CHAPTER 8D

DESIGN STANDARDS FOR COMMERCIAL DEVELOPMENT

TABLE OF CONTENTS:

- 1. Purpose and Intent
- 2. Scope
- 3. Architecture
 - a. Articulation
 - b. Public amenities
 - c. Colors and materials
- 4. Site Design
 - a. Overall design concepts
 - b. Site grading
 - c. Water elements
 - d. Art and furnishings
 - e. Maintenance
- 5. Landscaping
 - a. General requirements
 - b. Landscaping objectives
 - c. Size of required landscape materials at time of planting
 - d. Installation and maintenance
 - e. Landscaping requirements
- 6. Alternative Landscaping Options
- 7. Landscaping Materials
- 8. Signage

11-8D-1: PURPOSE AND INTENT: The purpose of these design standards and regulations is to preserve property values, enhance the economic viability and aesthetic value of commercial properties, to provide a quality environment for both citizens and visitors.

We feel that the architecture found in our community ought to reflect the natural environment found in this area. We envision cut stone and/or rocks, wood or wood like materials consistent with the natural colors native to the area. We value creativity in landscaping including mature vegetation, pedestrian friendly open spaces, xeriscaping and water features.

- 11-8D-2: SCOPE: All development proposals in Commercial or Manufacturing zones, including all new structures and parking lots and expanded structures, remodels and renovations when the cost of such expansion, remodel or renovation (as determined by the Building Inspector) is equal to or exceeds 50% of the current assessed value of the structure, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title. In cases of expansion, remodel or renovation costing less than 50% of the current assessed value of the structure, though not required, it is recommended that these standards be considered.
 - A. This Chapter establishes two kinds of design criteria: design standards and design guidelines.
 - 1. Design standards are required in addition to all other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between this section and other applicable provisions of this Title, the more restrictive provision shall apply.
 - 2. It is the intent of the City that every development subject to this section be designed in conformity to the purpose and requirements of this ordinance. However, the City also recognizes that it cannot anticipate all possible circumstances, or the best means for dealing with them, in the preparation and adoption of these regulations. For example, criteria established herein may be more germane to larger projects than to smaller ones, depending on the individual characteristics of the site, such as size, configuration, topography and location.

Therefore, the Appeal Authority, unless expressly stated to the contrary in this chapter, shall have reasonable discretion in implementing the purpose of this chapter by modifying both mandatory and recommended criteria as individual circumstances may merit. In deviating from the adopted standards, it shall be the responsibility of the applicant to show why the requirements would be an unreasonable burden, and how the project would still meet the purpose and intent of the ordinance. In the same vein,

the Approval Authority may also require that certain provisions of this ordinance, which are not mandatory, be included in a project based on individual circumstances.

11-8D-3: ARCHITECTURE:

A. Articulation:

1. A building should reflect a human scale and be inviting to the public.

Large buildings should be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic relief.







- 2. Buildings shall be accessible for pedestrians and public transit users, not just for people driving private automobiles.
 - a. Building entrances shall be identifiable and directly accessible from public sidewalks via on-site pedestrian walkways. (Drive aisles and other vehicular accesses shall not be considered pedestrian walkways).
 - b. Pedestrian walkways shall have at least five (5) feet of unobstructed width, and shall be part of an approved pedestrian circulation plan.

B. Public Amenities:

- 1. Overhangs and canopies should be integrated into the building design so as to enhance pedestrian walkways but shall not be backlit.
- 2. Comfortable and attractive amenities such as benches, tables, drinking fountains, trash receptacles, information kiosks, plazas, fountains, etc., should be provided for public enjoyment and comfort.
- 3. A minimum of 20% decorative (i.e. colored, stamped or exposed aggregate), pavers or brick is required in walkways.
- 4. Bus shelters are encouraged.

C. Colors and Materials:

- 1. All applicants for commercial or other site plan review or construction within North Ogden City's Commercial districts shall include a color board or architectural renderings indicating the colors and materials to be used onsite. Proposed materials should typically harmonize with existing, surrounding development.
- 2. External surfaces shall be predominantly natural, muted earth tones (Non-bright colors representing natural, earth colors and values, including browns, black, grays, greens, rusts, etc...). The roof of an addition to an existing structure, when matching existing colors, may be exempt.
 - a. White may be used as an accent color only.
 - b. The Planning Commission may allow contrasting accent colors.









- 3. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall include but not be limited to textured concrete (split face or honed block), brick, stone and/or considered wood/wood like materials.
 - a. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specifically colored and textured.
 - b. The Planning Commission shall review all siding and stucco proposals (samples must be submitted.)
 - c. At least twenty-five percent (25%) of the front shall have architectural features such as canopies, pillars, archways and other treatments.





d. At least ten percent (10%) of all other facades shall be of similar architectural features.





- e. In cases where a building has double frontage, each street facing side shall be treated as a front.
- 4. The use of glass to allow visual access to interior spaces shall be encouraged.
 - a. Mirrored glazing is not recommended.
 - b. Tinted or solar absorption glazing may be used.
- 5. Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.

6. Buildings and fence runs longer than fifty (50) linear feet shall be broken up at periodic intervals using architectural features in order to provide visual relief.





11-8D-4: SITE DESIGN

A. Overall Design Concepts

- 1. Dedicated walkways, plazas and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed thirty percent (30%) of the required minimum landscaping requirement.
- 2. The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, urban trails and surrounding uses. The City encourages appropriate pedestrian connections to adjacent neighborhoods.
 - a. The size and spacing of landscape elements should be consistent with the size of the project and should relate to the structures and the streetscape. No landscape element may be constructed, erected or otherwise placed on site without City approval.
 - b. Trees overhanging pedestrian walkways and drive areas shall be of appropriate species and pruned to have a general canopy clearance of at least nine (9) feet.

B. Site Grading

1. Site design should minimize the removal of mature trees and shrubs. Where removal is necessary, mature trees should be salvaged or replaced on a three (3) to one (1) basis. Any trees prohibited by resolution, ordinance or statute shall be removed and not be replaced.

- 2. Abrupt or unnatural changes in grade may create barriers or disrupt drainage patterns. Proposed grading should be designed to take advantage of the natural grade and land features.
- 3. Steep slopes, generally 3:1 or greater, shall be stabilized with vegetation, retaining walls or other appropriate measures. Sites shall be designed to minimize erosion.
- 4. Landscape plans should preserve and incorporate natural land features such as streams, washes, springs, etc., into the overall site plan.

C. Water Elements

- 1. Fountains and other water features should be sited and designed so that they are efficient users of water.
- 2. Filtered backwash effluent should be discharged into landscaped areas whenever possible.

D. Art and Furnishings

- 1. If public art is used, it should be integrated into the overall design of a project.
- 2. Lighting fixtures and illumination should compliment a structure and be of similar design and character as the project's building components.
- 3. Street furniture and related features are encouraged.

E. Maintenance

- 1. Projects should demonstrate that maintenance factors have been considered in the landscape design.
- 2. Irrigation systems should be designed to minimize maintenance and water consumption.
- 3. Phased developments shall indicate a mechanism for dust, weed and debris control on undeveloped portions of the site and shall ensure continuing compliance.

11-8D-5 Landscaping

A. General Requirements:

- 1. All plantings shall be maintained in a healthy and attractive way.
- 2. Landscaping materials shall be contained so as not to spill into the public right of way.
- 3. Park strip landscaping shall not exceed a maximum height of two (2) feet for shrubs or grasses, and trees in the park strip shall have a minimum height of seven (7) feet for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, no evergreen tree is allowed in the park strip.
- 4. A minimum of twenty percent (20%) of commercial sites (excluding the building footprint and park strip) shall be landscaped. Any damage to City property created by vegetation will be the responsibility of the property owner.
- 5. All landscaping shall be serviced by an acceptable underground sprinkling or irrigation system which includes an automatic timer.

B. Landscaping Objectives

- 1. Landscaping should be encouraged that will serve the function of enhancing the visual environment by:
 - a. Adding visual interest through texture, color, size and shape, etc.
 - b. Enhancing perspective by framing views, complementing architecture, screening and creating points of interest and activity, and
 - c. Defining and screening parking areas and associated access lanes from adjacent residential zones and public rights of way.
- 2. Landscaping should be encouraged that will serve the function of ensuring public safety by:
 - a. Guiding the circulation of cars and people;
 - b. Controlling access to parking lots;
 - c. Making traffic diverters prominent; and
 - d. Defining the relative importance of streets by varying the species, height and location of landscaping.
- 3. Landscaping and other design elements, such as pavers, lighting, seating, etc., as deemed appropriate, should enhance the visual environment by creating a visually obvious and definite entry point or entry corridor, framing views,

complementing the architecture, screening objectionable views and creating points of interest.





- C. Size of Required Landscape Materials at Time of Planting: Unless specified elsewhere in this Code:
 - 1. Deciduous shade trees shall have a minimum caliper size of two inches (2") measured six inches (6") above ground and a minimum height of six feet (6') tall.
 - 2. Evergreen trees shall be a minimum of four feet (4') tall.
 - 3. Shrubs shall be of a size generally known in the landscape industry as requiring at least a two gallon container.

D. Installation and Maintenance:

- 1. Landscaping shall be installed in all areas not occupied by building, parking, storage, future phased plan areas or access ways and in accordance with the approved landscape plan.
- 2. Landscaping shall be installed prior to occupancy of any unit in the structure. In the case of inclement weather that prevents the installation of the required improvements, the time completion of the improvements may be extended, in writing, upon the approval of the applicable reviewing body or designee. However, in no case shall the time for completion be extended beyond June 1 immediately following the completion date. A financial guarantee shall be required prior to issuing building permits.

3. All landscaping, fencing, walls and other buffering/screening materials shall be maintained in a good, healthy, weed-free, effective condition by the owner. Diseased or dead plant material shall be removed and replaced by June 1 if due to winterkill or October 1 if the plant material dies during summer months. Deteriorated or ineffective fencing material shall be removed and replaced within three (3) months of notice of correction. Failure to comply is a Class B misdemeanor punishable by up to \$1,800.00 in fines and six months in jail.

E. Landscaping Requirements:

- 1. Side and rear yard areas within Commercial zones.
 - a. Adjacent to properties with a less intense zoning designation: 10 feet minimum, and must be planted with trees at the ratio of at least one per every 50 feet of side and rear yard, and may be planted in groups or singularly as long as there is no less than one grouping or one tree per side and rear yard. The remainder of the side and rear yard area must be planted with lawn or shrubbery, not more than one-half of the required area is used for non-living landscape material. Groundcover or shrubbery must provide minimum ground coverage of 50 percent within three years of initial planting.
 - b. Adjacent to properties with the same zoning designation: None required. However, an area equal to one-fourth of that which would have been required must be relocated to other portions of the site.
- 2. Adjacent to Residential Zones: Side and rear yard landscaping must contain a minimum eight-foot high continuous fence or solid landscape screen at the time of installation when adjacent to any residential zone.
- 3. Interior Landscaping of Parking Areas.
 - a. Lots having 50 or less, but more than five stalls: A minimum of 6% of the gross parking area must be landscaped.
 - b. Lots having 51 to 99 stalls: A minimum of 7% of gross parking area must be landscaped.
 - c. Lots having 99 or more stalls: A minimum of 8% of gross parking area must be landscaped.
 - d. Landscaped areas must be adequately protected from damage by vehicles. The overhang of a vehicle may project over a landscaped area a maximum of one foot when such an area is at least five feet in depth per each abutting parking space. Curbing must protect landscaped areas.
 - e. No parking stall shall be located more than 75 feet from the edge of any landscaped area.





- f. Trees are required at a rate of one per 200 square feet on required landscaped area, with a one-tree minimum, and shall be the primary landscaping material. Shrubbery and hedges or living groundcover may also be used to compliment tree landscaping as long as not more than 75% of the required landscaped area will be used for non-living material.
- g. Parking lots that utilize trees that exceed the standards set forth in Section 11-8D-5-3 will be allowed to reduce the total square footage of required street or side/rear yard landscaping at the following rates:
 - 50 percent increase in required trees 20 percent.
 - 60 percent increase in required trees 30 percent.
 - 70 percent increase in required trees 40 percent.
 - 80 percent increase in required trees 50 percent.

11-8D-6 Alternative Landscaping Options:

- 1. The Planning Director may approve a modification of these requirements if:
 - a. The proposed alternative meets the purpose of this Chapter; and,
 - b. The landscaping better accommodates the existing physical conditions of the property or provides significant elements for wind protection, solar access and shading, and the proposed landscaping represents an equal or superior result than would be achieved if the requirements of this Chapter were strictly followed; or,
 - c. The proposed alternative incorporates a distinct coloring scheme utilizing the planting or annuals in areas of high visibility.

2. The City Council may authorize the City's participation in the installation of landscaping and landscaping improvements required by this Chapter when it is in the City's best interest.

11-8D-7 Landscaping Materials:

- 1. No landscape material may be used unless approved in conformance with this Section. Species may be approved for use if it can be determined that such species will not cause adverse impacts to public improvements, such as sidewalk heave or root infiltration of utility pipes or lines, and will not adversely affect private property (weeping on vehicles, malodorous fruits or flowers, and similar effects). A suggested planting list is on file in the Planning Department.
- 2. Planting and staking must conform to the standards contained in: "Planting Landscape Plants"; EB #1505; Washington State University, College of Agriculture and Home Economics." which is available at the North Ogden City Planning Office.

11-8D-8 Signs

1. Signs shall comply with Section 11-22 of the North Ogden City Code.