

Payson City Zoning Ordinance

RMO-1 Two-Family Residential Overlay Zone

19.6.8.1 Purpose and Overlay Zone Characteristics

The RMO-1 Two-Family Residential Overlay Zone is established to provide desirable and attractive neighborhoods and utilize infill opportunities to enhance communities. The RMO-1 Overlay Zone may be approved by the City Council in the R-1-9, R-1-75, and R-2-75 zones.

19.6.8.2 Permitted, Conditional and Accessory Uses

Permitted Uses

3. Planned Residential Communities

19.6.8.3 Lot Area

Planned Residential Communities (separate ownership with common area)

A planned residential community shall have a minimum area of one (1) acre. The minimum average area per unit shall be sixty (60) percent of the area required in the underlying zone. If the overall planned residential community meets the area per unit requirement as a whole, exclusive of roads, then individual units are not required to meet individual minimum lot sizes or widths. The area per unit shall be:

Zone	Single Family Area Requirements	Planned Residential Community Area Requirements
R-1-9	9,000 sq.ft. per unit	5,400 sq.ft. per unit
R-1-75	7,500 sq.ft. per unit	4,500 sq.ft. per unit
R-2-75	7,500 sq.ft. per unit	4,500 sq.ft. per unit

19.6.8.5 Lot Frontage

Planned Residential Community (separate ownership with common area)

A planned residential community in the RMO-1 Residential Overlay Zone shall abut a public street for a minimum total distance of two hundred (200) feet for the entire planned community.

19.6.8.6 Setback Requirements

Planned Residential Community (separate ownership with common area)

The perimeter of a planned residential community shall have a setback of no less than the required setback of any adjacent properties. If no adjacent properties, the perimeter setback shall be 20 feet. Internal setbacks within the community shall be appropriate for the neighborhood style and approved by the planning commission.

19.6.8.14 Design Standards—Planned Residential Communities

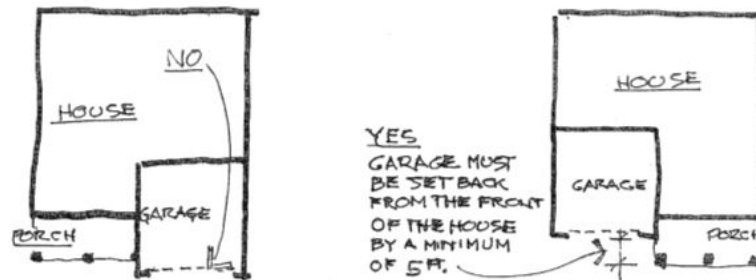
1. Building Form

a. *Building Form Variation*- Exterior wall surface(s) that face a street, trail, or side yard greater than twelve (12) feet to property line or an adjacent building, shall have architectural features that that create visual interest. Such approved features include intersecting building forms, porches, chimneys, bay windows, cantilevered structures, roof gables, or other City approved features.

b. *Attached Unit Variation*- Residential units that are attached as a twin home unit to the side or to the rear must have staggered building surfaces of two (2) feet minimum on sides that face a street, trail, or side yard greater than twelve (12) feet to property line or an adjacent building. Attached residential units shall vary from one another in exterior form, but unified by exterior finish materials and color schemes. Abutting residential units may have the same interior floor plan.

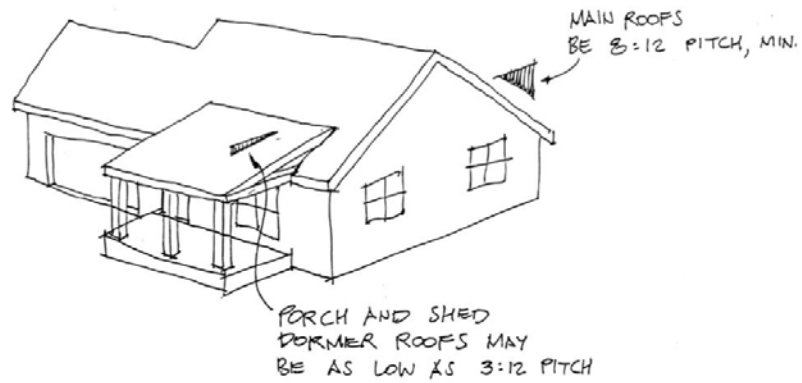
c. *Garages*- Side entry or alley loaded garages that open to the side or rear of residential units are preferred for interior units. Perimeter units shall have side entry or alley loaded garages unless the planned residential community does not have interior units, in which case side entry or alley loaded garages are not required, but preferred. When either an attached or detached garage faces the same direction as the main entry or a street-facing side of the residential unit which it serves, the garage must be set back five (5) feet from the front most portion of the unit on that particular side (See Figure 1-c).

Figure 1-c



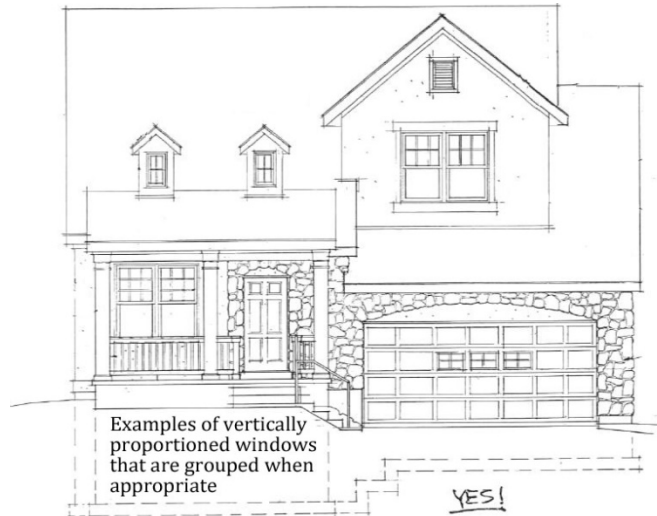
d. *Minimum Roof Pitch*- Main roof structures of all residential units are to be an eight/twelve (8:12) pitch minimum. Minor roof structures such as porch, shed, or dormer roofs may be a three/twelve (3:12) pitch minimum (See Figure 1-d). Flat roof structures may be permitted by City approval when appropriate for the architectural style.

Figure 1-d



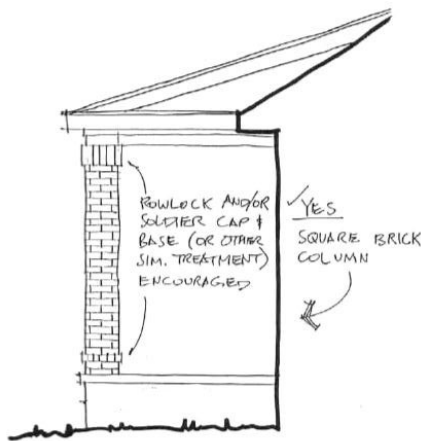
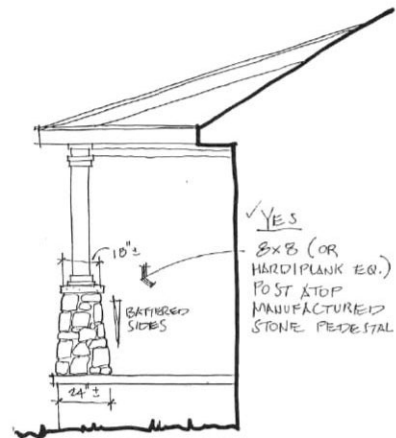
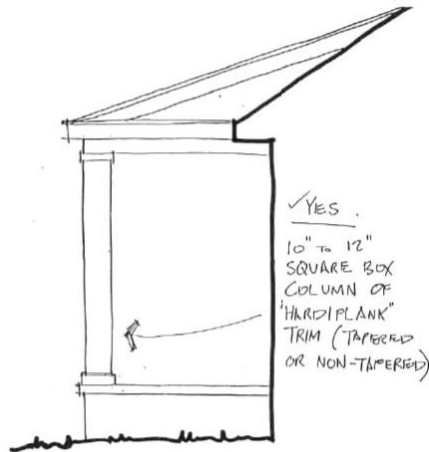
f. *Window Layout and Design*- Windows on all residential units must be vertically proportioned and when appropriate, grouped with adjacent windows of similar sizes (See Figure 1-f).

Figure 1-f



g. *Column Proportions*- When columns are used on porches and decks they must be designed using correct architectural proportions and materials (See Figure 1-g).

Figure 1-g



h. *Accessory or Detached Structures*- Out-buildings, patio structures, pergolas, trellises, sunshades, gazebos and any other appurtenant buildings or structures shall be constructed of materials consistent with the colors, textures and materials approved for the residential unit and shall be integral to the architecture of the house.

2. Exterior Finishes and Materials

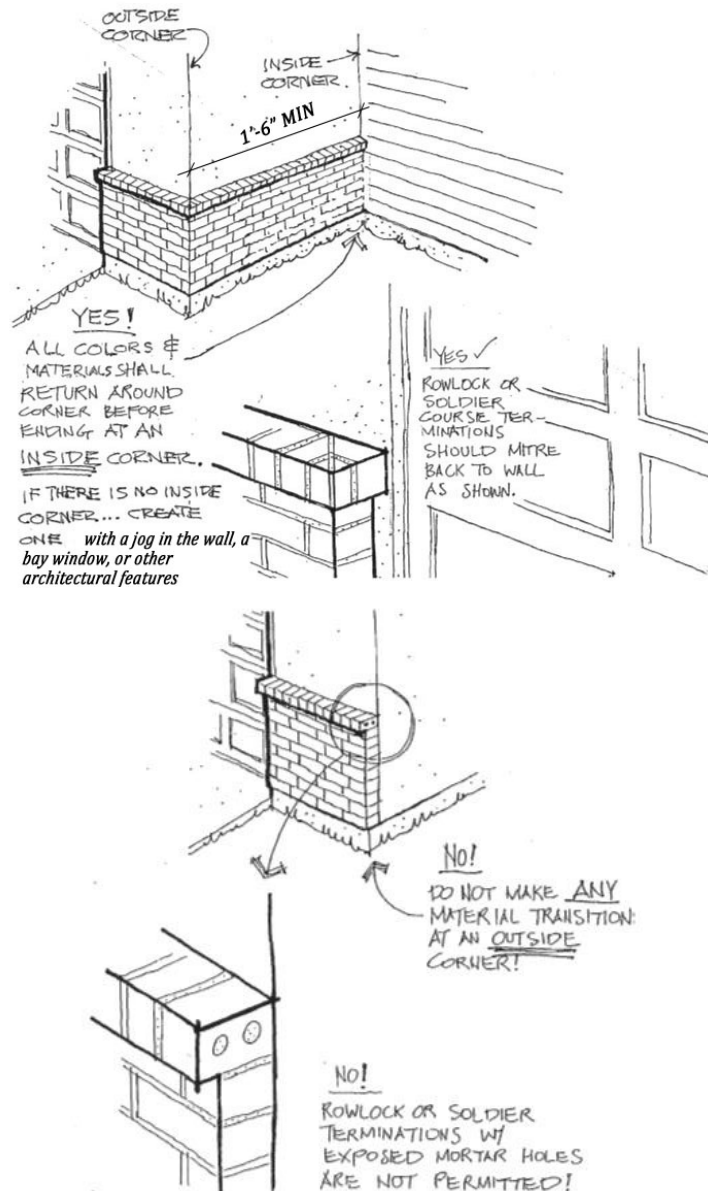
a. *Exterior Wall Surfaces*- Brick, stone, stucco and fiber reinforced cement-based siding are permitted for the exterior finish of residential units and accessory buildings. Plastic or aluminum products are not allowed as exterior finish materials.

b. *Maximum Stucco Percentage*- Stucco may be used to finish up to seventy (70) percent of the street facing exterior wall surface(s) and ninety (90) percent of the overall exterior wall surfaces. Exterior wall surface area excludes windows, doors, and roof structures.

c. *Minimum Masonry/Stone Percentage*- Twenty (20) percent of all street-facing exterior wall surface(s) shall be covered in masonry or stone. Side wrapping masonry may be counted to fulfill the minimum percentage. Exterior wall surface area excludes windows, doors, and roof structures.

d. *Wrapped Finish Materials*- All exterior finish materials (siding, stucco, masonry, stone, etc.) must terminate at an inside corner. Finishes are not allowed to terminate or transition at outside corners or in the middle of flat exterior surfaces. Masonry must wrap around outside corners that are a minimum of one (1) foot and six (6) inches from the adjacent inside corner where it terminates (See Figure 2-d).

Figure 2-d



e. *Roofing Materials*- Roof, soffit, and fascia material shall be restricted to wood shingles or shakes, slate, tile, architectural grade asphalt, fiberglass or other materials reviewed and approved by the City.

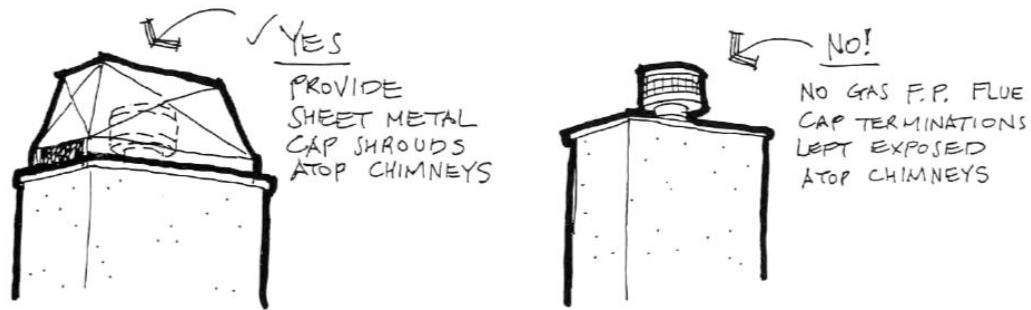
f. *Exterior Lighting*- All exterior lighting shall be controlled by photocell technology. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration; however, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution is prohibited. Therefore, all lighting shall be shielded to prevent up-lighting and light escape.

g. *Rain Gutters and Downspouts*- Gutters and downspouts shall be designed and placed so as to be as inconspicuous as possible. Downspouts shall connect with an underground drain or short runs of underground piping to move the water away from the foundation; they shall not dump or exhaust on top of driveways or walks.

h. *Chimney, Chimney Caps, and Vents*- Chimneys of approved exterior materials may not exceed the height allowed by the City. Other than the direct vent through-the-wall type, exposed metal flues are not acceptable; all chimneys shall be enclosed in a material identical to, or compatible with, the building wall

surfaces and covered with a hood to hide the flue system (See Figure 2-h). All front or side external vent stacks shall be colored or painted to harmonize with and/or match the adjacent roof or wall material and the house design shall be planned to exit the roof to the rear of the main ridge line where possible, or in a location with the least visibility from the street.

Figure 2-h



i. *Satellite Dishes and Antenna*- Roof or wall mounted equipment must be placed in the least conspicuous manner. Satellite dishes and mechanical equipment must be planned as part of the roof/eaves design in order to be concealed from most pedestrian viewpoints.

j. *Gas and Electric Meters*- Meter locations are to be designed into the architecture of the dwelling and screened from view. Place the meter in the least conspicuous location allowed by the utility company.

k. Each home shall have a strong entry such as a porch, recessed portico, court yard or other notable front access.

3. Site Design and Landscaping

a. *Orientation*-Each unit fronting a public street shall be oriented to face the street. Interior homes shall be oriented toward common areas, streets, or paths in a way that creates harmony among the units. Any side of a dwelling that abuts a public street, a pedestrian trail, or a common space greater than twelve (12) feet in depth shall have architectural features and windows that engage with the space and effectively give “eyes on the street”.

a. *Deck or Patio*- Each unit shall have an outdoor patio or deck space of at least one hundred (100) square feet in size.

b. *Tree Requirement*- One (1) street tree is to be planted for every forty (40) feet of public street frontage for the entire project. In addition to public street trees, at least one (1) additional tree for each residential unit in the project is required to be planted in other areas throughout the project. All trees must be 2” caliper, or larger, at the time planted and of a tree type approved by the City. Tree types are to be chosen so as to not conflict with or encroach on adjacent utility lines or structures.

c. *Shrubbery Requirement*- A minimum of four (4) five-gallon sized shrubs shall be planted in locations that are visible from the street for each residential unit. On corner street-facing lots an additional right (4) five gallon sized shrubs are required on the additional street-facing side.

d. *Street Lighting Standards*- In areas away from building mounted fixtures, adequate lighting shall be provided along all streets and alleys. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration; however, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution is prohibited. Therefore, all lighting shall be shielded to prevent up-

lighting and light escape. A standard list of approved lighting fixture choices will be available as approved by the City.

d. *Community Design*- Units shall be designed to allow for engagement with open space and the surrounding units. There shall be pedestrian connections between the surrounding elements such as units, streets, adjacent trails and paths. Pedestrian routes shall be designed to encourage walkability and provide safe and pleasant walking experiences.

f. *Amenities*- The community shall include common features such as community gardens, gazebo, sports courts, pools, community flower gardens or playgrounds.