

Nibley City, Utah

Design Standards

for Commercial and Institutional Uses



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I. Introduction

1.1 Nibley History

Nibley City's early history is part of the settlement of Cache Valley by Mormon pioneers. In 1860 settlers at and near Elk Horn Ranch were advised to move to the East side of the Blacksmith Fork River where they would be safer in the event of Indian attack.

Shortly after, the settlers gathered near the Blacksmith Fork River were organized into the Millville Ward of the Church of Jesus Christ of Latter-day Saints. A variety of activities were operated in this area, including a blacksmith shop, a molasses and grain mill, a general merchandise store, a slaughter house, a dairy, and a nursery.

Water for the settlers in Millville Ward was supplied by the Millville Water Works Company. In 1915, as the population continued to grow, the company found its water supply inadequate and began to search for additional sources of water.

In 1920 the Millville Ward was divided, with the area west of the river named the Nibley Ward. Nibley precinct was created in 1925 as a separate political entity by the Cache County Commissioners, and the city incorporated in 1935 to protect its water interests. The population grew slowly up through the 1990's, when larger housing development increased. In 2008 the population was estimated to be approximately 5,000.



1.2 Intent of Standards

Nibley City has long been a community with limited commercial development. As the population continues to grow, there will be additional demand for commercial development, as well as for new institutional structures. The object of these Standards is to guide future development that will enhance the character of Nibley City.

Although Nibley does not have a historic town center, there is a desire to create a small town Main Street district or gathering place in Nibley. The location of the future town center was a point of discussion during the recent General Plan update, and as plans for development of a town center move forward, these Design Standards are to be used to ensure that a quality, lasting area is developed.

New structures must affect the area in a positive manner, signifying continued growth, and not be detrimental through use of inappropriate massing, scale, or materials. These Standards utilize approaches that intend to encourage a sense of place and a sustainability of the area. The Standards are not meant to preclude making exception in the case of innovative design, and variances are allowed at the discretion of the governing bodies. Innovative design that achieves improved energy efficiency is an example of where the governing body may consider specific exceptions to these standards.

Each of the three subsections in the document provides guidance for various design aspects of building in Nibley City, whether in commercial areas or for new institutional buildings within residential neighborhoods.

- Architectural Character
- Site Design
- Streetscape

Photographs, drawings, and diagrams included in each section illustrate desirable characteristics that describe the general intent of these Standards. Adherence to the standards may require some flexibility depending on specific site conditions. Such flexibility, however, will not be contrary to the general intent for each section, as described.

Several useful tools to assist the city and developers are included in the appendices, including a color palette of Utah-based earth tones, a glossary of architectural terms, and a building materials guide. Additional requirements may be imposed in those areas zoned Neighborhood Commercial. In addition to standards imposed by this document, Neighborhood Commercial projects shall be required to comply with Nibley City Code 10-7A.

1.3 Building Form/Type

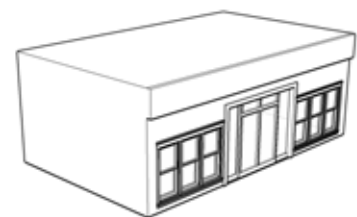
Building type refers to the basic form or shape of a building, and is not always associated with a particular architectural style, though some types are more commonly seen in some styles of architecture than others, especially residential buildings. Some building forms are residential in nature, yet may be appropriately adapted for commercial and institutional structures. Listed are those most commonly seen in the region or are variations of those seen.

1.4 Historic Building Forms

1.4.1 Commercial Forms

One-part Block

- a. Single, street-level structure
- b. Usually large plate-glass display windows on front façade

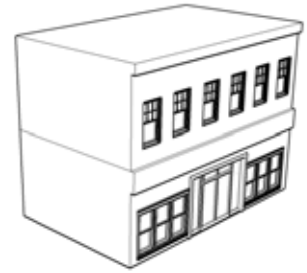


One-part Block.

- c. Variable number of bays

Two-part Block

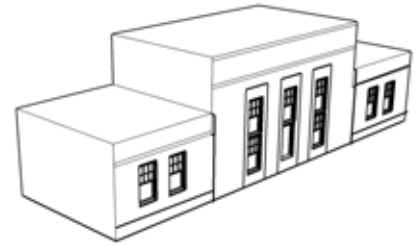
- a. Same as the one-part block but with two sections/zones street level and upper level(s)
- b. Two to Four stories
- c. Street level zone for more public uses (retail, service offices/rooms)
- d. Upper level zone for more private uses (offices, meeting rooms, residential)



Two-part Block.

Central Block with Wings

- a. Symmetrical composition of a central block with identical wings
- b. Central block usually accentuated by size, decoration, and projection from wings
- c. Wings are generally lower, recessed from the central block

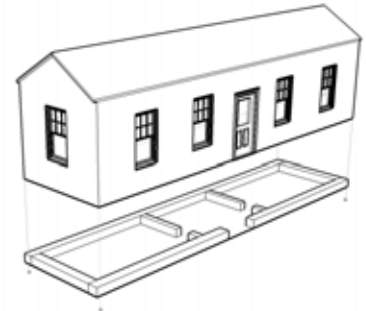


Central Block with Wings.

1.4.2 Residential Forms

Central Passage /Hall-Parlor

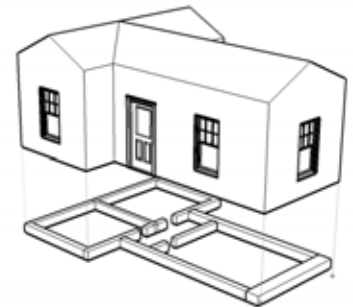
- a. Primarily associated with Classical Styles
- b. Three or Five bay symmetrical façade with central entry
- c. May be one, one and a half, or two stories high



Central Passage/Hall-Parlor.

Cross Wing/ Gabled Ell

- a. Two wings placed at right angles forming a "T" or "L" floor plan
- b. Usually one and a half stories
- c. Façade of projecting wing and the porch fronting the main entrance share the stylistic emphasis; decoration commonly found at these points
- d. Replaced hall-parlor as most common house type in the years after 1880



Cross Wing/Gabled Ell.

Bungalow

- a. One or one and a half stories
- b. Rectangular plan
- c. Low-pitched roof, projected out over eaves
- d. Sparse decoration, usually exposed structural features
- e. Three types: Narrow end to street w/ hip or gable roof; one and a half story with broad gable roof that projects out over front porch usually with centrally placed dormer with a shed or gable roof; small gabled cottage with bungalow front porch.



Bungalow.

Multiple options are given for recommended building forms, to provide flexibility and variety in design and avoid the development of too many similar structures. Certain forms are more suited for smaller structures, while other forms may accommodate a wide range of building sizes. Care must be taken by developers and the city to work with a building form that is appropriate for the massing and scale of the proposed structure. Variations and adaptations of these basic building forms is expected. The approach of incorporating historic-looking elements to a non-historic building form in order to achieve a “historic look” must be avoided. Major variations will be considered on a case-by-case basis.

1.5 Historic Architectural Styles of Cache Valley

Architectural styles and the details associated with them are considered secondary characteristics of a structure. Each building form has traditionally accommodated a range of architectural styles, and can also accommodate more contemporary styles of architecture. Vernacular architecture is basically defined as the regional and local manifestations of a style. It is the architecture that most people build in a given time and place. Vernacular buildings utilize the basic conventions of a style, but are often scaled-down and simplified, and used on a smaller scaled structure. Excessive ornamentation, even in the Victorian-styled buildings, is not commonly seen in Cache Valley's vernacular architecture. Thus, simple detailing is encouraged for all building types and styles, with an emphasis on enhancing the structure, rather than trying to achieve a “period look” or style through the use of excessive ornamentation.

1.6 Nibley Design Theme

The community has a desire to preserve its rural heritage. The design of the commercial and institutional buildings must reinforce this desire. The basis of the following Standards is respect for time-tested, historic building forms. The rural feel of Nibley can especially be enhanced through site design. Streetscapes are to include a minimum of ten foot wide sidewalks and street trees to create an attractive and safe environment for pedestrians. Locating most off-street parking on the sides and rear of buildings will help preserve the traditional, small-town feel of Nibley.

II. Architectural Character

2.1 General Intent/Introduction

It is the intent of the Design Standards that the designers and developers take time to understand the patterns inherent in the existing architectural character of Nibley City and Cache Valley and design new structures that relate to the existing context without impeding innovation, and projects. The design shall fit with the surrounding buildings and meet compliance with design standards. New designs shall strengthen and enhance the existing architectural patterns within the community.

The character of Nibley City must be positively conveyed through the appropriate use of massing, form, and materials in new commercial structures. In this chapter, general guidelines and standards for all development forms are presented first, followed by guidelines and standards specific for individual building forms.

New commercial development must be sensitive and complementary to the heritage of Cache Valley, yet be balanced with present objectives to encourage development diversity and establish a vibrant commercial area.

The architectural guidelines and standards are designed to promote development that is compatible and complementary to the historic built environment of Cache Valley. However, direct replication of historic structures and specific details is not recommended. Rather, new development must relate to the fundamental characteristics of Cache Valley's historic structures, yet use its own style and method of construction.

Rhythms and proportions of existing buildings must be identified and incorporated into new construction. These include such things as wall to window or solid-void ratio, bay division, proportion of openings, entrance and porch projections, and site coverage.

Exterior surfaces must be compatible with those of existing historic structures or the collective character of Cache Valley in regard to scale, type, size, finish, texture, and color. Finishes must complement the existing scheme of Nibley's historic structures. Roof form and style must be appropriate for the selected building form.

Contemporary design and architectural expression that follows the basic principles of the above guidelines and standards is appropriate. The Standards are not meant to preclude making exception in the case of innovative design.



New commercial development must be complementary to the architectural heritage of Cache Valley.

2.2 General Standards

2.2.1 Massing and Orientation

- a. Utilizing appropriate massing and orientation can allow new development to complement the heritage and character of Cache Valley. New structures will use massing and orientation

similar to that of existing historic structures. Building placement and orientation must also reinforce the connection to primary and secondary streets, contributing in a positive manner to the streetscape of the commercial area.

- b. Small, individual developments are preferred. Several small developments contribute a greater degree of diversity than a few large developments.
- c. Where large buildings are unavoidable, they should be located at the rear of a development parcel, with smaller individual developments along the street to preserve a consistent street front.
- d. Building massing shall generally conform to buildings in the surrounding vicinity. Breaking up large buildings with multiple facades shall be avoided unless they provide a meaningful purpose and individual entrances to the larger building. However, appropriate detailing, scale, and proportion are elements that can be addressed through facade design.



Building placement and orientation must contribute to the streetscape of the commercial area.

- e. Entrances to buildings or building complexes shall face onto or be clearly visible from a public street. Orient buildings to the main street, either parallel to the street or at a maximum angle of 45 degrees. If a building is on a corner lot, it may have a corner orientation. This is not to preclude entrances or façade detailing to other orientations, such as a side parking lot.
- f. The perceived width of buildings must be consistent with smaller developments. Divide wider buildings into modules to convey a sense of more traditional construction, yet remain true to the interior layout/programming of the building. This is especially recommended for a series of adjacent businesses built in one development.



Buildings oriented to the street improve the quality of the pedestrian environment in commercial areas.

- g. Use courts and atria to help vary the mass of buildings with large floor plates and introduce natural light to the interior.
- h. Provide for depth and variation in a façade through the use of different colors, materials, and other details.
- i. Avoid flat looking walls/facades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, awnings, recessed balconies and/or alcoves. Staggered bays will also contribute to a greater definition of a façade. Specific Standards for different building forms are given in the recommended building forms section of this chapter.



Clusters of buildings in a single planned development may utilize common or compatible building forms and architectural styles.

- j. Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or façades if a corner site). Clusters of buildings in a single planned development may utilize common or compatible building forms and/or architectural styles, with a secondary emphasis on the internal relationships of buildings around a shared parking facility, interior court, landscaped yard, or plaza.

- k. Buildings on corner sites shall orient to both streets. These buildings are encouraged to have an entrance situated at or near the corner.
- l. Use sculpture, fountains, monuments, and landscape to enhance the three-dimensional quality of outdoor spaces.

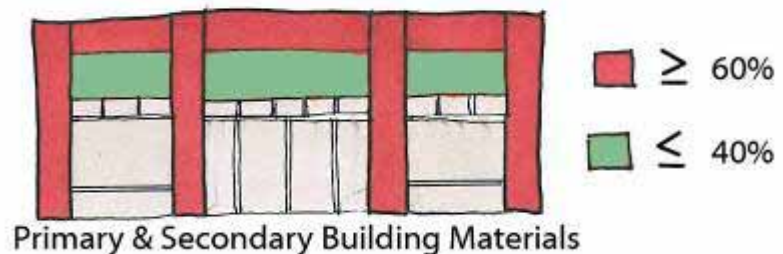
2.2.2 Height

Building heights shall comply with the limits as established in the city code for the underlying zone. Building heights of 1 to 3 stories are considered desirable and appropriate to the scale of Nibley City.

2.2.3 Exterior Walls and Surfaces: Building Materials

- a. Implement architectural design that includes elements drawn from a historic agricultural community. The character of Nibley City is of a strong agricultural community with traditional architectural forms. The central guiding principal for design and development within Nibley City is that the architecture shall preserve and strengthen the character of the existing town and its neighborhoods, creating a compatible character in newly developed areas.

- b. Materials for exterior walls and surfaces must be selected based on durability, appearance, timelessness as well as compatibility with those used for the historic structures found in Cache Valley.



- c. To complement and be compatible with the character of Nibley, masonry building materials, such as brick, cut stone, and concrete block, are to be used as the primary building material (60% or greater) of commercial development. Many varieties and colors of brick are available and acceptable for use. Other masonry materials, such as concrete block and other types of stone may be formed and used in a manner similar to natural stone. Other materials may be considered for use as a primary building material, based on review by the city.
- d. Secondary building materials may include brick, stone, concrete block, cement stucco, architectural metals, and wood/cement board siding. These materials are highly desirable over plastics, vinyl, and faux siding materials including synthetic stucco-type materials.
- e. Scale, texture, detailing, and fenestration must be greatest at the ground floor, where the level of visibility and adjacency to pedestrian activity is greatest.
- f. Use materials in a manner that is consistent and visually true to the nature of the building material.
- g. Use primary building materials for facades that front onto public ways. Secondary building materials may be used as accents on these facades, or on less visible facades.



Primary building materials should be selected based on durability, appearance, and timelessness.

- h. Use natural building breaks (such as inside corners) for changes in materials, rather than abrupt changes or changes at outside corners to avoid the appliqué look of a material.
- i. Avoid the use of synthetic materials.
- j. Innovative use of other materials may be considered.
- k. Consider durability, life cycle, and embodied energy (the amount of energy required to manufacture a material) in the selection of materials.

2.2.4 Texture, Colors, Finishes

- a. Design elements such as color and materials must reinforce the scale and character of the town center and the heritage of Nibley. Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous facades. Use materials that have a modular pattern closest to pedestrian ways to add scale, texture and visual interest.
- b. Earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. A color palette of Utah earth tones has been provided in the appendix for use as a reference guide to color selections in developments.
- c. The use of color schemes must be compatible with the surrounding areas.
- d. Simplicity is encouraged regarding color. Excessive amounts of different colors shall not be used. Brighter colors are recommended for use as accents only.
- e. The texture and finish of a structure will convey a modern, yet timeless, building.
- f. Use a balance of colors and materials to break up the monotony in larger developments.

2.2.5 Windows and Doors (Fenestration)

- a. Windows and doors make important contributions to the appearance of any building, and must be of a similar design and style to the general character of Cache Valley's historic buildings.
- b. Facades that front on public ways will contain functional windows and doors, with a balance of solids and voids (40%/60%).
- c. Windows at the ground level must be of clear glass, and placed at a height that relates visual connection of indoor and outdoor environments.
- d. Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings, balconies, eaves, arbors, landscaping, and other shading devices are effective, and can be far more visually interesting.
- e. Consider the use of canopies or awnings on windows that directly abut pedestrian walkways to provide protection from the elements. Sun and glare can be controlled with awnings, canopies, balconies, trellises, foliage, and other shading devices that also protect pedestrians from inclement weather.
- f. Materials for framing windows shall be compatible to the primary exterior material.



Fenestration of the façade at the ground level is the most important building element contributing to the quality of the pedestrian environment.

- g. Avoid blank facades with no fenestration on the primary street frontage. The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.
- h. At least 60% of the primary ground story façade facing public streets, easements and other right-of-way corridors must be clear glass, to enhance the pedestrian environment, to connect the building interior to the outside, and to provide ambient lighting at night.
- i. Dark and obscure glazing must not be used at the ground level, except where harsh solar conditions cannot be controlled with other devices.



2.2.6 Architectural Styles: Exterior Trim and Decorative Detailing

While building form is the primary identifying characteristic of a structure, architectural style, represented by the use of exterior trim and detailing, is a secondary characteristic. Different architectural styles can be used on the same basic building form.

In general, most detail is simple in form and application, while still being attractive. This simplified approach to trim and detail must also be utilized for new construction.

- a. Use details and features that work well with the chosen primary and secondary building materials.
- b. Design details to be visually true and consistent with their materials of construction.
- c. The use of details can break up uninspiring solid surfaces and helps to avoid the box-like appearance often seen in new construction.
- d. Trim and details must be simple in material and design. A classic, timeless style will be used.
- e. Materials for trim and details shall be compatible with the primary exterior material. Detailing must be authentic with the characteristics and capabilities of the materials.
- f. Excessive ornamentation is not recommended.
- g. Avoid use of pasted on details that do not reflect internal pattern of building or are not proper use of materials. Avoid façade appliqués as a method to modulate the façade. Exterior materials, massing, modulation, etc., must relate to the indoor function and use of the structure.



Small details, such as this cornice detail, define the architectural style of the building.



Trim and details should be simple in material and design, such as the stone work and lighting details on this building.

2.2.7 Roofing

Roofing is a significant design feature. The form, height, color, pattern, materials, configuration and massing of the roof contribute to the success of a structure. Roof mass and form must be consistent with the scale and proportions of the building as well as the architectural character. Use roof materials and patterns that are appropriate to the overall character and form of the building.

- a. Use no more than two roof types in a single structure i.e. a primary and secondary roof type.
- b. Roof materials visible from the street (i.e. sloped roofs), must be harmonious in texture, color, and material with other building materials.
- c. Sloped roofs must be carefully designed to shed snow away from all pedestrian ways.

2.2.8 Mechanical and Service Areas

Mechanical, electrical, and communications equipment such as heating and cooling units, transformers, control boxes, and antennas must not be located on primary facades.

- a. Rooftop mechanical units are desirable where possible, and must be screened from view with integrated architectural elements (walls, parapets, etc.).
- b. Meters, stacks, and service pipes must be located conveniently for service and use, but not on primary façades.
- c. Loading docks must be located near parking facilities, in alley ways or on side streets, and designed or screened in a way that minimizes their visual impact.

2.3 Specific Standards for Recommended Building Forms

The following recommended building forms for new commercial structures in Nibley are based on those common and/or similar to historic structures in Nibley, as depicted in the introduction. Some building forms have a residential basis, yet may be appropriately adapted for commercial structures. Specific standards and standards for each building form are given in this section for the following elements:

1. Massing and Form
2. Height and Scale/Size
3. Roofing
4. Fenestration (Windows and Doors)
5. Exterior Trim and Decorative Detailing

The following standards and guidelines are general for the commercial and residentially-influenced building forms:

Exterior Walls and Surfaces (Building Materials)

Commercial Building Forms

- a. Brick, Cut Stone, or Concrete Block must be utilized as the primary building material (60% or greater of the building), especially on street-facing facades.
- b. If using Cut Stone or Concrete Block, details such as the texture of the block and the mortar joints must be similar to that of the historic structures of Cache Valley.

- c. All of the above, as well as Cement Stucco, Wood, Concrete, and Cement Board Siding may be used as secondary (less than 40%) building materials, and on less visible facades.

Residentially-Influenced Building Forms

- a. Brick, Cut Stone, Concrete Block, Wood, or Cement Board Siding must be utilized as the primary building material (60% or greater of the building), especially on street-facing facades.
- b. If using Cut Stone or Concrete Block, details such as the texture of the block and the mortar joints must be similar to that of the historic structures of Cache Valley.
- c. Secondary (less than 40%) building materials may include any of the above, as well as Cement Stucco, Architectural Metals, and Concrete, and Cement Board Siding. These may also be used on less visible facades.

Fenestration (Windows and Doors)

- a. Windows must be inset, with a sill and lintel, and must incorporate some simple detailing in the molding or casing elements to add definition to the building.
- b. Simple window shapes must be used, although windows may be enhanced with details such as paned glass divided by muntins.
- c. If using muntins to create the look of paned glass, use an exterior application to create a visible shadow line, lending to an authentic look. Coordinate with an interior application of muntins.
- d. Avoid center pressed muntins, which lack a look of authenticity.

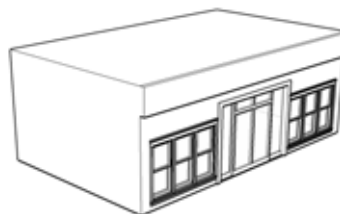
Exterior Trim and Decorative Detailing

- a. Avoid trying to incorporate multiple styles in one structure, instead use consistent, continuous detailing.
- b. Enhance buildings with usable details and accents, such as a covered porch or walkway.
- c. Utilize colors, textures, and changes in building material to give definition to a building's façade.
- d. Some form of detailing or fenestration must be used every 15 to 25 feet along each side of the building on commercial building forms (i.e. the maximum length of blank wall shall be 25 feet). For residentially-influenced forms the maximum length of blank wall shall be 20 feet. Windows, doors, art or architectural detailing at the first floor level are all options for breaking up a blank wall.

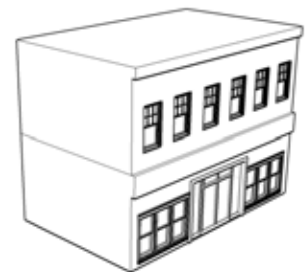
2.3.1 One-part and Two-part Commercial Blocks

The one-part commercial block is suitable for a wide range of commercial uses, and can also house multiple businesses. One-part commercial blocks are an attached or freestanding, single street-level structure that is a simple box or rectangular plan. The defining feature of the one-part commercial block is the storefront.

Similar to the one-part block, the two-part block can be utilized by a wide range of uses. Two-part commercial blocks are an attached or freestanding structure of a



One-part Block.



Two-part Block.

simple box or rectangular plan separated into two distinct zones the street level and upper. The street-level zone is for public uses, such as retail, while the upper stories are for more private uses such as residential, office, or meeting areas. This type of building form is ideal for incorporating offices or residential above one or more businesses on the street level.

1. Massing and Form

- a. Large plate-glass display windows shall be used to distinguish the front façade or storefront of the one-part block. The same shall be used to distinguish the street-level zone of the two-part block.
- b. The number of bays can range from one to five.
- c. The façade need not be symmetrical, although bays should be of the same or similar widths.
- d. If the structure is used for a business requiring a drive-through area (such as a bank or restaurant), use an extension of the roofline detail and supportive elements on the facade to encompass a covered drive-through area that is consistent with the building.
- e. A linear series of adjacent businesses may be incorporated into one block, utilizing separate bays for each business. Or, a series of adjacent blocks may be used more successfully if the size of the development would exceed five bays in width.
- f. A series of businesses may also be formed using a cluster or courtyard of one or two-part commercial blocks.
- g. The defining feature of the two-part commercial block is the storefront, with separate detailing on the street-level and upper sections.

2. Height and Scale/Size

- a. Scale and Size may vary from a small building to larger structures.
- b. Bays will generally range from 15 to 25 feet in width.
- c. One-part blocks are a single story in height. Two-part blocks can be either two or three stories in height.
- d. For corner buildings, articulation of the corner with additional height may be considered.

3. Roofing

- a. The flat roof will be the primary roof form, but must always be used with a parapet and/or decorative cornice. Secondary roof forms, such as gabled, hip, or shed roofs may be considered for use to break up larger structures or for use on the corner of buildings situated on a corner.
- b. A wide range of roofing materials can be used for the flat roofs.
- c. Sloped roofs must use a material that is compatible in material and color with the exterior material of the building and any flat roof material. Wood or faux wood shingles, or architectural asphalt shingles are preferred.

4. Fenestration (Windows and Doors)

- a. Large, transparent storefront windows are an essential component of the one-part commercial block and of the street-level of the two-part commercial block.



Example of one-part commercial block with excellent fenestration and corner treatment.

- b. Storefront windows must be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.
- c. If storefront windows do not reach to the ground, a projecting sill must be used at the bottom.
- d. Transom windows must be used above storefront windows. These are often also transparent, but clear, decorative colored glass may be used to add detail to the building façade. Transoms may be either single or multi-paned.
- e. Awnings, if used, may be either metal or fabric. These must generally be mounted just above or below the transom windows when used on the storefront.
- f. Use of recessed entries that are flanked by the storefront display windows is encouraged, however flush entries may also be used.
- g. If the building is free-standing, windows on the sides of the building must be vertical in orientation and proportional to the size of the building. These windows must be inset, with a sill and lintel. Simple window shapes must be used, although windows may be enhanced with details such as paned glass divided by muntins.

5. Exterior Trim and Decorative Detailing

- a. Use simple decorative detailing to enhance the features of building rather than using excessive decoration or pasted on details.
- b. Detailing should be focused on the primary, street-facing façade of the building.
- c. Avoid trying to excessively break up a building's façade if it is occupied by only one business. Instead use consistent detailing along the façade.



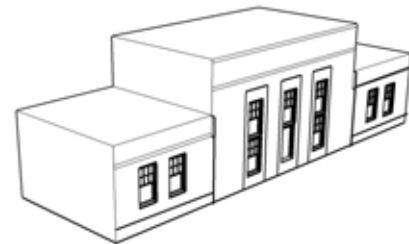
Example of two-part commercial block buildings with street level fenestration and details.

2.3.2 Central Block with Wings

A central block with wings is more commonly used for banks, public and institutional buildings, but may be used for commercial or office structures. It is usually a free-standing structure. As symmetry is an essential component of this form, it is not recommended for uses that may require a covered drive-through area.

1. Massing and Form

- a. Use a symmetrical composition of a central block with identical wings.
- b. The central block will project from the wings and must be accentuated by size and/or height, as well as decoration.
- c. The wings will generally be lower and recessed from the central block.



Central Block with Wings.

2. Height and Scale/Size

- a. Buildings may be one to three stories in height.

- b. The height of the central block must be higher than that of the wings.

3. Roofing

- a. The entire structure may have flat roof with parapet or cornice detailing or the central block may be gabled with a flat roof used on the wings.
- b. A wide range of roofing materials can be used for the flat roofs.
- c. Sloped roofs must use a material that is compatible in material and color with the exterior material of the building and any flat roof material. Wood or faux wood shingles, or architectural asphalt shingles are preferred.



Example of central block with wings building form used for modern public library (2006).

4. Fenestration (Windows and Doors)

- a. Locate the main entrance to the building in central block section.
- b. Additional entrances are allowed in the wings.
- c. High, vertical windows must be used in the central block.
- d. The same style of windows used in the central block must be used in the wings, but usually of a smaller scale. These windows must continue around to the sides and potentially the back of the building, depending on the interior use of the structure.

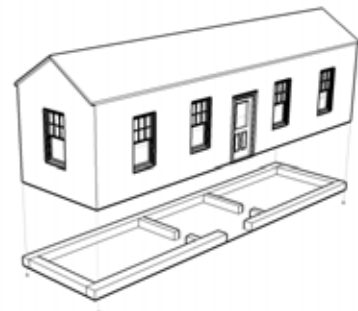
5. Exterior Trim and Decorative Detailing

- a. The central block portion must be further accentuated through use of detailing.
- b. Stylistic influences may be incorporated in both the central block and wings, with a greater emphasis on the central block.
- c. Detailing must be consistent on all sides of the building, although the primary, street-facing façade may have a greater emphasis of detail.

Residentially Influenced Building Forms

2.3.3 Hall-Parlor/ Central Passage

A hall-parlor or central passage structure was most commonly used in a residential manner, but may be successfully used for smaller commercial or office structures. As symmetry is an essential component of this form, it is not recommended for uses that may require a covered drive-through area.



Central Passage/Hall-Parlor.

1. Massing and Form

- a. Use a symmetrical building composition, with the long side of the building being the primary façade.
- b. May be either three or five bays across on the front façade.
- c. Depth of the building will be one or two rooms deep.
- d. A covered front porch may be used.

2. Height and Scale/Size

- a. Buildings may be one, one and a half, or two stories in height.
- b. This building type is recommended for smaller buildings (a footprint of less than 6,250 square feet)

3. Roofing

- a. A steeply pitched gable roof (8:12 to 14:12) is the preferred roof form. A hip roof may also be used.
- b. If a building is more than one story and dormers are used, the roof of the dormer must be of the same form as the primary roof.

4. Fenestration (Windows and Doors)

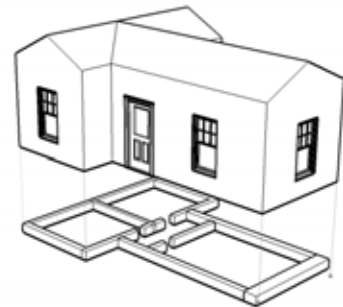
- a. Windows must be vertical in orientation and proportional to the size of the building. Windows must be inset, with a sill and lintel.
- b. Molding or trim around the windows can be used to enhance a simple window shape.
- c. Entries may be accented with a covered porch area. Roofing of the entry porch must be of the same form as the main roof.

5. Exterior Trim and Decorative Detailing

- a. Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.
- b. Use simplified versions of historic elements seen in Nibley.

2.3.4 Cross Wing/ Gabled Ell

The cross wing or gabled ell replaced the hall-parlor as most common house type in the years after 1880. This form was most commonly used in a residential manner, but is also seen historically in institutional or public uses and is similar to the central block form in some ways. It may be successfully used for commercial or office structures in a range of sizes. Its asymmetrical form is a departure from the hall parlor/central passage form, and was often seen in association with Victorian styles, which embraced asymmetry and the enhancement of irregular massing forms.



Cross Wing/Gabled Ell.

1. Massing and Form

- a. The form will have two or more wings placed at right angles to each other.
- b. The basic building may take the form of a "T", "L", or "H"
- c. The form/shape could be repeated or mirrored for larger structures or a connected series of stores.

2. Height and Scale/Size

- a. Buildings may be one, one and a half, or two stories in height.
- b. A range of sizes may be accommodated with this form by utilizing additional sections of the projecting and flanking wing form.

3. Roofing

- a. A steeply pitched gable roof (8:12 to 14:12) or a hip roof are the preferred roof forms.
- b. All sections of the roof must have the same height for the peak.
- c. If a building is more than one story and dormers are used, the roof of the dormer must be of the same form as the primary roof.

4. Fenestration (Windows and Doors)

- a. Entrances must be located in side facing/flanking wing. These entrances may be protected by a porch or awning, which will add detail to the façade.
- b. Windows must be vertical in orientation and proportional to the size of the building. Windows must be inset, with a sill and lintel.
- c. Molding or trim around the windows can be used to enhance a simple window shape.

5. Exterior Trim and Decorative Detailing

- a. Decoration and detailing must be consistent between the façade of the facing wing and the porch/front of the flanking wing
- b. Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.
- c. Use simplified versions of historic elements seen in Nibley.

2.3.5 Bungalow

The bungalow was the most popular house type in the first quarter of the 20th century. It was also used for smaller civic buildings, such as schools, libraries, city halls, and for small churches. It can be well adapted for use in smaller commercial structures, especially those that are situated near residential areas. Also, as some bungalows often had a porte cochere attached to the side of the house, this would be an ideal form for businesses, such as banks, that require a drive-through area.



Bungalow.

1. Massing and Form

- a. Use a square or rectangular floor plan.
- b. Use the form for the entire structure, rather than just a bungalow entrance on the front of a block building.
- c. A variety of form types may be used:
 - Narrow end to the street with a hip or gable roof;
 - Broad gabled roof that projects out over a front porch, usually with a top half story that has a centrally placed gabled or hip dormer;
 - Small gabled cottage



Example of bungalow residential form used as commercial building.

2. Height and Scale/Size

- a. Buildings may be one or one and a half stories in height.

- b. This building type is recommended for smaller buildings (a footprint of less than 6,250 square feet)

3. Roofing

- a. Use a low-pitched gable or hip roof that projects out over the eaves.
- b. Dormers, if used, may have gable, hip, or shed roofs, which all work well with either primary roof form.

4. Fenestration (Windows and Doors)

- a. Windows must be vertical in orientation and proportional to the size of the building. Windows must be inset, with a sill and lintel.
- b. Simple window shapes must be used. Windows and doors may be enhanced with geometric patterns, created in stained or leaded glass, or by the use of wooden muntins. These are often seen only in the top half of windows and doors.
- c. If using muntins, then bungalow muntins are often flatter and wider than other styles.
- d. Molding or trim around the windows can be used to enhance a simple window shape.



Example of large residential building form used as commercial building.

6. Exterior Trim and Decorative Detailing

- a. Use sparse and simple detailing that highlights or exposes the structural elements of the building, such as the eaves, windows, and doors.
- b. Detailing must be more reserved in decoration and rely on the exposed elements, such as partially exposed framing members in the end of the roof, rather than adding on details.
- c. Use simplified versions of historic elements seen in Cache Valley bungalows.
- d. Foundation ribbons may be created from a material complementary to the primary building material.



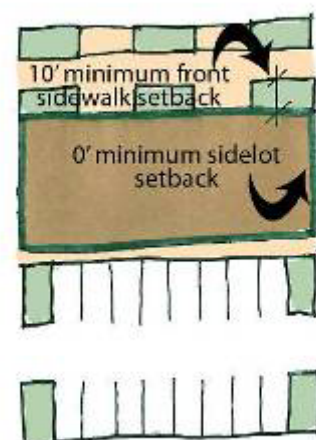
III. Site Design

3.1 Setbacks

Front, street-facing setbacks must be compatible with the pattern of Cache Valley's historic structures being used in a commercial capacity, such as those located in other small town centers in Hyrum, Wellsville, and Richmond.

- a. No building setbacks greater than 20 feet from the sidewalk. Buildings that are located too far back from the street generally do not contribute in a positive manner to the overall streetscape of the area.
- b. No minimum building setback is required on the smaller side streets in order to provide opportunities for a more pedestrian-oriented atmosphere.
- c. Utilize the front and side setbacks to create usable public gathering spaces, such as plazas or patio/outdoor seating areas, or for landscaping or public art.
- d. Avoid placing parking in the front setback between building and street; the majority of parking shall be located to the side or rear of a building to maintain the connection between building and street. On street parking is encouraged.
- e. Greater setbacks may be considered for buildings that propose a public park/plaza area in front of the primary, street-facing façade.

Minimum Setback Requirements



- f. Side setbacks for structures abutting commercial uses shall not be required.
- g. Side setbacks for structures abutting residential uses shall be a minimum of 20 feet from the sidewalk.
- h. Buildings located on corner lots will orient to both streets. In order to define these corner pad sites, a **maximum** sidewalk setback of 20 feet is required on both street-facing facades. Corner sites shall have a **maximum** sidewalk setback of 20 feet on both street-facing facades in order to properly define the intersection.
- i. Include a minimum landscaped front setback of 10 feet from the sidewalk to retain a sense of openness and rural atmosphere. Front landscaping may include a hardscaped public plaza or outdoor patio dining area.
- j. For narrower side streets off the main commercial corridors, no minimum landscaped setback is required. This will allow for a pedestrian scale of buildings that are built closer to the sidewalk, enhancing the sense of a commercial district for an area.

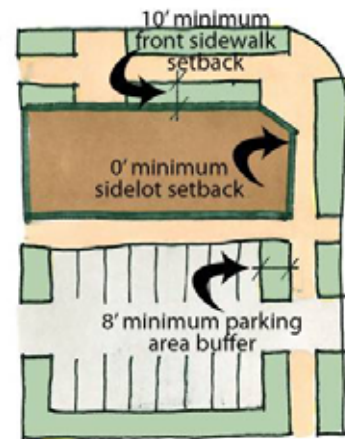
3.2 Parking

- a. Surface parking must be located so as to minimize the break in streetscape character and design, yet have sufficient visibility for safety and convenience. Refer to Nibley City Parking Ordinance for requirements.
- b. The use of shade trees, landscaping, and low screen walls can help diminish the dominant and often negative visual impact of parking lots, especially near adjacent residences and parks.
- c. On-street parking provides an effective buffer for the pedestrian as well as easy access to surrounding businesses and reduces the amount of surface lot parking needed. Even a few spaces provide a positive perception of parking availability.

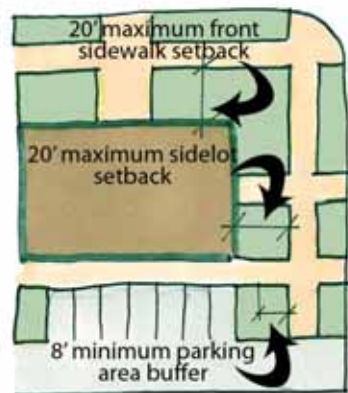
3.2.1 Surface Parking

- a. Locate the majority of a surface parking lot to the rear of a building, although small side parking lots are allowed. Side parking lots must be minimized to provide more continuity between adjacent structures.
- b. Encourage the use of shared parking lots that provide more efficient parking patterns. Shared parking with all businesses in an area can help reduce the overall amount of surface parking needed in the commercial district. Cross easement agreements must be in place for shared parking allowances.

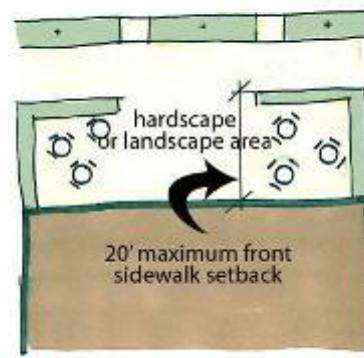
Minimum Setback Requirements



Maximum Setback Requirements



Maximum Setback Requirements



- c. Include on-street parking where street width and traffic patterns/speed limits allow. Angled parking may be effectively utilized on side streets.
- d. Design primary access points to avoid traffic conflicts. Wherever possible, they should be located across from existing access drives and streets.
- e. Minimize the number of access points from the street by encouraging shared/common driveways for multiple buildings or a building complex.
- f. Use side streets or drives for access to parking areas when feasible.
- g. Make parking areas visible enough to discourage crime and vandalism and utilize CPTED (Crime Prevention Through Environmental Design) principles in the design and layout of the parking (resource: <http://www.cpted-watch.com/>).
- h. Provide perimeter and interior islands throughout parking lots to break up hard-surfaced areas. Islands must be landscaped with shade trees that will provide a canopy as well as other lower level landscape elements and plantings.
- i. Interior islands must be minimum 6' in width to allow adequate drip line for trees and landscaping. This minimizes visual impact of expanses of asphalt and controls cross traffic through the lot.
- j. Any parking lot landscaping must be well maintained and manicured to prevent it from creating safety/security hazards.
- k. Parking lots and structures must have uniform identification signs.
- l. Locate parking lots back from buildings to allow for pedestrian space, such as walkways and benches, and landscaping.
- m. Separate parking from pedestrian walkways, both interior and exterior, using landscaping elements.



Simple site design strategies regarding parking location and circulation issues can be implemented to convert existing "strip" commercial (left) to a more walkable town center area (right).

3.3 Driveways & Circulation

- a. Encourage shared driveways and automobile entrances to minimize conflicts between automobiles and pedestrians. Use a coordinated and shared system to access parking and delivery areas at the rear of buildings where possible. Shared parking agreements must be in place.
- b. Walkway materials perpendicular to the drive shall continue across the drive apron to help alert drivers to possible pedestrian activity.
- c. Locate interior driving routes so that conflict with the pedestrian is minimized.
- d. Interior circulation drives must be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways. Include an interior circulation system that clearly defines the route to parking areas.
- e. Minimize conflicts between pedestrians, service vehicles, and customer vehicles through proper design and layout of the parking lot.
- f. Reduce traffic impacts to neighboring residential areas by proper location and design of all parking areas.
- g. Clearly delineate crosswalks from parking areas to surrounding businesses/residences with the use of contrasting pavers and/or striping.
- h. All projects being developed along Main St./Hwy 165 shall be required to meet the provisions of the Highway 165 Access Management Agreement.

3.4 Site Lighting

Decorative lighting fixtures are strongly encouraged to improve the pedestrian experience. Lighting shall be designed to include cut-offs to minimize the negative effects of lighting of the sky, in compliance with “Dark Skies” concepts. Lighting styles within individual developments should complement the architecture and landscape design as well as the overall Commercial District streetscape lighting scheme. Avoid selecting different types of lighting for individual developments.

3.4.1 Building Lighting

- a. Lighting may be used to highlight and articulate building facades.
- b. Building facades should be lit primarily at street level.
- c. Above the first floor, light should only be used to selectively highlight unique building features without lighting the entire structure.

3.4.2 Landscape Lighting

- a. Lighting can be used to accent and highlight plantings and landscaping elements.
- b. Direct accent lighting upward into trees to achieve appropriate light levels and pleasant accent effects. This provides for a low intensity that offers dramatic illumination of nearby pedestrian areas.
- c. Reserve special architectural lighting for individual plaza areas to emphasize focal points.



Lighting should be used to highlight the building façade, as well as to light the sidewalk in front of the building.

3.4.3 Lighting Levels

- a. Lighting levels must be sufficient to produce a safe, visible nighttime environment, without producing excess light and glare.
- b. Lighting levels must not be less than 0.5 footcandles at 5 feet above the ground plane, with an average of approximately 3 footcandles at 5 feet above the ground plane throughout parking areas and pedestrian walks.
- c. Consider ambient lighting from indoors when determining lighting levels.
- d. Outdoor building lights and pole lights must not produce visible off-site glare. Use full or partial cut-off fixtures that eliminate direct upward light pollution.

3.5 Signage

- a. Allow adequate signage with a historic style, appropriate in size and location to attract customers while protecting the character of neighboring properties and City identity.
- b. Signs must be located closest to the ground floor of buildings, where pedestrians and drivers most easily see them. Signs must be easy to read.
- c. Signs must be in keeping with the adopted Nibley City sign ordinance (10.12.15)

3.5.1 Commercial Signs

- a. Sign materials and colors must be complementary to the materials, colors and architecture of the related structure.
- b. Signs must be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.
- c. A variety of shapes, sizes, and materials are possible for most signs; these must be selected to complement the architecture and color scheme of the building/development.
- d. Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs must be consistent with the architecture and lighting scheme for the building/development.
- e. Signage or wording is not permitted on the sloped part of awnings. Simple lettering may be used on the hanging valence part of awnings.
- f. Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally with age.
- g. Signs on historic structures must be designed and attached such that they do not damage or destroy elements of the building.
- h. Signs within a development should have a common element, such as type of sign, color scheme, or lettering to provide a sense of continuity.

3.5.2 Sign Types and Location

Some of the types of signs recommended may be appropriate for use as a primary sign for an entity. Others may be more appropriate for use as a secondary or pedestrian-scale sign that is better seen while walking by or through a development.

Monument signs

- a. A free-standing, two-sided sign, generally placed in the front setback area between the building and the street
- b. Appropriate at entry drives or paths for building complexes, and typically include identification for multiple businesses.
- c. Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.
- d. The maximum areas of the sign shall be seventy-two (72) square feet at a height no greater than five feet (5').
- e. The sign shall identify the name of the development and / or business, no off-site advertising is permitted on the sign.

Blade/Bracket Mounted signs

- a. A two-sided sign, usually mounted by a metal bracket and projecting from a building's façade.
- b. Can be well suited for both pedestrians and drivers, since they can be viewed from far down a sidewalk or street depending on the size/scale.
- c. Can also be located on the corner of a building where they can be visible from two directions.
- d. Often shaped to mimic an architectural element of the building to reinforce the style of the building.
- e. Simple mounting brackets should be used, so as not to detract from the sign itself.



Variation on overhead bracket mounted sign.

Signboards/Flush Mounted signs

- a. Usually a long, narrow panel, located just above the main entrance on a storefront. Sometimes, individual lettering is used directly on the building instead of attached to a signboard panel.
- b. Generally most suitable as a pedestrian-scale sign, or at an intersection, where signs can be viewed most easily at oblique angles.

Pedestrian-scale, artistic pole signs

- a. Usually a wooden or metal pole with an extended arm to attach a hanging signboard that is catered to pedestrian traffic.
- b. Height must be such that the hanging signboard does not interfere with pedestrian traffic. Height should be between 12-15 feet.
- c. Suitable at the front of a yard or plaza where businesses may be set back from the street or are not visible.



Pedestrian-oriented pole mounted sign.

- d. Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.

Window and Door Signs

- a. Window / doorway signage shall be allowed underneath an awning or canopy. The sign may not exceed two (2) feet in length and eight (8) inches in height
- b. Traditionally, these were painted signs, but the same look may be achieved through the application of thin, vinyl appliques; another alternative is to hang a sign placed on clear glass or acrylic in the window or door.
- c. Window may be used to advertise a sale or special promotion for a period not to exceed two weeks.

Plaques

- a. Wall mounted plaques located near an entry or recessed vestibule; often used to direct patrons to upper level offices or businesses.

Wayfinding Signs

- a. Directional signs must be low, highly visible, and integrated with other graphic and design systems throughout the district. Directional signage for cars and people on the street must be consistent with any signage within the interior of a development.
- b. Larger retail developments or complexes may include a single monument at each public drive entry noting the names of businesses within the complex.
- c. Each building within a complex or development must have a legible address sign, visible both day and night. Numbers must be a minimum of 8" high.

3.6 Service Areas

Service Areas Guideline: Prevent aesthetically cluttered sites, free from unnecessary materials, displays, and trash while providing appropriate onsite storage.

3.6.1 Service Areas Standards: Minimize the visual impacts of a service area canopy such as those used at Gas Stations /Convenience Stores.

- a. Use an architectural design and a low profile canopy section that relates to buildings in the area.
- b. Use recessed shielded lights under the canopy.
- c. Use the recommended applicable standards and lower footcandle levels in the Outdoor Lighting Code Handbook and IESNA standards.
- d. Break up the mass of the canopy area by stepping its form or by dividing it into a set of smaller individual canopies.
- e. Location of Gasoline Pumps - Pumps shall be set back no less than twenty feet (20') from the edge of the required setback to which the pump island is perpendicular, and twenty feet (20') from any required setback to which the pump island is parallel. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service shall not extend over the required setback line.
- f. The building/s shall be set back from the street frontages in conformance with the set back distance required for the adjoining neighborhood zone.

Mechanical Equipment Guideline: Prevent aesthetically cluttered sites, free from unnecessary materials, displays, and trash while providing appropriate onsite storage.

- 3.6.2 Mechanical Equipment Standard:** Roof top mechanical equipment shall be completely screened from all points of view along all public streets by an architectural parapet. Mechanical equipment, antennae, microwave /satellite dishes and air conditioning units shall be located or screened so they are not visible from public and private streets. Screening materials shall be compatible with those of the building.

Storage and Trash or Dumpsters Guideline: Prevent aesthetically cluttered sites, free from unnecessary materials, displays, and trash while providing appropriate onsite storage.

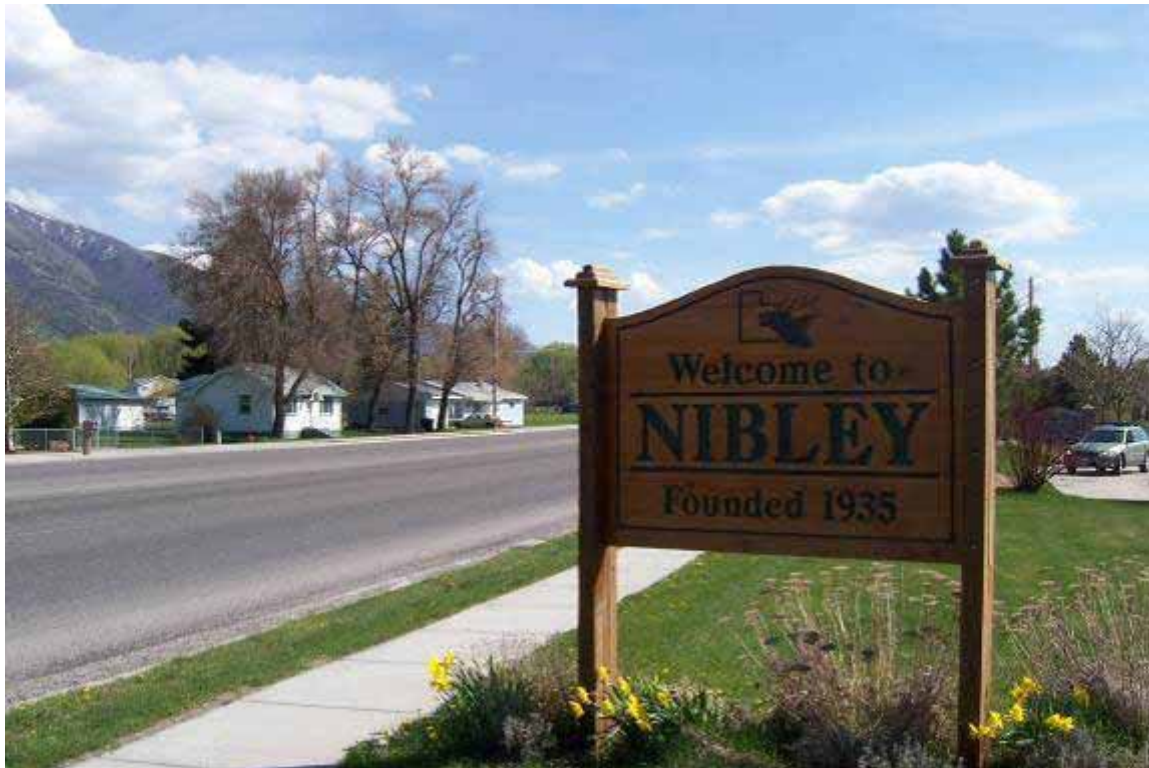
3.6.3 Storage and Trash or Dumpsters Standard

- a. All structures built to accommodate the storage of trash and garbage shall be constructed using durable and opaque materials compatible with the primary structure and meeting all of the outlined or required architectural design standards.
- b. No materials for fabrication, trash, garbage, used materials, used displays, or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept out of sight in an enclosed structure which at a minimum is constructed of three fixed sides and one moveable totally opaque side.

IV. Streetscape

4.1 General Intent/Introduction

Streets are important public spaces that contribute to the character and identity of a commercial area. The intent of streetscape standards is to create a collective streetscape of buildings, landscaping, and other site design elements that identify the commercial zones of Nibley City as a cohesive commercial district, rather than a conglomeration of individual commercial structures. The overall streetscape design will be visually attractive, as well as safe and comfortable.

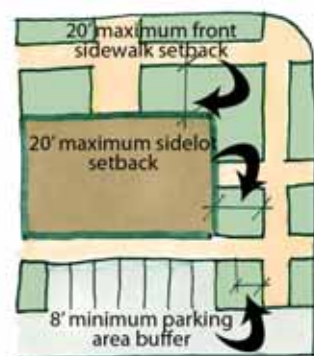


4.2 Layout/Spatial Form

The general pattern of buildings must help define streets as public open spaces. The following standards can be used to enhance spatial definition of the commercial area. Special consideration should be given to further enhance the streetscape and public amenities of key streets, such as 3200 South and 800 West. The use of a special overlay district may be used to implement a special streetscape enhancement approach.

- a. Buildings located on corner lots must orient to both streets. In order to define these corner pad sites, a **maximum** sidewalk setback of 20 feet is required on both street-facing facades.

Maximum Setback Requirements



- b. Orient and align the street-facing façade of buildings to the street to help define and shape the street.
- c. Orient primary entrances to streets and other public spaces, such as plazas, courtyards, and pathways that have higher levels of pedestrian activity.
- d. Retain and restore contributing historic buildings to conserve historic character in the Commercial District where possible.
- e. Consolidate driveways and entrances to minimize the amount of breaks, maximize safety and support the continuity of the streetscape design.
- f. Locate a park strip between street and walkway to provide a buffer from traffic. Park strips are recommended be a minimum of 6 feet wide, and generally a maximum of 10 feet in width.
- g. All projects being developed along Main St./Hwy 165 shall be required to meet the provisions of the Highway 165 Access Management Agreement.



Attention to amenities in the pedestrian zone can create a coordinated, quality, lasting town center.

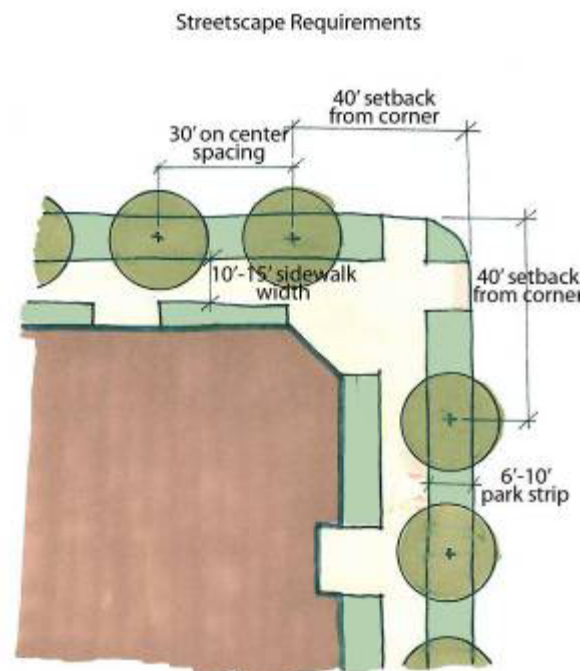
4.3 Amenities (Trees, Landscaping, Furnishings)

- a. The use of amenities, such as street trees, is important to an overall streetscape design and can greatly help define a wider street. A consistent landscape and amenity design and theme along the length of a street or block can strengthen the association of unrelated buildings.
- b. In addition to street trees, other landscaping such as lawn, shrubs, or ground covers provide a buffer between people and cars, as well as providing seasonal colors. Proper maintenance is essential to keep the benefits of these areas continuous.
- c. Coordinated street furnishings, such as fencing, trash receptacles, bollards, bicycle racks, and seating, can be an important component in creating a unified, attractive look to a commercial streetscape. Maintenance, safety, and durability are the main considerations regarding choice and placement of furnishings.

4.3.1 Trees

Street trees can be a critical element in defining the edges of a street. To realize the effect, street trees must be installed in a well-designed manner and well maintained over time.

- a. Tree plantings shall be required in the park strip, set backs, and parking lots.
- b. Provide a park strip of street trees between street and walkway, with trees spaced a minimum of every 30 feet. Trees must be placed a minimum of 40 feet from street corners to allow visibility at intersections.
- c. Select trees and other plant materials based on appearance, hardiness, and



appropriateness to site location, solar orientation, and climate. Low-water, low maintenance, and adaptable varieties are desirable. Consult water conservation programs for recommendations of appropriate tree varieties.

- d. Keep the choice of street tree(s) consistent for each corridor establish a pattern or design that will provide a large canopy while maintaining a suitable height to keep unobstructed passage of vehicles and pedestrians.
- e. Space trees appropriately from each other and from buildings and other structures to allow for full canopy growth that will continue the length of the corridor for greatest effect in defining the space.
- f. Street trees must have a consistent, continued spacing without omissions. Design driveways, lamp poles, and other elements around the spacing of the trees.
- g. Careful consideration must be given when selecting the type and location of trees in front of businesses so as to not obstruct business signage or building identification.
- h. Median trees may be of a smaller, ornamental variety; design a consistent pattern along the length of the median.



Quality street tree design can improve the quality of the pedestrian zone with shade during the summer as well as providing a physical barrier to adjacent traffic flows.



Consistency in street tree choice creates a strong, defined street edge.

4.3.2 Landscaping/Paving

Plant Material Standards

1. Acceptable Plant Material - Vegetation must be suitable for USDA Hardiness Zone 2-4 and appropriate to site soils. The City may allow the use of other plants if sufficient information is provided to show suitability including: hardiness, salt tolerance, sun and shade tolerance based on planting locations, growth habit, etc. Reference material can be found at the Websites for: the Utah Botanical Center, the Utah Division of Water Resource for Waterwise Plants for Utah, and the Utah State University's Plants, Soils, and Biometerology Departments Center for Water Efficient Landscaping.
2. All plant materials shall conform to the standards of the American Nursery and Landscape Association.
3. Minimum Plant Sizes are:
 - a. Street Tree, 2" caliper (measured 6" above root ball) at time of planting. The minimum height and/or spread at maturity of a street tree shall be thirty (30') feet or greater. Street trees shall be selected from this recommended list:
 - (1) Autumn Blaze Maple (*Acer x freemanii* 'Jeffersred') 50' at maturity
 - (2) Common Hackberry (*Celtis occidentalis*) 40' at maturity
 - (3) London Plane Tree (*Platanus x acerifolia* 'Bloodgood') 60' at maturity
 - (4) Bradford Pear (*Pyrus calleryana* 'Bradford') 35' at maturity

- (5) Prospector Elm (*Ulmus wilsoniana* 'Prospector') 40' at maturity
 - (6) Greenspire Linden (*Tilia cordata* 'Greenspire') 40' at maturity
 - (7) Patmore Ash (*Fraxinus pennsylvanica* 'Patmore') 45' at maturity
- b. Ornamental Tree, 2" caliper (measured 4.5" above root ball) at time of planting. At maturity, an ornamental shall have a spread and height between 15' and 30'.
 - c. Evergreen tree, 6 feet tall at time of planting.
 - d. Deciduous shrub, 5-gallon container.
 - e. Evergreen shrub, 5-gallon container.
 - f. Perennials and ground covers, 1-gallon container.
 - g. Turf mix, native grasses and wild flower mixes may be planted as seed.
4. Plant Quantities: Use sufficient numbers of plants based on size at mature growth to provide a minimum of seventy percent (70 %) basal coverage of any mulch or ground or area in planting beds or areas to meet the requirements.
- a. Landscaping along streets, easements, and public corridors must be consistent to reinforce the overall identity of the commercial district.
 - b. All landscaped areas must be regularly maintained in a neat and orderly appearance as appropriate to the plant types. Leaves, clippings, and other debris must be immediately cleared when accumulation occurs.
 - c. A park strip of lawn may be most appropriate in streetscapes with a large area between the sidewalk and the street, or where a low pedestrian volume exists. Turf will be used in areas where there is a minimum of 8 feet of width available, in order to accommodate irrigation systems and provide healthy root systems.
 - d. Ground covers are preferred for circumstances when a park strip width is between 5 to 8 feet.
 - e. Pavers are preferred for areas where heavy foot traffic may occur.
 - f. Paved park strips must use a system that is permeable, in order to sustain and enhance the survival of street trees.
 - g. Splash strips of 12 to 18 inches should be considered for areas where on-street parking is not allowed in order to protect the park strip plantings from sand and salt used on the roadway. These should be installed in continuous sections for uniform appearance and durability.
 - h. Acceptable paving materials include brick, flagstone, or concrete pavers. Colored, scored, or stamped concrete may be considered.

4.3.3 Furnishings

- a. Identifying a beginning and end can enhance the definition of the street. Use well-designed entry monuments, statues, or other means to mark the entrance into the Commercial District of Nibley City.
- b. Use district gateway markers throughout the commercial zone to define the district. The scale of the markers should relate to the street width and size of buildings nearby. Markers must be effective both for the pedestrian and vehicular traffic.

4.4 Paths & Walks

Paths and walks are used to provide proper separation of pedestrian and vehicular movement in a manner that encourages pedestrian activity, comfort, and safety. Paths and walks within the commercial areas must be linked in some way to the overall trail system of Nibley City.

- a. Crosswalks must be of a paving material different from the rest of the street or drive to emphasize their location and increase the safety of pedestrians.
- b. Walkways and sidewalks must be separated from travel lanes by either on-street parking or landscape treatments.
- c. Walkway widths will vary depending on intensity of adjacent uses. Recommended minimum requirements are 15 feet for primary walkways in high pedestrian traffic areas (i.e., stores, restaurants, etc.), and 10 feet for secondary walkways in lower traffic areas (i.e., service oriented businesses, public buildings, etc.). All walkways shall have a minimum of 6' unobstructed walking space (with respect to overhanging of parked vehicles, landscaping, seating, etc.).
- d. Use wider sidewalks or patios to create additional space for more intensive sidewalk uses such as outdoor dining, rather than greatly encumbering the sidewalk for such uses.
- e. Provide overhead weather and sun protection, such as canopies, awnings, balconies, or other overhangs, at building entrances.
- f. Provide pedestrian circulation and access to buildings adjacent to pedestrian corridors.
- g. Interrupt large blocks and development parcels exceeding 200 feet in length periodically with pedestrian paths, alleys, or driveways. These routes must be provided with appropriate lighting and amenities such as landscaping and seating.
- h. Develop pedestrian corridors to connect activity centers and blocks throughout the business district and to surrounding residential neighborhoods.
- i. Use walkways between neighboring developments to enhance the flow of pedestrians.
- j. Where on-street parking is not practical, other types of buffering such as landscaping, street trees, seating, etc., should be used to improve perception of pedestrian safety.
- k. Articulate and enhance pedestrian ways with furnishings, waste and recycle bins, lighting, paving materials, public art, and landscaping.
- l. Provide for proper collection and drainage of water, snow, and ice from roofs, balconies, etc., to avoid standing water on walkways that may freeze and create a slipping hazard.
- m. Drainage grates must allow safe passage by bicycles and pedestrians, and must be designed with some redundancy to reduce the possibility of clogging by leaves and other debris. They must be compliant with ADA standards.



Paths between buildings can be used to connect parking areas to the public street front.

4.5 Lighting

Provide efficient lighting that adequately provides safe environments while protecting adjacent properties from nuisance light. Coordinate streetscape lighting throughout the commercial area, including type of light source, style of poles and fixtures. Lighting styles must be harmonious and complement the architectural and landscape features of the district.

4.5.1 Street Lighting

Street lighting must be consistent throughout the district. Street lighting must also be placed in planted and paved medians.

- a. Street light poles must be located at least 2.5 feet from the curb to avoid contact with car doors and bumpers if on-street parking is provided.
- b. Lighting must be spaced between 100 and 150 feet apart.
- c. Poles should be articulated with details such as flutes or moldings. Moldings or light fixture bases that reflect the history and character of Cache Valley are encouraged.
- d. Street light fixtures must be 15 to 18 feet in height.
- e. Light fixtures used in parking areas must not exceed 25 feet in height.
- f. Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.
- g. All light poles on public streets shall have the required hardware electrical outlets for hanging baskets, hanging banners and seasonal decorations promoting cultural and civic events.
- h. Use the recommended applicable standards and lower candlefoot level of light as required in the Dark Sky Organization Outdoor Lighting Code Handbook
- i. To reduce light pollution, lighting systems must obscure the lamp image to direct light where needed on site. All lighting shall be fully shielded and in compliance with the applicable requirements/standards contained within the Outdoor Lighting Code Handbook and the specification of IESNA.
- j. Refer to the AASHTO Informational Guide for Roadway Lighting for more lighting details.



Pedestrian-scale lighting improves the quality of the pedestrian environment.

4.5.2 Pedestrian Scale/Pathway Lighting

Pedestrians prefer lighting that is lower and more frequent than lighting designed for motorists. Pedestrian-scale lighting is recommended to have 15 feet tall posts with shields so as to direct the light to the street. This type of lighting, such as lower poles and bollards, must be used along walkways, public plazas, and other pedestrian areas to illuminate and identify routes and provide safety at night.

- a. Align lights with street trees where possible.
- b. Minimum horizontal light level recommendations are shown as follows:
 - i. commercial pedestrian area/ high pedestrian volume: 2.0 footcandles
 - ii. Commercial pedestrian area/moderate pedestrian volume: 1.0 footcandles

iii. High density residential areas: 0.4 footcandles

(Refer to the AASHTO Informational Guide for Roadway Lighting for more lighting details).

- c. Lights must be located at least 2.5 feet from the curb to avoid contact with car doors and bumpers if on-street parking is provided.
- d. Lights must be spaced between 50 and 100 feet apart to avoid excess glare and provide room for street trees and other furnishings.
- e. Light poles must be of a height between 12 and 14 feet to be of a pedestrian scale while avoiding glare into second story windows.
- f. Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.

A. Building Form Examples



Location: Ogden, Utah
Building Form: One-part block
Primary Building Material: Brick

Meets Standards:

- Ample street level fenestration
- Quality building materials, details
- Street lighting
- Street trees
- Wide sidewalk
- Appropriate building setback



Location: Pleasant Grove, Utah
Building Form: One-part block/Two-part block
Primary Building Material: Brick

Meets Standards:

- Consistent building setback
- Ample street-level fenestration
- Use of awnings and shades
- On-street parking
- Quality building materials

Fails Standards:

- Insufficient street trees



Location: Brigham City, Utah
Building Form: Two-part block
Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Ample street-level fenestration
- Quality building materials, details

Fails Standards:

- Dark glazing on street-level windows
- Inconsistent street trees



Location: St. George, Utah
Building Form: Two-part block
Primary Building Material: Brick, stucco

Meets Standards:

- Consistent building setbacks
- Ample street-level fenestration
- Consistent street tree pattern
- On-street parking

Fails Standards:

- Lack of building detail
- Primary building materials (stucco)



Location: Blaine, Washington
Building Form: Two-part block
Primary Building Material: Brick

Meets Standards:

- Consistent building setbacks
- Street-level fenestration (left building)
- On-street parking
- Use of awnings (right)

Fails Standards:

- Lack of building detail (right)
- Lack of street level fenestration (right)



Location: Midvale, Utah
Building Form: One-part block
Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Ample street-level fenestration
- Consistent street tree pattern
- On-street parking
- Quality building details/lighting



Location: Eagle, Colorado

Building Form: Two-part block

Primary Building Material: Brick, wood siding

Meets Standards:

- Consistent building setbacks
- Ample street-level fenestration
- Consistent street tree pattern
- Use of awnings
- Corner treatment
- Simple, quality building details



Location: Logan, Utah

Building Form: One-part block

Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Ample street-level fenestration
- Quality building materials
- Simple building details
- Simple, unobtrusive lighting



Location: Salt Lake City, Utah

Building Form: Two-part block

Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Ample street-level fenestration
- Consistent street tree pattern
- Use of awnings
- Corner treatment
- Simple, quality building details

Fails Standards:

- Foundation height too high (five feet)



Location: Sandy, Utah

Building Form: Very large one-part block

Primary Building Material: Brick/stucco

Meets Standards:

- Consistent building setback
- Consistent street tree pattern
- On-street parking

Fails Standards:

- Insufficient street-level fenestration
- Lack of on-street entrance
- Building details (false gables) incompatible with building form, feel "tacked on"



Location: St. George, Utah

Building Form: Cross wing/gabled ell

Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Building form compatible with residential neighborhood
- Appropriate street-level fenestration
- Quality, simple building details



Location: Lindon, Utah

Building Form: Residential form

Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Use of setback for dining area
- Residential-scale building form
- On-street entrance

Fails Standards:

- Lack of street trees



Location: Logan, Utah
Building Form: One-part block
Primary Building Material: Brick

Meets Standards:

- Appropriate building setback
- Appropriate use of building materials
- Appropriate fenestration along street
- Appears to have appropriate street trees
- Parking area in rear of building
- Appropriate, simple architectural details

Fails Standards:

- Fails to address the street with primary entrance on the building front



Location: Logan, Utah
Building Form: Residential form
Primary Building Material: Brick
Other Elements:

Meets Standards:

- Use of setback for dining area
- Residential-scale building form
- On-street entrance

Fails Standards:

- Deficient in on-street fenestration
- Large setback fails to define street edge



Location: Logan, Utah
Building Form: Residential form
Primary Building Material: Wood
Other Elements:

Meets Standards:

- Traditional building materials

Fails Standards:

- Large setback fails to define street edge
- Deficient in on-street fenestration.

Although this might not meet new construction town center design requirements, the planning commission may wish to approve a similar adaptive reuse of existing structures in Nibley to preserve historic structures in the community.

B. Building Materials Standards

Brick

Brick is a modular material and must be used in a manner that achieves a sense of permanence and quality.

- a. Dimensions of facades and openings must course out with brick modules where possible, to avoid small, cut pieces of brick.
- b. Trim with appropriate water table detail.
- c. Brick must appear self-supporting and three-dimensional. Avoid wide spans (over 10') at openings.
- d. Use some form of header or lintel at all openings. These must be deeper for wider spans.
- e. Use inset windows, brick jamb returns, and projecting sills at windows. Recess windows.
- f. Avoid pieces of wall that are less than one brick wide between openings, or less than two bricks wide at a corner.
- g. Use the range of decorative patterns brick offers. Use combinations of soldiers, headers, stringers, etc. to form patterns that create cornices, wall caps, water tables, and other details. Use patterns in a manner consistent with the material.

Stone

Stone is a substantial material rooted in the land. Stone and stone panels must be used in a manner that appears self-supporting and three-dimensional in order to feel genuine.

- a. Avoid wide spans (over 10') at openings.
- b. Avoid narrow pieces of stone wall less than 1' wide between openings, and less than 2' wide at corners.
- c. Take care in the detailing and construction to create a believable corner.
- d. Keep mortar joints consistent in width to match apparent breaks between stones with breaks in modules.
- e. Show some form of header or lintel at all openings. Wider spans must utilize deeper headers and lintels.
- f. Use inset windows, stone jamb returns, and projecting sill at windows.

Efis (Stucco)

Efis (Stucco) is traditionally a finish coat over masonry walls. Use in a simple manner over large planar wall surfaces.

- a. Stucco turns corners without need of trim, keeping clean lines at the corners.
- b. Emphasize the material with broad overhangs, deep recesses at openings, and delicate details such as thin metal rails.
- c. Avoid narrow pieces of stucco wall at corners or between windows.

- d. Create points of emphasis to provide contrast to stucco walls. Use slight changes in plane, changes in texture (walls vs. trim), or inset panels of contrasting finish and color (ceramic tile).
- e. Use appropriate scoring joints to create smaller panels that allow for natural expansion and contraction without unnecessary cracking. Joints must tie in with natural breaks or openings where cracks might naturally develop.

Siding/Cement Fiber Panels

Siding is traditionally a lightweight material over a frame structure. If using a cement-based product, choose those with a genuine appearance and use an authentic manner when detailing.

- a. Avoid vinyl, plywood, or pressboard siding.
- b. Critical details, both visually and functionally, are joint sealings at corners, soffits, openings, and between siding pieces.
- c. Combinations of trim, fascia, subfascia, soffits, eaves and rakes protect the vulnerable joints in a building that is sided. Work to create a functional, unified, and harmonious family of these details.
- d. Ensure that the scale of details is appropriate to the function.
- e. Apply details consistently on all sides of the building.
- f. Stagger vertical joints in horizontal pieces of siding.
- g. Avoid small sections of siding between openings and at corners.
- h. Use a base to protect sided walls from the elements. Masonry bases are preferred.
- i. Provide an attractive and functional transition to the base.

Concrete Block Masonry

A modular material used in a similar manner to brick or cut stone. Many different textures and sizes are available.

- a. Dimensions of facades and openings must course out with the block modules where possible, to avoid small cut pieces of block.
- b. Use a stain or color finish for visible areas.
- c. Consider the use of patterns to enhance the building; create cornices, wall caps, water tables, and other details using patterns.
- d. Accent with detail blocks of different texture/finish.
- e. Use inset windows.
- f. Avoid pieces of wall that are less than one block wide between openings, or are less than two blocks wide at corners.

C. Glossary of Terms

Access Management: The control of street (or highway) access for the purpose for improving the efficiency, safety and/or operation of the roadway for vehicles; may include prohibiting, closing, or limiting direct vehicle access to a roadway from abutting properties, either with physical barriers (curbs, medians, etc.) or by land dedication or easement.

Accessibility: Approachability and usability by people with disabilities that complies with the federal Americans with Disabilities Act.

Accessory Building or Accessory Structure: A building or structure that is subordinate and incidental to the main building on the lot.

Amenities, Pedestrian: Informal gathering places or socializing, resting, and enjoyment of a particular area and contribute to a walkable district. Typical amenities include extra wide sidewalks, street trees, sitting spaces, weather protection (awnings or canopies), pedestrian scale lighting, bus stop seating, etc.

Articulation: Off-sets, projections, recessed walls, windows, doors, etc. that provide variation to a building facade.

Bay: any of a number of similar major vertical divisions of a large interior, wall, etc. a division of a window between a mullion and an adjoining mullion or jamb.

Big Box Store: Large retail store or building, usually over 35,000 square feet,

Building Permit: The permit required for new construction and additions pursuant to this Title.

Building Mass: The aggregate size of a building, or the total height, width, and depth of all its parts.

City: The City of Nibley, Utah, a municipal corporation.

City Council: The Nibley City Council.

Clear view: Corner areas at intersecting streets and driveways in which unobstructed vision of motor vehicle operators is maintained.

Clustering: A development or subdivision design that concentrates buildings or lots on a part of the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive areas.

Conditional use permit: The permission granted by City authorities to use properties under special circumstances and with specific requirements and conditions attached.

Dedication: The setting aside of land, by an owner, for any general and public uses, reserving for himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat showing dedication thereon. The acceptance thereof by the City for public use shall be evidenced by the approval of such plat for recording as provided in this Title.

Easement: That portion of a lot or lots reserved or granted for the present or future use to a person or agency other than the legal owner or owners of such property or properties. The easement may be for a use under, on, or above the surface of such lot or lots.

Foot-candle: a unit of illumination, equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot.

Human Scale: Site and building design elements that are dimensionally related to pedestrians.

Institutional Use: The use of a site, lot, or parcel by an organization or public body, such as but not limited to a university, hospital, or church.

Major Commercial Development: A development project containing only retail commercial and service establishments serving the general public. To qualify as a Major Commercial Development the project must conform to the following criteria:

1. The project shall have been approved as a planned commercial development or planned shopping center development.
2. The project shall have a minimum project area of twenty (20) acres and a minimum area developed or in the process of being developed of ten (10) acres or more.
3. The project shall include one or more individual business establishments having more than eighty thousand (80,000) square feet of retail floor area.

Natural Drainage Course: Any natural watercourse which is open continuously for flow of water in a definite direction or course.

Natural Waterways: Those areas varying in width along streams, creeks, gullies, springs or washes which are natural drainage channels and in which areas no buildings shall be constructed.

Parking Ratio: The relationship, fixed by code, between parking quantity, building use, and building size.

Pedestrian-Friendly/Pedestrian-Oriented: Development which is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas.

Plaza: A public square or extra-wide sidewalk (e.g., as on a street corner) that allows for special events, outdoor seating, sidewalk sales and similar pedestrian activity.

Planning Commission: The appointed Planning Commission of Nibley City.

Primary Entrance: The entrance to a building that most pedestrians are expected to use. Generally, each building has one primary entrance. It is the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, primary entrances open directly into the building's lobby or principal interior ground level circulation space.

Rights-of-way: Land that is owned in fee simple by the public, usually for transportation facilities.

Site Design Definitions:

Berm: A mound of earth, generally two to six feet high, used to shield, screen and buffer undesirable views and to separate land uses.

Development Plan: All plans, studies, plats, statements, reports, covenants, and Information required by all applicable provisions of this Title.

Landscape setback: The area dedicated to street planting running parallel to the front of the property (or side of the property when adjacent to a public roadway) measured from the back of curb, or where curb is nonexistent, the right-of-way line. This area includes the park strip and sidewalk where they exist.

Site Plan: A plan that includes, at a minimum, all of the following information:

- a. Date, North arrow and appropriate scale to reflect adequately and clearly the detail necessary to describe the use. The drawing shall be accurate in terms of scale and dimensions; and
- b. The legal description of subject property; and

- c. The dimensions and location of existing and proposed improvements, including, but not limited to, buildings, fencing, hard surfacing and landscaping; and
- d. Motor vehicle access, including individual parking stalls, planters or planting strips within the parking lot, circulation patterns and curb cuts; and
- e. The location, height and size of proposed signs, on-site and off-site lighting and advertising devices, if applicable.

Streetscape: The portion of the right-of-way between the lot line and the edge of the vehicular lanes. The principal streetscape components are curbs, sidewalks, planters, street trees and street lights.

Architectural Definitions:

Arcade: A series of arches supported by columns, piers, or pillars, attached to a wall to form a roofed passageway or lane.

Architectural Banding: A minimum 6 inch horizontal band applied to the facade of a building. An architectural band can be accomplished through a change in color, texture, pattern, material or relief.

Architectural Pattern: Any unique organization of elements which can be repeated.

Brick Work: “Stretchers” are full-sized bricks, “headers” are half-sized bricks, and a “course” is a single horizontal line of bricks. A “bond” is any of a variety of arrangements of bricks having a regular, recognizable, usually overlapping (or staggered) pattern to increase the strength and enhance the appearance of the construction. A “running bond” or “stretcher bond” is composed of overlapping courses of stretchers. This is the most common kind of brickwork. The “common bond” or “American bond” has a course of headers between every five or six course of stretchers. “English bond” has an alternating course of headers and stretchers in which the headers are centered on stretchers. The joints between stretchers line up vertically in all courses. “Flemish bond” has alternating headers and stretchers in each course, each header being centered above and below a stretcher.

Building Accents: Architectural features on buildings, which enhance the appearance and design of a building. Building accents are similar, but not limited to, awnings, cornices, columns, courses, moldings, porticos, gables, quoins, etc.

Building Façade: Any exterior wall of a building including windows and doors, but not including a pitched roof.

Building Line: A line parallel to the front lot line and at a distance there from equal to the required depth of the front yard and extending across the entire width of the lot.

Building, Main: The principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose.

Canopy: An ornamental roof-like projection.

Colonnade: A series of columns set at regular intervals and usually supporting the base of a roof structure

Column: A supporting pillar consisting of a base, a cylindrical shaft, and a capital.

Capitals: The upper portion of a column.

Cornice: The uppermost section of the entablature including any moldings which crowns or finishes a horizontal fascia along the top of a wall or just below a roof.

Cupola: A small, ornamental structure built on top of a roof.

Decorative Parapet: An arched, gabled or stepped parapet.

Dentil: A dentil is one of a series of a series of closely spaced, rectangular blocks that form a molding

Eave: The lower part of a roof that projects beyond the plane of the wall.

Elevation: The perpendicular view of a side of a building; an accurate drawing of one side of a building that represents its materials and true dimension in the plane perpendicular to the line of sight.

Entablature: The horizontal area or member composed of an architrave (bottom), frieze, and cornice (top) which the column supports

Façade: Any face or elevation of a building.

Fascia: A long, flat horizontal band or member

Face Brick Pattern: The patterns created by various installations such as the, alignment, offset, and rotational degree

Fenestration: The arrangement and design of window and door openings in a building.

Fluting: A decorative motif consisting of a series of uniform, usually vertical flutes, as those incised curved indentations that run up and down in the surface of a column's shaft.

Focal Point: A point of visual convergence and interest.

Frontispiece: An ornamental portal or entrance bay around a main door.

Gable Roof: Two pitched roofs, back to back, forming a triangular roof.

Gathering Place: An area allocated and designed for the purpose of accommodating the assembling and meeting of people. (i.e. Plaza, courtyard, a place of interest, etc.)

Hip Roof: A gable roof with the ends brought together at the same pitch as the rest of the roof.

Incised Column: A half-column which protrudes out of the facade of the building.

Lintel: A horizontal element over a window or opening. A lintel is Usually of concrete, stone, or steel, the lintel acts as a small beam to span the opening and support the weight of the wall above.

Mansard Roof: A roof with a steep lower slope and a flatter upper slope on all sides.

Mass: Bulk or three-dimensional size of an object.

Massing: The combination of several masses to create a building volume; organization of the shape of a building, as differentiated for wall treatment, fenestration, etc.

Molding : A decorative band usually referred to by the design type such as Crown, Egg and Dart, and Dentil.

Mullion: A vertical member separating windows, doors, or panels set in series; often used for structural purposes.

Muntin: A slender member separating and encasing panes of glass in a window sash.

Pad Site: A location for a free standing building within a larger commercial center.

Parapet: A low guarding wall at the edge of a balcony or projecting from the edge of a roof.

Pillars: A vertical support; a column with a surface that may contain decorative features such as reeding or fluting.

Pilaster: A flat vertical element applied to the wall surface that simulates a classical column.

Pitch, Roof: The slope of a roof; usually expressed as a ratio of vertical rise to horizontal run (inches vertical in 12 inches horizontal).

Porte-Cochere: A porch large enough for automobiles to pass through.

Portico: A porch or walkway with a roof supported by columns, often leading to the entrance of a building.

Primary Façade: The side of a building that faces the public street. With a corner lot, the street facing side with the main customer entrance shall be considered the primary façade.

Primary Street: For a single frontage lot, the primary street is the adjacent public street. For a corner lot, the primary street is the public street with the largest right-of-way width.

Proportion: The relation of one dimension to another; usually described as a numerical ratio; in architecture, proportions determine the creation of visual order through coordination of shapes in a design.

Reeding: A convex decorative molding having parallel strips resembling thin reeds.

Secondary Façade: A side of a building that is not a primary Facade and either is visible from a public right-of-way or has a customer entrance. A building may have more than one secondary Facade.

Site Amenities: Features that increase the attractiveness and/or public usability of a site. Examples include but are not limited to: decorative lighting or fencing, street furniture, public art, planter, water features, etc.

Soldier and Sailors Course Brick Patterns: Soldiers and sailors refer to the orientation of brick units in masonry construction. Soldiers are placed vertically with the narrow edge exposed. Sailors are similar, except the brick is oriented with the wide face visible. Each can typically be seen at the top of parapet walls, openings, or as accents in masonry construction.

Signage Definitions:

Backlight or Back-Lit Sign: a sign with the light source positioned inside or behind the sign face, such as behind raised letters and awnings or inside sign cabinets, the lighting source of which is not itself visible to the observer.

Banner: Any cloth, bunting, plastic, paper, or similar material used for temporary advertising which is attached to or appended from a building.

Conforming Sign: A sign that meets all provisions of this Title.

Sign: Every advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, surface, space, or object erected or maintained in view of the observer for the purpose of identifying, promoting, advertising, directing, or warning for the benefit of any person, product, company, entity, or service. The term "sign" shall also include the sign structure, supports, lighting system

attachments, and other features. The term "sign" does not mean flags, badges, or ensigns of any government or governmental agency used for identification.

Sign Area: The portion of a sign used for display purposes, excluding the frame and supports. Only one side of a double-faced sign (covering the same subject) shall be used for computing the sign area when the signs are parallel (no greater than two feet apart) or diverge from a common edge by an angle not greater than 30 degrees. For signs that do not have defined display areas, sign area shall be the area of the smallest rectangle or square that shall frame the display.

Sign Alteration: Changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs), graphics, component, or location of a sign.

Sign Clearance: The height of the lower edge of the face of a freestanding sign from the finished grade.

Sign Density: The concentration of signs in a given area, frontage, district, or lot. Density, as used in this Title, shall usually be defined in terms of numbers of signs per lot or frontage.

Sign Design: The form, features, colors, and overall appearance of a sign structure.

Sign Development Plan: A comprehensive plan for all signs proposed for a development and may include a combination of site plans, architectural elevations, and written specifications which illustrate and describe proposed location, height, design, colors, and materials for such signs.

Sign Height: The height of a sign measured from the elevation of the nearest sidewalk or, if there is no sidewalk, from the top back of the adjacent curb or, if there is no curb, from the elevation of the nearest edge of the street paving surface.

Sign Location: The position on a property where a sign is to be placed.

Sign separation: The horizontal distance between signs measured parallel with the street or curb.

Sign Setback: The horizontal distance between the property line (front or side) and the closest edge of the sign structure.

Permitted Signs: Those signs which comply with Section 10-12-15 and which are shown in plan view and elevation for any uses requiring site plan review

Lighting Definitions: As defined by the Illuminating Engineering Society of North America

Candela: Unit of luminous intensity; one lumen per steradian. [This definition is not used in the USA Pattern Code.]

CU (Coefficient of Utilization): The ratio of lumens from a luminaire (fixture) received on the workplane to the lumens emitted by the luminaires lamps alone. A factor (between 0.0 and 1.0) that describes the fraction of the total lamp lumens that strike the area to be illuminated (the "work plane").

General Area: The percentage of the area of an individual space type that is considered to be general and illuminated with general lighting.

HID: High Intensity Discharge (Lamp). An electric discharge lamp in which the light producing arc is stabilized by the arc tube wall temperature and the arc tube has a bulb wall loading in excess of three watts per square centimeter. HID lamps include mercury vapor, metal halide, and high-pressure sodium.

HFC Horizontal Footcandle: Quantity of light (measured in footcandles) on a horizontal surface.

Luminous Efficacy (LE): The total lumens emitted by a light source divided by the total lamp power input, expressed as lumens per watt.

LDD (Luminaire Dirt Depreciation): An adjustment factor that accounts for the fractional loss of task luminance due to luminaire dirt accumulation.

LLD (Lamp Lumen Depreciation): An adjustment factor that accounts for the fractional loss of lamp lumens at rated operating conditions that progressively occurs during lamp operation.

Lens: A glass or plastic element used in luminaires (fixtures) to change the direction and control the distribution of light rays.

Light Distribution: The way in which light is emitted from a luminaire (fixture); often classified as direct, semi-direct, diffuse, semi-indirect or indirect.

Light Source: The lighting technology that is applicable to the specific luminaire. Typically: compact fluorescent - CF, fluorescent - FL, incandescent - INC, metal halide - MH, miniature reflector incandescent - MR, parabolic incandescent - PAR, tungsten halogen - TH.

LLF (Light Loss Factor): The fractional remainder of task illuminance due to all combined lumen depreciations including LDD, LLD, and RSDD.

LPD (Lighting Power Density): A measure of electrical power used to provide lighting to a space - expressed in watts per square foot (or watts per square meter).

RCR (Room Cavity Ratio): A number relating the dimensions of an enclosed space (length, width, height) that affects the overall coefficient of Utilization of a luminaire within that specific space. The actual values used in the calculations were: 1 for RCR A, 5 for RCR B, and 7 for RCR C.

Recommended Light Level: The horizontal light level (expressed in footcandles) that is considered appropriate for the space or area. These values are generally taken from published IESNA data where applicable.

Reflectance: The ratio of light reflected from a surface to the light falling on the surface.

RSDD (Room Surface Dirt Depreciation): An adjustment factor that accounts for the fractional loss of task illumination due to dirt on room surfaces.

Size: The size of a lens covering a luminaire opening B typically applied to downlights.

Source: A reference to the source of the building space-by-space description and square footage data (typically sets of building plans) from which building space square footage takeoffs are completed.

Task Area: The percentage of the area of an individual space type that is considered to be for specific tasks and illuminated with task lighting.

TEF (Total Efficiency Factor): A total efficiency factor used in calculating space type LPDs that includes initial Lamp Efficacy, Light Loss Factor (LLF), and Coefficient of Utilization (CU) and is expressed in lumens per watt.

Weighted Average Footcandles: The footcandle level considered to be typical over an entire space that accounts for both general and task footcandle levels and the space to which each is applied.

Weighted Average LPD: The allowable LPD value for a building type (i.e. office, fire station, library). This value is an average of the whole building LPD values for multiple buildings of this type. This value can be "weighted" in favor of one or more of these individual buildings if that building exhibits unique

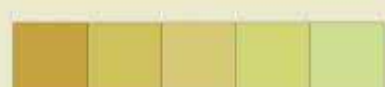
characteristics within its general type and there is data to support its actual share of new construction. Currently all buildings within a building type are given equal weight.

D. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Accent Colors

