



HERRIMAN CITY

HIGH DENSITY DESIGN GUIDELINES

MAY 3, 2007

INTRODUCTION

The information in the Herriman City High Density Design Guidelines for an attached housing development governs the appearance and use restrictions within Herriman City.

The High Density Residential neighborhoods shall help transition the density from the Medium Density Residential, Medium Density Cluster and the Commercial. These High

Density Residential neighborhoods will be characterized by a gross density up to 20 dwelling units per acre and a minimum of 11 units per acre. High Density Residential housing will consist of Planned Unit Developments, Dwelling Groups and apartments which will have a variety of townhomes, condominiums or clustered housing. Units in these areas will be accessed from public and private streets, alleys, private driveways and

lanes. Variations in setbacks, both in front and back and from side to side are to be encouraged. These projects shall pay close attention to perimeter landscaping and their transition from lower to higher density. **Landscaping and open space shall be used to buffer and soften the density. These areas should be located near the Mountain View Corridor.**

The open space within the neighborhood will be provided in the form of developed parks, club houses, public spaces, trails, and paths to encourage connectivity to other developments and to the regional trails network. Entry features and other streetscape enhancements will provide open space character to each site plan.

INTERPRETATION

In interpreting and applying these guidelines, the provisions thereof shall be held to be the minimum requirements needed to promote the public health, safety, prosperity, aesthetics and general welfare of the present and future inhabitants of Herriman City.

The final interpretation of these guidelines will be defined by the City's Land Use Authority per the City's Land Use Ordinance.

APPLICABILITY

The Design Guidelines shall apply to all High Density Residential development within Herriman City.

SITE PLANS

Site plans should be well designed, pedestrian friendly and should provide connection to the overall trail system. The design should encourage slow travel speeds for vehicles. Site plans should avoid large expansive parking fields. Site plans should include elements to hide the parking from public view.

PASSIVE OPEN SPACE

These are areas of the development that are intended to stay undeveloped and retain their natural beauty and would retain a rural feel to the development. These areas might also provide a buffer to adjacent land owners or transition from one land use to another. These areas might include developed trails and roadways to facilitate access.

ACTIVE OPEN SPACE

These are the developed open space areas of the development. These areas include community or neighborhood parks, wide pedestrian walkways, trails and trail heads, playgrounds, ball fields, tennis courts, swimming pools, pavilions, picnicking areas, and community recreation centers. These areas focus on a full range of active recreational facilities. The developer shall develop an active open space area within a ½ mile of each resident within the development. This will help promote a walkable neighborhood and a sense of place within the development. Trail head parks shall have an open feel with 2-rail or 3-rail fences to delineate the boundaries. They should follow the general contour of the site and take advantage of view corridors. Trails shall be designed to take people to other specific places. Trails should not just dead-end.

The developer shall dedicate the active and passive open space on a plat by plat or phase by phase basis to the Home Owners Association or Herriman City.

GARAGES AND ACCESSORY BUILDINGS

The use of recessed, side-access and alley loaded garages are encouraged. Garages may be attached or detached from the primary residence. Buildings with front-loading garages that protrude or that are flush with front of main building façade must have a covered porch. Other front-loading garages will be evaluated on a case-by-case basis by Herriman City. The visual image of attached garages should be minimized in the streetscape, and the garage should be proportionate to the homes living space. Front porches and building entries may protrude in front of the garage as allowed by the lot setback. Any detached garages or sheds must be similar in style and color to the buildings.

STORAGE

The design of the development shall provide adequate on-site storage to minimize the need for storage in parking areas.

PORCHES, DECKS AND OVERHANGS

Covered porches, decks and overhangs are strongly encouraged to provide variety to the building facades of each residence while maintaining architectural integrity and unity within the structure. The appearance of 'add-on' elements should be avoided by integrating these elements into the design of the structure. Porches should generally be designed to be open and inviting. They should not be long, narrow corridors leading to the front door.

Rear decks will be integrated into the design of the structure. The appearance of a deck supported by 'spindly legs' should be avoided with minimum size support posts of 6" x 6".

ARCHITECTURAL STANDARDS

The architectural patterns within the development will include many different materials including: stucco, cement fiber siding, masonry, brick, and stone. Herriman City will have broad discretionary powers in the review and approval of architecture.

STYLE AND CHARACTER

The general style and character of each residence shall be appropriate to the size of the site, the location within the development and the topography. Buildings on sloping lots that result in large retaining walls due to the poor integration of the buildings and topography may be denied by Herriman City. The incorporation of dormers, porches, wide roof overhangs, weather vanes & iron elements, shutters, accent shingles, and high percentage of glass and windows are strongly encouraged.

EXTERIOR MATERIALS AND COLORS

All exterior materials shall be suitable for the climate and exposure with a minimum of deterioration and wear. Materials will be selected that will be relatively maintenance-free. Herriman City may reject any architectural material that it deems to be of inferior quality, or problematic with regard to the intended use. New materials will be considered for use in the development as they are developed by the building industry. The primary material treatment must be selected from the following options.

1. Stucco with Masonry Base
2. Shingles with Masonry Base

3. Siding with Architectural Trim and Accent Elements
4. Siding with Masonry Base
5. Masonry with Architectural Trim and Accent Elements

Architectural colors will be harmonious with the setting and the neighboring properties. (Subtle or muted tones as well as earth tones are best for the dominant areas of the structure.) Pastels and bright colors will not be used. Roof colors will be evaluated as they relate to the character of the home as well as for compatibility with the neighboring structures.

Architectural facades will be of consistent material and style compatible with surrounding residential areas.

1. All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated and relate to but not overwhelm the neighborhood. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade.
2. Design multi-building projects to include consistent design elements throughout the project.
3. Building elevations should incorporate architectural features and patterns that include a pedestrian scale.
4. Utilize architectural features, screen walls, landscaping into the overall building design.
5. Internalize roof drain elements within the building or an architectural feature such as columns (except at-grade discharge).
6. For all buildings at least two of these elements should repeat horizontally. Buildings with facades greater than 100 feet in length should include several of the elements listed below, repeated at appropriate intervals, either horizontally or vertically:
 - a. Color change. Recognizable, but not strongly contrasting.
 - b. Texture change.
 - c. Material change.
 - d. Architectural variety and interest through a change in plane such as offsets.
 - e. Reveals, archways or projecting rigs.
 - f. Wall plan projections or recesses.
7. Wall elevations should terminate at a logical point.
8. Variations in rooflines or parapets should be used to reduce the scale of residential buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building.
9. The size of all roof elements should be appropriate to the size and scale of roofing materials used. Buildings with sloping roofs should include multiple planes.

10. Solid and soft or open areas of the façade should be arranged to create a relationship that complements the architectural style of the structure. Soft or open building elements include windows, entryways, porches, arcades, etc.
11. Predominant exterior building materials should be of high quality and durable. These include, but are not limited to:
 - a. Stone, natural or faux.
 - b. Integral color, sand blasted or stained textured masonry.
 - c. Split-face or scored concrete masonry units.
 - d. Textured tilt-up concrete panels.
 - e. Stucco/EFIS.
 - f. Concrete and clay tile roofs.
 - g. Clear and tinted glass.
 - h. Architectural metal.
 - i. Predominant exterior building materials should not include the following:
 - Un-textured tilt-up concrete panels.
 - Pre-fabricated steel panels.
 - Corrugated metal.
 - Asphalt shingled roofs, except for period architecture.
 - Highly reflective glass.
12. Predominant façade colors should possess low reflectivity characteristics, and respect the diversity of color incorporated in the country lifestyle. The use of bright color schemes should be justified by the overall design, and may not be appropriate in many contexts.
13. Building trim and accent areas may feature different building materials and different colors than the building field color, including use of primary colors, if compatible with the architectural design.

ELEVATIONS

The exterior of each unit must meet or exceed the following minimum standards for finish and materials. All windows and doors should be trimmed or set apart from the plane of the façade by accent colors. The use of shutters or similar exterior trim elements is encouraged.

SIDE BUILDING ELEVATION & REAR ELEVATION

Any building that has a side or rear elevation that is on open space or public right-of-way must have the same architectural elements as the front façade and the same attention to architectural detail.

ROOFS

The design of the roof should appear as an integrated architectural element. Twenty Five year architectural grade roofing is the minimum required for roofs in the development. Other shingle materials that meet or exceed the minimum requirement may be approved by Herriman City.

A minimum fascia height of 4” will be required for all units. These elements will be finished to match the finish and color or the trim of accent color of the building. Exposed rafters and open soffits will only be allowed by Herriman City when they relate to the style of the architecture. In such cases, the soffit and rafters must be painted to match the building. Soffit and fascia finish materials must be approved by Herriman City.

FENCING, WALLS AND RETAINING

Fencing and walls around high density residential units is permitted. No chain link fencing shall be permitted with the exception of sport court fencing. Such fencing shall be screened from public view. All fences on sloping lots must comply with these standards while stepping with the grade with the exception that open, three rail fences may follow the contour of the site. The top rail of stepped fences must be constructed in a level plane. On stepped fences the height shall be measured at a point that is midway between posts. Fences must step in four or eight-foot lengths as determined between posts. Other fencing may be required for specific sites. All trash enclosures must be screened from public view and the screening must be the same as the primary structures.

PARK STRIP LANDSCAPING

All park strip areas adjacent to the front, rear and side yard areas of each unit are to be landscaped by the builder and maintained by the adjacent property owners. Tree specifications must follow the guidelines outlined in the Herriman City Approved Tree and Shrub List. No materials other than the approved trees or grass may be installed in park strip areas. Rocks, gravel, bark, or other types of xeroscaping are not acceptable landscape materials for park strip areas. Street trees shall be located within the park strip between the sidewalk and the curb. Clear zones for visibility and safety must be considered when locating street trees on corner lots. The side park strips must follow the rule of one tree every 25'. Any tree that is placed in the park strip that is contrary to the Herriman City Approved Tree and Shrub List may be removed and replaced with an appropriate tree by Herriman City at the owner's expense.

The balance of the front yard shall be landscaped with sod, ground cover, or planting beds. Visual clearance for driveways and streets must be maintained.

Landscaping in each development shall conform to the above listed standards where applicable, but should also provide a landscape plan as part of the site plan submittal to the City. The landscaping should be designed to help soften the density and generally

should be maintained under a Home Owner Association. Individual units shall be allowed to have a small area of private landscaping, but in general this area should be screened from public view.

PRESERVATION OF EXISTING TREES AND REVEGETATION

Significant areas of native trees or exceptional specimens of native trees may exist within a development. These trees shall be identified as part of the Site Plan and should also be identified on the builders' specific building plan. Care should be taken to preserve as many of these native trees as possible within the building lots. Wherever possible, development plans shall strive to locate native trees in common areas.

WALKWAYS AND PATHS

Each development should include a wide variety of common area walkways, paths and trails. The type of construction, size and location of these trails will be determined by the City during the design of each phase of construction. The eventual use and development need will be evaluated when determining the level of facility that is to be built.

PATHWAY LIGHTING

Major pathways within the core areas of the development may be illuminated. These light fixtures shall be approved by the City. Illumination levels shall be chosen based on the intended use of the pathway, location within the development and safety criteria.

CROSSWALKS

Use of crosswalks shall be incorporated within the development, at intersections, within parking lots, or other needed pedestrian connections. Crosswalks shall be so configured to be a design feature of the development, i.e. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Medians may be used in appropriate areas to encourage walking and to act as a "refuge" for crossing pedestrians. In mountain areas with challenging slopes ADA ramps at the intersection may not meet ADA specifications, in such areas; the developer shall do one of two things: 1) Developer shall get written documentation from their engineer indicating the reason why the ramps cannot comply with ADA standards; or 2) Eliminate the sidewalk in areas with short cul-de-sac streets.