

Exhibit A

Design Standards
&
Guidelines

Downtown
Overlay

Kanab City

Downtown Overlay Design Standards & Guidelines



BN draft revisions Dec 2015 / & 2-17-16

Note: Exhibits A,B, and C (Overlay Zones for Commercial Zones) are proposed to be modified; relevant sections from these exhibits are added (moved) to Chapter 20 Commercial Zones, Section 20-8 “ Design Standards for the Commercial Zones”, and redundant sections eliminated.

The strike-through words on the following pages show the sections proposed to be deleted, and the remaining portions (i.e, without strike-throughs) are what is moved to Chapter 20. Proposed new wording is underlined.

Adopted January 22, 2008
Revised June 25, 2013

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Sections

- 1-1 Purpose: Entry Corridor Protection Overlay
- 1-2 Uses
- 1-3 Lot and Site Requirements
- 1-4 Applicability to Property within Existing Kanab City Limits.
- 1-5 Street Trees
- 1-6 Access / Traffic
- 1-7 Setbacks
- 1-8 Parking Lots
- 1-9 Exterior Lighting and Signage
- 1-10 Building Height
- 1-11 Fencing
- 1-12 Pedestrian Facilities
- 1-13 Landscaping / Vegetation Protection
- 1-14 Design Standards
- 1-15 Outdoor Display of Art
- 1-16 Public Park Facilities (combined with 1-15)
- 1-17 Building Front Design

(Note; sections highlighted in yellow above are deleted because of redundancy with other sections. Sections 1-15 & 1-16 are combined, and other sections are moved to Chapter 20, Commercial Zones. Last modified 2/17/16 per PC input on 2/16/16)

Section 1-1 Purpose: ~~Downtown Overlay~~

To maintain the character of Kanab City as a destination community with breathtaking scenery, all Development within the designated corridors in Kanab City shall comply with the requirements of this Chapter:

- A. Preserve Kanab City's corridors,

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- B. Preserve and enhance the rural-resort western character of Kanab City,
- C. Provide a significant landscaped buffer between Development and highway uses,
- D. Minimize curb cuts, driveways and access points to highways,
- E. Allow for future pedestrian and vehicular improvements along the highway corridors.
- F. Preserve and enhance Kanab's walk-able downtown atmosphere.

~~Section 1-2 Uses~~

~~All uses must be consistent with the underlying Zoning District. Any structures or use within the Downtown Overlay (DO) are also subject to specific review criteria, including Corridor Protection criteria as stated in the following sections.~~

Section 1-3 Lot and Site Requirements

~~Lot and Site Requirements and Building heights for all Development Activities and uses must be consistent with the underlying Zoning District and are subject to the following additional requirements:~~

- A. ~~A façade improvement shall meet the requirements of Section 1-17 in Exhibit A and the site plan review requirements of Chapter 9. A façade improvement that requires a building permit within the Downtown Overlay needs approval from the Planning Commission. A façade improvement that does not require a building permit needs approval from the Zoning Administrator.~~
- B. ~~Essential public facilities such as bus shelters, bus lanes, highways, directional signs, and utility installations within the Downtown Overlay shall require a conditional use permit with approval by the Planning Commission.~~
- C. ~~To minimize curb cuts, driveways, and access to Kanab City's primary highways and streets, access to property in the Downtown Overlay C-1 zone shall~~

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~~be from existing City streets when possible, rather than direct highway access. Common driveways between adjoining projects shall be used when possible. Driveways must be placed where they create the least interference with through traffic on highways.~~

- D. The Planning commission shall review all proposals for pedestrian, bicycle paths and trails through the Downtown Overlay C-1 zone.
- E. New construction projects within the Downtown Overlay shall include site plan review criteria as described in this ordinance.

Section 1-4 Applicability to Property within Existing Kanab City Limits

~~The regulations contained in this overlay zone shall apply to all lots adjacent to or within three hundred feet (300') of the nearest right of way of corridor highways as described below:~~

~~Along Highway 89 (a.k.a. Center Street, 100 East & 300 West) from 100 South to 100 North~~

Section 1-5 Street Trees

Street Trees shall be planted in the right of way as part of the site landscaping requirements and shall be maintained according to City landscape ordinance.

Section 1-6 Access / Traffic

~~Access points and driveways connecting directly to the corridor roadways shall be minimized. Common driveways between adjoining properties shall be encouraged. When direct driveway access is necessary, it shall be located in such a manner to minimize interference with through traffic on the corridor roadway. (note that this section is proposed for deletion because it is covered in section 1-3:C)~~

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~~Section 1-7 Setbacks~~

~~A setback in the Downtown Overlay shall be established by the Planning Commission based upon a visual assessment of the property. However, unless otherwise allowed for in this section the setback shall be a minimum of the underlying zone requirements from the property line and may require additional setback to accommodate adequate parking, seating and/or landscaping. Businesses requesting street front seating/dining should consider a greater setback in their design and site plan to accommodate for use.~~

~~Section 1-8 Parking Lots~~

~~Some established and new businesses in this overlay district the downtown area do not have adequate parking. With new construction and/or when a change of use occurs, parking standards for these businesses will be considered by the Planning Commission as specified in Chapter 6, (6-4-#3 Commercial properties fronting on Highways 89/89A).~~

~~Kanab City has developed the Downtown Parking District to create diagonal parking on the side streets in order to create additional downtown parking. The C-1 zone Downtown Overlay is considered a walk-able area that allows less restrictive parking space requirements. All requests for exceptions from the parking requirements outlined in Chapter 6 (Parking) of this ordinance shall be considered as part of the site plan review. (Note; the above paragraph is covered in Chapter 6 Parking Regulations).~~

~~Section 1-9 Exterior Lighting and Signage~~

~~All exterior lighting and signage on or adjacent to a business/building in the Downtown Overlay shall meet the requirements outlined in this ordinance.~~

~~Section 1-10 Building Height~~

~~No building within the Downtown Overlay shall exceed the allowable height for the underlying zone.~~

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~~Section 1-11 Fencing~~

~~All fences in the Downtown Overlay must comply with the City fencing regulations.~~

~~Outdoor storage area must be enclosed in a solid barrier fence.~~

~~Section 1-12 Pedestrian Facilities~~

~~Trails and sidewalks are an important element Downtown Overlay and shall be provided in all commercial zone Downtown Overlay developments in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may occupy setback areas.~~

~~Section 1-13 Landscaping / Vegetation Protection~~

~~A landscaping plan shall be required for all Downtown Overlay developments as specified in this ordinance.~~

~~Section 1-14 Design Standards~~

~~All development within the Downtown Overlay shall comply with the specified design standards.~~

~~Section 1-15 Outdoor Display of Art~~

~~The permanent installation of an outdoor display of art or recreational equipment such as bike racks that require a fixed, impervious location on or above the ground and is within 30' of a UDOT right-of-way may be allowed as a Conditional Use. ~~if within thirty feet (30')~~ of the Utah Department of Transportation (UDOT) right-of-way. **(note; sections 1-15 & 1-16 are combined)**~~

~~Section 1-16 Public Park Facilities~~

~~The permanent installation of outdoor recreational equipment that requires a fixed, impervious location on or above the ground, a structure is allowed as a Conditional Use within thirty feet (30') of the Utah Department of Transportation (UDOT) right-of-way.~~

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Section 1-17 Building Front Design

In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones Downtown Overlay that require a building permit need approval from the Kanab City Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Zoning Administrator.

The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building. ~~in the Downtown Overlay.~~

- A. No corrugated sheet metal products or high maintenance materials shall be permitted on the building front wall surface. Corrugated metal awnings may be approved by the Planning Commission. The building front area shall consist of a combination of City approved materials. The glazing system used ground floor front façade area shall consist of a minimum of 25% window area, unless otherwise approved by the Planning Commission. ~~shall cover a minimum of 10% of the building front area of each floor.~~ City approved materials include window glass, stucco, rock and brick. Wood materials are considered a high maintenance material which may be approved in a site plan review. Colors will also be considered and approved as part of the site plan review and must be compatible with the color scheme of businesses in the downtown overlay district. Natural earth tone colors are ~~preferable~~ preferred.
- B. The primary pedestrian entry of the building should face the street and be identified, defined and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.
- C. The design standards for building fronts described

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above shall wrap around the building sides adjacent to the primary front, for at least ten (10') feet, unless the Planning Commission approves a lesser amount. ~~A minimum footage shall be determined with the site plan review.~~

- ~~D.~~ The site plan (including the building architectural design) shall be submitted for P&Z review. ~~five (5) days prior to being put on the agenda.~~
- E. During the site review, the Final Site Plan will be amended as needed to finalize landscaping and building design and will be signed by the Planning Commission Chair and developer. The building inspector shall retain an original signed copy to be used for inspection. (Note; sections D & E should be moved to Chapter 9, 'Site Plan Review')