



# HERRIMAN CITY

## MEDIUM DENSITY RESIDENTIAL DESIGN GUIDELINES

MAY 3, 2007

## **INTRODUCTION**

The information in the Herriman City Medium Density Design Guidelines for detached single family housing and attached Medium Density Cluster development governs the appearance restrictions within Herriman City.

Individual homes are anticipated to be accessed from public, local streets; however, a sub-local street standard or shared driveway may be used, particularly for clustered development. These neighborhoods will be characterized by a variety of lot sizes. Variations in setbacks, both in front and back and from side to side are to be encouraged. Uniformity in front facades shall be avoided. To the greatest extent possible, subdivision design should take advantage of the views.

While individual yard space will provide some of the open space within the neighborhood, community open space will be provided in the form of parks, 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 the neighborhoods.

## **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 Medium Density Residential development within Herriman City.

## **FLOOR PLANS**

Multiple copies of the same floor plan may be constructed every third house when counted on either side of the street. There must be at least two (2) houses of differing floor plans between duplicative or the same floor plan. To modify a duplicative floor plan so that it is not considered the same, the builder or owner must consider a number of the following design changes:

- Altering the rooflines
- Changing color schemes
- Altering siding textures
- Moving garages
- Increasing or altering windows
- Increasing or altering covered porches

## **SIDEWALKS AND PATHWAYS**

The design of pedestrian ways may include a solitary meandering pathway, sidewalk, or trail. Choice of appropriate pedestrian access will be made based upon the scale and type of the development being proposed. The standard ten foot cross section (five foot park strips, five foot sidewalk) is a minimum, while a wider park strip and/or sidewalk may be used depending upon the desired effect.

## **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.

## **PARCEL LOT SIZE**

The Medium Density Residential neighborhoods shall help transition the density from the Low Density to the High Density Residential and Commercial. Lot sizes and frontages should be varied to encourage a variety of architectural housing types. The Medium Density Cluster should be used next to the High Density Residential and the Medium Density Residential should be used next to the Low Density Residential.

## **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 of 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 would include regional, community or neighborhood parks, pedestrian walkways, trails and trail heads, playgrounds, ball fields, tennis courts, swimming pools, pavilions, picnicking areas, or community/recreation centers. These areas focus on a full range of active recreational facilities. The developer will 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 will 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 will 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 and side-turned garages is encouraged. Garages may be attached or detached from the primary residence. Front-loading garage doors must not protrude in front of the main building façade without specific approval. Buildings with front-loading garages 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. 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.

## **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”.

## **MINIMUM BUILDING SIZE**

- A rambler-style single family dwelling shall have a minimum 1500 square feet on the main floor, and a minimum of a 2-car garage.
- A two-story single family dwelling shall have a minimum of 1300 square feet on the main floor, and the total finished square footage shall be a minimum of 2000 square feet; with a minimum of a 2-car garage.
- A clustered group of dwellings shall each have a minimum of 1100 square feet on the main floor, and a minimum of a 1-car garage.

## **STYLE AND CHARACTER**

The general style and character of each residence should be appropriate to the size of the lot, the location within the development and the topography. Homes on sloping lots that result in large retaining walls due to the poor integration of the home and topography are discouraged. The incorporation of dormers, porches, wide roof overhangs, weather veins & iron elements, shutters, accent shingles, and high percentage of glass and windows are strongly encouraged.

## **EXTERIOR MATERIALS AND COLORS**

All exterior materials should 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 aesthetic appearance 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 should 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.

## **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. Each home shall have a porch that extends out from the front façade of the home.

### **FRONT BUILDING ELEVATION**

Brick, rock or stone must be used for the finish system on the front building façade and must make up a minimum of 25% of the total area of the front. If the home incorporates a front porch across the entire front façade of the house the brick, rock, or stone can be reduced to 10%. Brick or stone should be used on the front elevation to show significant masonry architectural detail in the form of vertical accents. Manufactured materials may be substituted for real stone products. The remainder of the front elevation may be finished with a combination of stucco, fiber cement material, or brick products. The use of vinyl and aluminum siding is discouraged. The trim should be applied consistently with the architectural style of the home. Trim should be applied so that it adds dimension to the front façade. The use of more than three finish materials in the front elevation is discouraged. All finish materials used and their placement on the façade must be indicated on the elevation rendering. Where living space is added above the garage the front façade must include windows and other treatments to avoid a large blank wall space above the garage doors. Driveway locations should be selected to promote pedestrian friendly pathways.

### **SIDE BUILDING ELEVATION**

The side of the building should have the same primary material treatment as the front. Each side elevation must include at least two windows per floor, unless the home contains a wainscot that covers the entire length of the side elevation. In which case, only one window per floor is required. The windows should make up 5% of the side façade for a standard lot. For corner lots the windows should make up 10% of the façade

and must have similar window treatments as the front façade windows, i.e. trim and/or shutters.

## **REAR ELEVATION**

Any home in which the rear of the building is facing a street or open space, the rear elevation must have the same architectural elements as the front elevation, i.e. trim, shutters, rock, stone, masonry base. In other words, it must appear double fronted. Landscaping can also be used to help break-up the back wall, but cannot be used exclusively.

## **ROOFS**

Roof planes for lots on a street without a cul-de-sac should have a minimum pitch of 6:12 (vertical to horizontal). Lesser pitches may be utilized on small areas of the roof plan such as shed dormers and patio or porch 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 each development.

A minimum fascia height of 4' shall be required for all homes. The elements should be finished to match the finish and color or the trim of accent color of the home. Exposed rafters and open soffits should only be allowed when they relate to the style of the architecture. In such cases, the soffit and rafters must be painted to match the building.

## **FENCING, WALLS AND RETAINING**

Fencing and walls around residential lots is permitted. No chain link fencing will be permitted with the exception of sport court fencing. Such fencing should 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.

## **PARK STRIP LANDSCAPING**

All park strip areas adjacent to the front, rear and side yard areas of each lot are to be landscaped by the homebuilder and maintained by the homeowner. 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 should 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 should 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 should be landscaped with sod, ground cover, or planting beds. Visual clearance for driveways and streets must be maintained.

Landscaping in each development should 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 in a PUD should be allowed to have a small area of private landscaping, but in general this area is to 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 should 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 should 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 will be approved by the City. Illumination levels should be chosen based on the intended use of the pathway, location within the development and safety criteria.