

HERRIMAN, UTAH
ORDINANCE NO. 2024-13

AMENDING TITLE 10, SPECIFICALLY §10-12-16, OF HERRIMAN CITY CODE TO ALLOW ARCHITECTURAL METAL PANELS, EXCEPTIONS TO SECONDARY EXTERIOR BUILDING FINISH MATERIALS, CLARIFYING REQUIREMENTS FOR PEDESTRIAN ACCESS, AND UPDATING SITE AMENITIES ON PROJECTS THAT ENCOMPASS FIVE (5) OR MORE ACRES.

WHEREAS, the City of Herriman, pursuant to Utah State Code, may adopt an ordinance to establish land development regulations (“Zoning”), which includes the adoption or amendment of Zoning text or map; and

WHEREAS, pursuant to Utah State Code, the Planning Commission shall prepare and recommend any Zoning text amendments to the City Council; and

WHEREAS, pursuant to the City of Herriman Land Development Code, the Planning Commission shall hold a public hearing and provide reasonable notice at least ten (10) days prior to the said public hearing to recommend any Zoning text amendments to the City Council; and

WHEREAS, a notice of a Planning Commission public hearing on a Zoning text amendment was posted in three (3) public locations and mailed to affected entities on March 10, 2024, for a meeting to be held on March 20, 2024, at 7:00 p.m.; and

WHEREAS, the Planning Commission voted 6-0 to recommend approval of the Zoning text amendment in a public meeting held on March 20, 2024, at 7:00 p.m. in the City Council Chamber; and

WHEREAS, pursuant to Herriman City Code, it is the responsibility of the City Council to consider the Zoning text amendment and Planning Commission recommendation in a public meeting; and

WHEREAS, a City Council public meeting was held on June 12, 2024, at 7:00 p.m. to discuss the Zoning text amendment; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Herriman City to adopt the Zoning text amendment, which was recommended by the Planning Commission and documented in City File number Z2022-075;

NOW, THEREFORE, be it ordained by the Herriman City Council for the approval to amend the Herriman City Official Zoning Ordinance, Title 10, as described in Exhibit “A”.

This Ordinance assigned Ordinance No. 2024-13, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

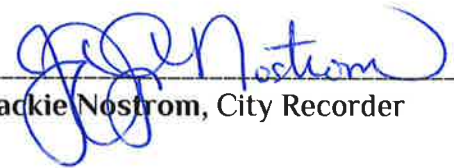
PASSED AND APPROVED this 12th day of June 2024.

HERRIMAN CITY



Mayor Lorin Palmer

ATTEST:



Jackie Nostrom, City Recorder



Herriman City

ORDINANCE NUMBER: **2024-13**

SHORT TITLE: ORDINANCE AMENDING TITLE 10-12-16 OF THE HERRIMAN CITY CODE TO ALLOW ARCHITECTURAL METAL PANELS, EXCEPTIONS TO SECONDARY EXTERIOR BUILDING FINISH MATERIALS, CLARIFYING REQUIREMENTS FOR PEDESTRIAN ACCESS, AND UPDATING SITE AMENITIES ON PROJECTS THAT ENCOMPASS FIVE OR MORE ACRES

PASSAGE BY THE CITY COUNCIL OF HERRIMAN CITY ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Jared Henderson			X		
Teddy Hodges	X		X		
Sherrie Ohrn					Absent
Steven Shields		X	X		
	TOTALS		4		1

This ordinance was passed by the City Council of Herriman City, Utah on the 12th day of June 2024, on a roll call vote as described above.

10-12-6: Development Standards

- A. Generally: The use and development of land located in Commercial and Office Zones shall conform to the standards set forth in this section and in section 10-12-7, chart 10-12 of this chapter except as may be authorized by another provision of this title. (Ord. 2019-15, 6-12-2019)
- B. Alteration And Expansion Of Existing Facilities: When development is proposed to alter or expand existing facilities and the proposed use, alteration, or expansion increases the floor area and/or parking requirements by twenty five percent (25%), then the entire site shall be brought into compliance with current City ordinances.
- C. C-1 And C-2 Zones: Development in the C-1 and C-2 Zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title.
1. ~~For developments over five (5) acres, d~~Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments.
 2. Accessible parking spaces should be convenient to building entries.
 3. Crosswalks and sidewalks shall be incorporated within the project to provide pedestrian connections to the building. Crosswalks shall be so configured to be a design feature of the development.
 - a. ~~; i.e., heavy painted lines~~ When pedestrian access traverses a commercial use, a material or textural change is required to identify pedestrian paths which may include: pPavers, raised pedestrian paths, edges and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Sidewalks should be used when appropriate to connect parking lots with building entries. Heavy painted lines shall be used in conjunction with pedestrian paths where required by the Americans with Disability Act (ADA).
 4. For commercial development over ~~(5 acre) ten (10) acres,~~ pedestrian amenities shall be provided that allow for use and enjoyment of outdoor areas as a developmental focal point or centralized amenity. These ~~should shall~~ include a minimum of one (1) feature from each category below: mix of pedestrian-sealed lighting, three (3) rail white fences, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, beams, windmills, water features, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
 - a. Landscaping – Raised landscape planters, shade trees, specimen trees, potted plants, botanical exhibits, trellised planting walls, centralized green gathering space.
 - b. Hardscaped – Pedestrian scaled lighting, seating walls, meandering sidewalks, centralized hard-surfaced gathering space (decorative concrete, pavers, a semi-permeable surface, or composite decking).
 - c. Aesthetics - Art features, water features, informational kiosks, shade structures, tables, benches, drinking fountains, recreational amenities.
 5. Within commercial shopping centers over ten (10) acres, transit stops with bus pullouts on public streets shall be provided with convenient pedestrian access to transit stops and outlying parking areas.

6. Convenient and permanent bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.
7. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments and existing or planned trails, parks, or open space.
8. Support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage shall be oriented away from residential uses to the extent practical.
9. Drive-through lanes shall be located away from adjoining ~~single-family and multi-family residential~~ developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Menu board locations shall be shown on preliminary and final site plans.
10. Service electrical system (SES) panels shall be recessed into the building elevation. Access doors shall be screened with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the SES panel; or placed in back of the building if not exposed to adjoining properties.
11. Proposed outdoor display and sales areas shall be located on final site plans, including, but not limited to, propane sales, vending machines, amusements, and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.
12. Wall elevations should terminate at a logical point such as a column or tower element.
13. For all buildings, at least two (2) of the following elements should repeat horizontally. Buildings with facades greater than one hundred feet (100') in length ~~should shall~~ include ~~several~~ a minimum of four (4) of such elements, repeated at appropriate intervals, either horizontally or vertically: The use of the same element repeated across the building's facades shall count as only one (1) element:
 - a. ~~Color change. Minimum of three (3) colors per elevation shall be required.~~
 - a. Texture change.
 - b. Material change.
 - c. Architectural variety and interest through a change in plane, such as building offsets, recesses, and projections. Wall projections, offsets, and recesses shall be a minimum of 18 inches.
 - d. Window and door reveals, archways or projecting ribs.
 - e. ~~Wall plan projections of recesses.~~
 - e. Variations in roof pitches and planes
 - f. Entrance features which include canopies, recesses, porticos, or similar features that are consistent with the character of the building and make the entrance to the building easily visible. Entrance features shall be proportionate to the entrance's opening and shall be applied to all public entrances.
14. Parapets for concealing flat roofs shall be designed to match the existing architecture. EPDM, PVC, rubberized, rolled or liquid roofing membranes, or other

similar roofing systems shall not be used on pitched roofs or in areas that are visible from the street or adjoining properties.

15. All building materials shall be high quality, durable, and provide a low-maintenance finish. All facades, including back and side elevations, shall be constructed as follows: with
 - a. Primary Materials - a minimum of sixty percent (60%) brick or stone that is not part of the support structure or panelized. The brick or stone shall be a natural color and shall not be painted.
 - b. Secondary Materials - The balance of exterior wall area shall consist, at a minimum, of two (2) other materials including brick, stone, glass, architectural metal panels, decorative block or concrete, stucco or simulated stone panels.
 1. Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building material and shall not exceed 20% of any building façade.
 2. Simulated stone panels shall be of cementitious construction.
 3. Glazing systems shall be constructed of aluminum (anodized or painted) or steel (painted or powder coated). Wood, aluminum clad, or vinyl glazing systems may be considered and are subject to the standards outlined in subsection 15(c) of this chapter.
 4. Architectural metal panels shall be painted, anodized, or sealed. Profiles may include flat, boxed, or ribbed. Galvanized or raw metal finishes and corrugated “Wavy” profiles may be considered if the standards outlined in subsection 15(c) of chapter are met.
 - i. Architectural panels shall be installed using a hidden fastening system.
 - ii. Architectural panels shall meet all building code requirements and carry a manufacturer's warranty.
 - c. The Planning Commission may grant an exception to allow for a substitution of the building's secondary materials wherein all the following conditions are met:
 1. The primary materials exceed 60% coverage on at least two (2) elevations.
 2. The structure's finish materials incorporate alternate design characteristics that are equivalent to or exceed those otherwise achieved by the strict adherence to this section.
 3. The granting of an exception will not adversely affect the established character of the surrounding structure or development.
 4. The granting of the exception shall be complementary or essential to the overall design of the structure.
 5. The substitute material shall be of high quality, and durability, to provide a low maintenance finish.
 - d. The City Council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater than forty thousand (40,000) square feet.

16. Freestanding accessory structures, such as enclosed service/refuse areas and covered parking, should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.
 17. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the design standards set forth in this section. The applicant, upon request, shall provide color pictures of other national tenant buildings (nonprototype examples) that have been built in other cities and states.
 18. All exterior lighting shall conform to standards set forth in this section , and Title 10 of the City's land use development code. All exterior lighting shall comply with approved site plan requirements and design guidelines.
- D. OP Zone: Development in the OP Zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title.
1. Buildings in predominantly residential areas shall have a pitched or gabled roof and use material that is similar or alike types with surrounding existing residential uses.
 2. All utility connections shall be designed to be similar with the architectural elements of the site so as not to be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
 3. Exterior lighting shall be provided as follows:
 - a. On any public road where street lighting is not in place, lighting shall be provided at least equivalent to light produced by a one hundred (100) watt incandescent bulb per each fifty feet (50') of frontage, or fraction thereof. Lighting shall be provided, by a freestanding fixture, in the yard space between the building and public street or attached to the wall of a building which is not more than thirty feet (30') from the street property line.
 - b. Each parking area shall be illuminated for safety by installing lighting fixtures which emit light at least equivalent to that of a one hundred (100) watt incandescent bulb per one hundred feet (100') in all directions.
 - c. All lighting shall be shielded so as not to shine into surrounding residences or skyward (Ord. 2017-54, 12-13-2017)