed and impartial review committee.

## WALLS

Walls shall be in brick, stucco, wood, or metal, fiber cement in lap, shiplap, drop, corrugated, 5-V, flat seam, standing seam, board and batten, and reverse board & batten.

Artificial wood textured siding surfaces shall be avoided. Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.

Metal shall be 24-gauge or .040 aluminum.

Walls shall show no more than two materials above the foundation wall.

If materials change, material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end. ~~they shall change along a horizontal line, with the heavier materials shall be placed below the lighter materials.~~

Clapboard and Siding shall be painted or stained.

Arches and Piers shall be brick, stone, or stucco.

Posts shall be pressure treated wood, metal, douglas fir, and cedar.

Undercrofts shall be enclosed with horizontal wood boards, wood louvers, or brick.

Trim shall be highest grade lumber or fiber cement board, and shall be 3.5 inches to 6 inches in width at corners and around corners.

Wood, if visible, shall be painted or stained with an opaque stain, except walking surfaces, which may be left natural.

Stucco shall be cementitious with smooth sand finish.

## ELEMENTS

Porches and Galleries shall have their columns, and posts made of wood, cast stone, fiberglass, or extruded aluminum, metal, and concrete.

Columns and posts shall be appropriate to the architectural style of the building.

Porches shall have square or vertically proportioned column spacing.

Porches shall have railings.

Railings shall be made of metal or wood.

Railings shall have horizontal top and bottom rails centered on the balusters. The openings between balusters shall not exceed 4 inches. Bottom rails shall be raised above the level of the floor.

Equipment including HVAC and utility meters shall be screened and located away from the primary entries.

## ELEVATION VARIATION

When the same building plan is repeated two or more times on a block face, variation in architectural elevation is required. At least two of the following options must be used.

- Change in color palette
- Change in materials (ie. board & batten vs shiplap, brick-clad chimney vs siding-clad chimney)
- Change in porch details, including posts, railing, rafter tails, roof configuration, or other details
- Change in window details such as trim or muntin configuration
- Change in picket fence styles

## ROOFS

Roofs shall be clad in galvanized metal corrugated, 5-V crimp, standing seam, or asphalt shingles.

Roof Penetrations, including vent stacks, shall be placed on the rear slope of the roof. Roof penetrations shall be finished to match the color of the roof.

Roof slope and configuration shall be pre-approved.

Gutters, Downspouts, and Projecting Drainpipes shall be made of galvanized metal, copper, or painted aluminum in white or same color as building.

Flashing shall be galvanized metal or copper.

Eaves shall be continuous.

Eave design shall be appropriate to the massing and architectural style of the building and be approved through the design review process. Gable end eave design shall consider the proportion of fascia trim width to eave projection.

For example, an 18-inch overhang may be appropriate if the architecture will be primarily wood frame and vernacular in character. Styles such as the prairie style and related craftsman expressions utilize broadly overhanging eaves on hipped roofs. Conversely, proper classical architecture and many period revival styles have tight eaves. Eaves are not used when the architecture style calls for flat roofs and parapets. The primary goal of this standard is to prevent builders from cheapening the appearance of traditional architecture by employing stunted overhangs.

Rafter Tails shall not exceed 6 inches in depth at the tip. Gutters shall be appropriate to the character of the architecture.

## OPENINGS

Windows shall be pre-approved. Flush mounted windows shall not be permitted. Storm Windows and Screens, shall cover the entire window area. Shutters shall be operable, sized, and shaped to meet the associated openings.

Doors and windows that operate as horizontal sliders are prohibited on street-facing facades except on balconies where the use of sliding doors may provide for better utilization of floor space. Permissible window operation types include single- and double-hung, casement, awning and pivot

Windows shall be of consistent style and muntin configuration for each unit plan.

Window trim shall not be a picture frame configuration, and shall include a combination of sill and cap as appropriate to the style.

Ganged windows shall include spacer bars between each window.

Windows of the same configuration on a single elevation shall be consistent in size and aligned horizontally or vertically.

## GREEN STANDARDS

Lots shall be disturbed as little as possible during construction. Natural drainage patterns shall be kept wherever feasible. Excavated soil shall be used for required contour line modifications and onsite backfill.

Material should be locally sourced when possible. If concrete is to be used for exterior walls, it is recommended to have a fly ash admixture.

Wood should when possible come from well-managed forests certified by the Forest Stewardship Council.

Use of Recycled Materials is encouraged.

Building Shape shall be rectangular to allow breezes in and provide natural cooling.

Landscaping shall use deciduous trees next to buildings to provide them with shade in summer and solar heating in winter.

Building Shading shall be used selectively to minimize unwanted solar heat gain in the summer and maximize heat gains in the winter.

Over windows, moderate overhangs or shutters shall be used in South-facing facades and wider overhangs, or shutters, and/or vertical louvers on East or West facing facades. Exceptions may be permitted where no historical precedent exists in the selected architectural style for window overhangs or shutters.

~~Interior Window Coverings shall be white.~~

Daylighting shall be accomplished through clear glass windows.

Cross ventilation shall be provided through narrow floor plans with large, operable windows, porches and breezes.

~~Paints shall have Low VOC emissions.~~

## DISCLAIMER

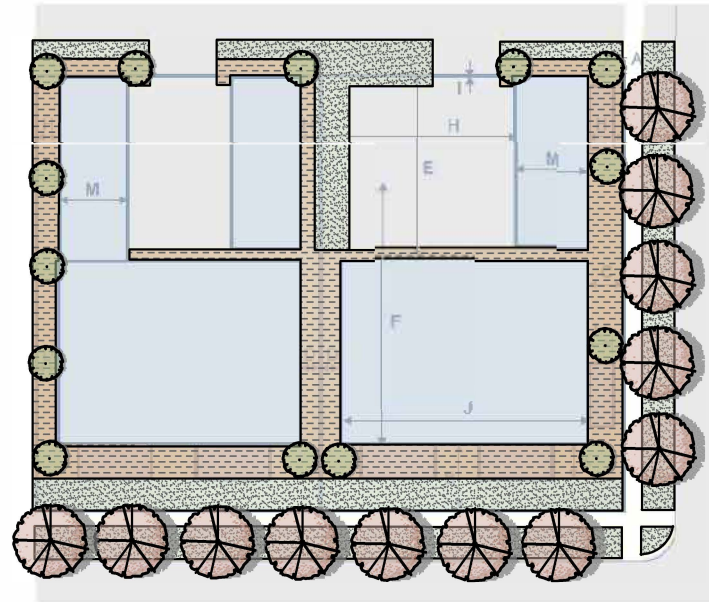
This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

Disclaimer: The information in this entire document is conceptual and subject to change. All information was compiled from unverified sources at various times and as reference information. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

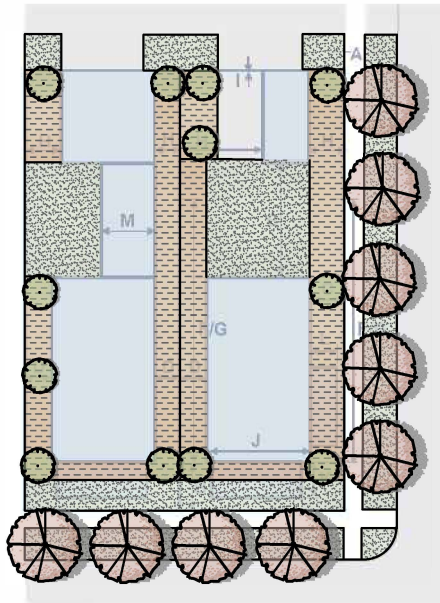
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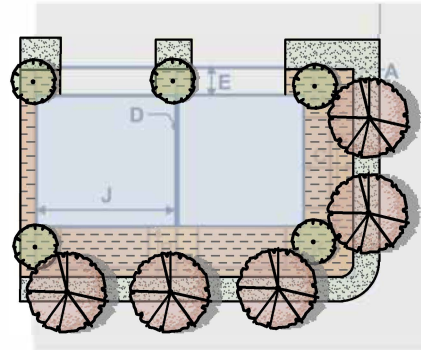
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**APARTMENT HOUSE**



**COTTAGES**



**LOFT**

**PRELIMINARY SITE PLANS**