



Memorandum

To: Planning Commission
From: Thomas Dansie, Town Planner
Date: March 25, 2008
Re: April 1, 2008 Planning Commission Work Meeting

Attached is the packet material for the April 1, 2008 work meeting. Staff recommends the Commission discuss the following issues at the meeting.

1. **Acceptable Building Materials.** Staff has prepared a draft ordinance that allows rusted metal as an acceptable building material and establishes materials standards for fences and walls. Please consider if there are other changes you feel are necessary to the town's materials standards.
2. **Gated Communities Ordinance.** At the last meeting the Commission briefly discussed creating an ordinance that prohibits gates from being installed at the entrances to subdivisions. Staff has prepared such an ordinance. Staff recommends the Commission discuss whether or not to proceed with this ordinance change.
3. **Building Setbacks and Building Size in the Central Commercial Zone.** Attached to this report are: 1) a draft building setback regulation, and 2) a draft building size regulation. Staff recommends the Commission review these documents and come to the meeting prepared to give specific feedback. Specifically, staff recommends the Commission consider whether or not the setback distances and building size limits proposed in the drafts are appropriate.

10-16-4(B) DESIGN ELEMENTS:

4. Building Material: Exterior building materials shall be compatible with the surrounding environment and historic structures in the area. A building may offer a subtle or strong contrast to adjacent structures as the result of the use and type of various materials. Similar exterior construction materials (indigenous stone and/or wood siding, for instance) shall be used for new construction in order to maintain a distinct regional character and establish visual harmony within the area.

a. Acceptable Materials: Wood siding, native stone (natural or dressed), stucco, rusted metal, and brick (subdued shades and earth tones) are acceptable exterior building materials.

b. Prohibited Materials: The following exterior wall finish materials are expressly prohibited, with minor exceptions as noted: thick shake shingles; adobe; ceramic tile (except as trim); weeping mortar; plastic or vinyl siding or non-rusted metal siding (except as trim or soffit material); asphalt siding; concrete or cinder block; plywood sheet or siding; and glass (except for moderate use of windows); precast stone or concrete imbedded with stone fragments; the planning commission may approve the use of precast stone or concrete block imbedded with stone fragments, if the applicant can show that it is an integral part of the construction requirements and/or is compatible with the surrounding structures, natural features, viewscape and environment.

c. Acceptable Materials for walls and fences: Walls and fences shall be wood, rusted or painted metal, wrought iron, stucco, or natural stone resembling rock native to Springdale.

d. Prohibited Materials for Walls and Fences: Chain link, vinyl or other similar synthetic material, pre-cast stone or concrete blocks, gabion baskets, and concrete or cinder block. Walls may be constructed of any material if the exterior surface of the wall as viewed from any point outside of the property where the fence or wall is located is composed of an acceptable material.

10-14-9: GENERAL STANDARDS:

A. Preservation In Design, Development: The design and development of subdivisions shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees and vegetation. Land which is subject to hazardous conditions such as landslides, mud flows, rock falls, ground subsidence, shallow water table, open quarries, floods and polluted water supply shall be identified and evaluated by a certified engineer.

B. Control Of Water, Storm Runoff: During grading or construction on any property, including off site construction, the developer shall control both water used for construction and storm runoff in such a manner as to not affect any adjoining properties, nor add silt or debris to any existing storm drain, wash, channel or roadway.

C. Gated Communities: No subdivision shall install a gate or other similar structure designed to limit access into the subdivision across any road, street, lane, easement, trail, or other similar access leading into the subdivision.

Building Size

Buildings shall be limited to 8,000 square feet, but can go up to 12500 square feet based on the following incentives

- 500 additional square feet for each minimum 4 foot re-entrant corner on the side of the building that faces a public street (up to a 1,500 square foot bonus)
- 2,500 additional square feet for public restrooms with signed & external entrances (advertised at front of property). One time bonus to one building.
- 1,500 additional square feet for each affordable or employee housing unit included in the building (up to a 4,500 square foot bonus)
- 1,000 additional square feet for the use of native red sandstone on at least 30% of the building façade that faces a public street (sandstone walls greater than 4 feet in height must be seismically reinforced)
- Within 100 feet of the highway there must be no more than 8000 square feet of any one building.
- Within 100 feet but more than 50' buildings of less than 8000 square feet can be constructed. (Excluding required setbacks)

Old Reference:

Building Size: To ensure village scale development, the gross area of each individual building or structure on a lot or parcel of land in the CC zone shall not exceed five thousand (5,000) square feet. Gross area shall include all attached structures and exclude basements. Buildings larger than five thousand (5,000) square feet may be allowed if village scale appearance can be preserved by moving a building or structure farther from SR-9 and/or a residential zone. The following shall govern the maximum gross area allowed dependent on the linear distance said structure is located from SR-9 (Zion Park Boulevard) and/or a residential zone (VR or FR zone):

<i>Minimum Linear Distance From</i>	<i>Maximum Gross Area Of Building Allowed</i>	
<i>SR-9</i>	<i>Residential Zone</i>	
<i>200 feet</i>	<i>100 feet</i>	<i>12,500 square feet</i>
<i>100 feet</i>	<i>50 feet</i>	<i>8,000 square feet</i>

Building setbacks

Cumulative building frontage allowed at various setbacks, per 100 feet of lot frontage on SR-9, are determined by the table below:

Option 1: Works with LM Triangle

Setback	Cumulative Building Frontage
>60'	>83'
50-59'	83'
40-49'	67'
30-39'	50'
20-29'	33'
10-19'	17'

Option 2: Colin and Dan recommendation

Setback	Cumulative Building Frontage
>60'	>100'
40-59'	100'
20-39'	50'
10-19'	30'

On lots with more than 100' of frontage on SR-9, each cumulative building frontage measurement must be separated by at least the following distances:

Setback	Required separation between cumulative building frontage measurements
>60'	0'
50-59'	10'
40-49'	20'
30-39'	30'
20-29'	40'
10-19'	50'

Side and rear setbacks are 0', except where the property is adjacent to a property not in the CC zone. In that case the side and rear setbacks are the same as those for the adjacent zone.

Encroachments into the front setback:

The area of the front setback (up to 60 feet) not covered with buildings must be landscaped, except that 50% of the area may be used for commercial uses: outdoor seating (restaurants), outdoor displays (retail), etc., but not for parking. Retractable awnings may protrude from the front of a building five feet into the front setback.