



HERRIMAN CITY

COMMERCIAL DESIGN GUIDELINES

MAY 3, 2007

INTRODUCTION AND PURPOSE

The information in the Herriman City Commercial Design Guidelines for commercial development have been devised as a method of achieving a high quality, cohesive design for commercial development in Herriman City.

These guidelines will assist developers, builders, engineers, architects, landscape architects and other professionals in understanding expectations for preparing plans for development in all commercial zones. In addition, these articles will lend guidance to staff, the Planning Commission and the City Council in the review process for commercial development.

There are certain key design elements which contribute significantly to the visual order and consistency of the entire commercial area. The common features; site planning, architecture, landscape design, signage, lighting and other details are the subject of these guidelines. The guidelines express the desired character of all commercial development in Herriman City. Each guideline shall be considered in terms of how it applies to a given development or structure. The intent of the guidelines must be met in order for a development to be approved during the review process.

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 commercial development within Herriman City.

SIDEWALKS AND PATHWAYS

The design of pedestrian walkways 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 proposed development. The standard ten foot cross section (five foot park strip, five foot sidewalk) is a minimum, while a wider park strip and/or sidewalk may be used depending upon the desired effect.

Pedestrian Amenities and Hardscape:

- a. Design convenient pedestrian and bicycle access to all adjacent streets.
- b. Design sites to minimize pedestrian and vehicular conflicts. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point, use decorative bollards to increase visibility, improve safety and enhance aesthetic appeal.
- c. Pedestrian areas should include such things as decorative paving, seating, pedestrian scaled lighting, potted plants and landscape planters.
- d. Use functional colonnades in shopping centers to provide sheltered areas for outside dining or other activities in designated areas.
- e. On west and south exposures, design plazas, patios and pedestrian areas with architectural and landscape shade elements.

PARCEL LOT SIZE

Parcels shall be of sufficient size to assure compliance with all building, setback and parking requirements.

Contextual Relationship to Residential:

- a. Commercial developments adjacent to existing and future residential developments should be of an appropriate scale, setback and building height. Multi-story commercial buildings should incorporate lower scale, single-story elements adjacent to existing and future single-family development.

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 landowners or transition of one land use to another. These areas might include developed trails and roadways to facilitate access. Passive open space is encouraged in each commercial development.

TRAILS

Trail head parks shall have an open feel with 2-rail or 3-rail fences to delineate 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 shall not just dead-end.

SITE DEVELOPMENT STANDARDS

Proposed construction of improvements within lots and building sites for commercial sites will be reviewed and approved according to compliance with the following standards’.

- a. Locate pad buildings closer to arterial intersections to provide a strong visual and pedestrian relationship to the street.
- b. When practical, locate most parking and service functions behind or to the side of the building.
- c. Develop distinctive architectural forms or landscape, art or historical features at the terminus of major development entrances.
- d. In large multi-building developments, organize the site layout to provide functional pedestrian spaces, plazas and amenities between or in front of buildings.
- e. Provide weather and sun protections, such as overhangs, awnings, canopies, etc.

LOADING AREAS AND ACCESSORY EQUIPMENT

- a. To the extent possible, locate trash facilities, service and loading areas away from single-family residential uses, development entrances and major circulation aisles.
- b. Locate parking lot and drive aisle light poles in landscaped areas. Demonstrate the avoidance of a conflict between lighting and landscaping. Paint concrete light pole bases to match the primary color of the building or finish the bases to match parking screen walls.
- c. Strive to locate ground-mounted utility cabinets where they do not conflict with prominent site views and can be screened from major streets and public areas. Paint cabinets and screen walls to match the principal structure. Where space allows, provide landscaping in front of screening walls.
- d. Strive to ensure that ground-mounted utility equipment and cabinets are hidden where grade permits.
- e. Finish or paint all exterior metal to match approved project colors.

AWNINGS, PATIOS AND PUBLIC GATHERING SPACES

Awnings, Patios and Public Gathering Places are strongly encouraged to provide variety to the building facades and building spaces of each commercial building 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.

ARCHITECTURAL STANDARDS

The architectural patterns within a proposed development will include many different materials including: stucco, cement fiber siding, masonry, brick and stone.

MASSING

The visual impact of a building depends not only on its size, but also on the relationship between its length, width and height. Also, such features as prominent entries, windows, color and materials are factors in the visual impression of a building.

- a. Building mass should be broken into smaller elements, consistent with the proportions of the architectural style selected and surrounding uses.
- b. In large multi-building developments, vary the size, massing and height of the buildings in relation to each other.
- c. Reduction of building mass may be achieved by using a combination of the following techniques:
 - Variation in the rooflines and form.
 - Use of ground level arcades and covered areas.
 - Use of protected and recessed entries.
 - Use of vertical elements on or in front of expansive blank walls.
 - Use of pronounced wall plane offsets and projections.
 - Use of focal points and vertical accents.
 - Inclusion of windows on elevations facing streets and pedestrian areas.
 - Retaining a clear distinction between roof, body and base of a building.

DESIGN

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

- a.** Design multi-building developments to include consistent design elements throughout the development.
- b.** Building elevations should incorporate architectural features and patterns that include a pedestrian scale.
- c.** Side and rear facades will be finished to match front elevation.
- d.** Utilize architectural features, screen walls and landscaping into the overall building design.
- e.** Internalize roof drain elements within the building or an architectural feature such as columns (except at-grade discharge).
- f.** Service and exit doors should be integrated into the architecture of publicly visible elevations.
- g.** Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building.
 - 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.
- h.** 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, arbors, porches, arcades, etc.
- i.** Predominant exterior building materials should be of high quality and durable. These include, but are not limited to:
 - Stone, natural or faux.
 - Integral color, sand blasted or stained textured masonry.
 - Split-face or scored concrete masonry units.
 - Textured tilt-up concrete panels.
 - Stucco/EIFS.
 - Concrete and clay tile roofs.
 - Clear and tinted glass.
 - Architectural metal.
 - Predominant exterior building materials should not include the following:
 1. Un-textured tilt-up concrete panels.
 2. Pre-fabricated steel panels.
 3. Corrugated metal.
 4. Asphalt shingled roofs, except for period architecture.
 5. Highly reflective glass.
- j.** Predominant façade colors should possess low reflectivity characteristics, and respect the diversity of color. The use of bright color schemes should be justified by the overall design, and may not be appropriate in many contexts.
- k.** 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.
- l.** Buildings should have clearly defined customer entrance(s) incorporating elements such as:
 - Canopies or porticos.

- Overhangs.
- Recesses/projections.
- Raised corniced parapets over the door.
- Peaked roof forms.
- Arches.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Architectural details such as tile work and moldings integrated into the building structure to frame the entryway.
- Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
- Enhanced pedestrian surfaces.

LANDSCAPE STANDARDS

The following landscape standards will apply to all Commercial development. The owner or applicant shall be required to implement these standards. A landscape plan must be submitted and approved prior to the City issuing a building permit.

- a. Design the development landscape theme to complement and enhance development architecture.
- b. Design arterial street intersection frontage with substantial hardscape features, creative grading design, fountains, seasonal color, art and/or vertical landscape focal points. Incorporate “Welcome to Herriman” features at designated entrances to the City.
- c. For developments over ten (10) acres, create prominent focal points. Architectural structures, art, and landscape features should be located at the terminus of major development entry drives.
- d. Incorporate canopy shade trees, landscape features and seating or other pedestrian amenities near colonnades, storefronts and pedestrian routes.
- e. If retaining walls in retention basins are necessary, they should be terraced and landscaped to reduce their visual scale.
- f. Screen restaurant menu boards from adjacent public rights-of-way and off-site uses.

RECOMMENDED PLANT MATERIALS

Plantings within the development common areas and rights-of-way park strips shall be selected from the Herriman City Approved Tree and Shrub List. Commercial owners should use this list as a guide for individual landscape planting plans within the development. Plants listed as ‘Prohibited’ are not allowed within the development.

SITE LIGHTING

The provision of adequate lighting while maintaining the rural nature of the surrounding areas is an important design goal for commercial development. Lighting within the development shall be coordinated according to the following guidelines. Site plans must include a detailed lighting plan. Details must include light fixture luminance.

- a.** Provide pedestrian scale lighting fixtures in areas designed for pedestrian activity such as plazas, courtyards, pathways and seating areas but excluding parking only areas. Select lighting fixtures that complement the general architectural style of the development.
- b.** Highlighting of unique or special features of the site, such as architectural features, specimen trees and artwork with accent lighting should be considered.
- c.** Use decorative wall-mounted sconces or light fixture when building lighting is proposed on elevations away from residential uses.

SIGNAGE

Signage continuity is important to the long-term values within commercial development. The formulation of a development identity will be governed by Herriman City. Lighting may be reviewed by the City on an individual basis if needed.

- a.** Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development.
- b.** Design directional signs with similar design elements as the development freestanding signs.
- c.** Design and locate signage to be visible from both pedestrian and vehicular areas.
- d.** Provide building signage that is proportional to the scale of the tenant façade. All building and freestanding signs should be designed to further the design theme of the building and be consistent with any sign package.
- e.** Paint sign background and sign cabinets to complement building colors.
- f.** Prominent color bands, painted accents and striped awnings should complement and not dominate the architectural theme of the building.