



**Project #20-037
Commercial Design Standards
Land Development Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Commercial Design Standards
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	July 9, 2020
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.09, 17.12 and 17.20 of the Land Development Code.

REQUEST

This is a proposal for several minor amendments to the residential, commercial, and historic preservation chapters. These are generally minor amendments. The proposed changes are summarized below:

Garages, Parking, and Accessory Structures – 17.09.030: Generally cleanup work to clarify that a building permit is required for accessory structures larger than 200 square feet along with other minor text changes.

Building Design Standards – 17.12.020 & 030: Cleaned up some of the text and added a reference to architectural concrete and decorative concrete as acceptable building materials and finishes. The Planning Commission had some discussions about the use of concrete as a building material and as a finish material, and whether it was or should be acceptable. This discussion originated during the Mill Creek residential project at 1st West and 1st South and the consideration of a large amount of exposed concrete due to the nature of the project’s design. Below are a couple of references to both architectural concrete and decorative concrete (compliments of Google). I have added language into the Code that treats concrete, whether architectural or decorative, as a suitable and acceptable exterior finish.

Architectural concrete refers to concrete that while providing an aesthetic finish to a building also serves a structural function. *Decorative concrete* typically refers to concrete flatwork or building elements such as panels, that while enhanced with texture or color, are not structural building members. (Portland Cement Association/cement.org)

Architectural concrete is concrete that will be permanently exposed to view and therefore requires special care in selection of the concrete materials, forming, placing, and finishing to obtain the desired architectural appearance. (American Concrete Institute)

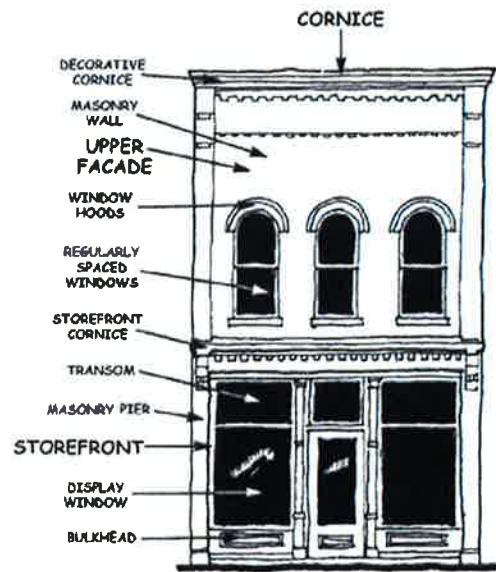
Below are some visual examples of each type of concrete used in construction:

Architectural concrete – structural function with an aesthetic finish





Decorative concrete – aesthetic finish with no structural function



TRADITIONAL
FACADE
COMPONENTS



Historic District Overlay – 17.20: Corrected the exterior sign review process (signs are reviewed at staff level) and corrected the appeal period from 10-day to the 30-day appeal period as required in the State Code.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code are minor in nature, help to clarify certain substantive and procedural issues. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 6/27/20, posted on the City's website and the Utah Public Meeting website on 6/25/20, and noticed in a quarter page ad on 6/20/20.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are minor in nature and clarify residential and commercial design standards.
5. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

§17.09.030 Garages, Parking, and Accessory Structures

- A. This section provides standards for the placement, orientation, and design of garages, parking areas, and accessory structures. It is intended to ensure that new development and street frontages are consistent with a traditional pattern of neighborhood development, in which garages, driveways, parking lots, and accessory structures are visually subordinate to primary uses, front yard setbacks are free of vehicle storage, and streetscapes are inviting to pedestrians.
- B. The provisions of this section apply to all new residential accessory development.
- C. Garage, Carport and Automobile Tent Standards.

1. Garages and other accessory structures located within the front half of a lot (street frontage) shall not exceed 50% of the total building front/street-facing elevation.
2. No individual garage or other accessory structure shall exceed 100% of the primary structure's ground floor gross floor area.
3. Detached ~~Garages-garages~~ and/or accessory structures shall be set back a minimum of 10 feet from the longest portion of the front/street-facing elevation of the primary structure (See Figure 17.09.030.C.1).



The garage is set back from the primary structure.

4. Attached front loading ~~Garages-garages~~ shall not extend more than 10 feet forward from the longest portion of the front/street facing elevation of the primary structure. Side-loaded garages attached to the primary structure shall not extend more than 15 feet from the longest portion of the front/street facing elevation of the primary structure.
5. ~~All detached accessory structures greater than two hundred (200) square feet in size shall require a building permit.~~ No detached garage or other accessory structure shall be located within six (6) feet of another structure, except where a common wall is approved ~~or as allowed in subsection 6 below, through Design Review.~~
- ~~6.— Access to garages may require shared driveways (one drive for two garages), alleys, or shared parking courts, subject to Design Review.~~
- ~~7.6.~~ Carports may be permitted provided they comply with the accessory structure setbacks ~~identified above~~. When used to cover an approved off-street parking space, carports equal to or less than two-hundred (200) square feet in size may be located less than six feet (6') from the primary structure. ~~All structures greater than two-hundred (200)-square feet in size shall require a building permit. Prefabricated carports or canopies are prohibited in all residential zones.~~
- ~~8.7.~~ Roof form for all garages and carports ~~shall match the architectural style of the must be gabled and have the same pitch as the~~ primary structure.
- ~~9.8.~~ If an accessory structure is less than or equal to 120 square feet and less than or equal to 10 feet high at highest portion, one (1) foot side and rear setbacks are allowed. Otherwise, standard setbacks apply. If the side yard is adjacent to a street, the accessory structure must be a minimum of 20 feet away from the street side property line.
- ~~10.9.~~ Building materials or colors for garages and carports shall be similar to the exterior finishes on the primary structure.

17.12: General Development Standards: District and Corridor Zones

3. Building Materials Mix.

- a. Building materials shall be compatible with the architectural style and design of the building.
- b. A mixture of building materials is required on all building elevations.
- c. Materials that convey texture, scale, finish and color shall be used. Acceptable building materials include: masonry (brick, stone, imitation stone, rusticated masonry block); stucco; wood; ~~textured concrete~~-fiber cement board; architectural or decorative concrete; metal; or a combination of these materials. Stucco (EIFS), architectural and decorative concrete require ~~is only permitted when it is sufficiently detailed to providing~~ interest and surface variation. Scoring is acceptable to achieve the required detailing. Areas between score lines ~~should~~ shall not exceed 64 square feet.
- d. The mixture of material(s) used on the front facade must continue or transition on the remaining sides and rear of new buildings, for example by turning a building corner and maintaining consistent horizontal and/or vertical lines.
- e. ~~Large, panelized products shall not be used for portions of a building that are visible from a public street, pedestrian way or any abutting residential uses.~~
- f. Façade components shall help to establish a human scale. Examples include providing exterior wall treatments that establish rhythms and patterns of windows, columns, and floors of the building. Windows and doors will be similar in scale.

4. Building Mass.

Buildings shall be designed to a human scaled environment by incorporating sufficient architectural detail to break up the mass of the building. Long, unbroken walls and roof lines shall be avoided. Blank lengths of wall exceeding 40 linear feet are prohibited on all exposed building facades.



Use building materials that are architecturally compatible with the architectural style and design of the building.



Whenever stucco (EIFS) is used as an exterior material, details shall be introduced into the surface design to provide interest and surface variation.



Whenever stucco (EIFS) is used as an exterior material, surface texture must be incorporated in the form of scoring where no surface component exceeds 64 square feet in area.

Historic Preservation Office and therefore threaten the overall integrity of the district.

3. Non-contiguous districts may be created if it is found that the area has a concentration of contributory historic structures or sites and a recommendation for creation is received from the Historic Preservation Committee and the State Historic Preservation Office.

§17.20.030. Recognition of Individual Structures/Sites Outside of the Logan Center Street Historic District

Individual structures and sites outside of the Logan Center Street Historic District may apply for individual nomination to the National Register of Historic Places. The State Historic Preservation Office reviews all requests for individual nomination.

§17.20.040. Design Review within the HD Overlay Zone

A. New Construction.

1. New non-residential construction within the HD Overlay Zone shall obtain a Certificate of Appropriateness and a Design Review permit prior to the issuance of a building permit.
2. New detached single family residential construction shall obtain a Certificate of Appropriateness and is not subject to design review.
3. Prior to the design review hearing, the project shall be presented to the Historic Preservation Committee for its recommendation.
4. New construction is subject to all requirements of the International Building Code, Public Works Standards and Specifications, and the development requirements of other appropriate departments.

B. Remodeling, Renovation, and Restoration.

1. Interior changes are not required to obtain a Certificate of Appropriateness and are not subject to design review.
2. Exterior changes are subject to Section 17.20.050.

§17.20.050. Certificate of Appropriateness

A. The following types of activities require a Certificate of Appropriateness by the Historic Preservation Committee:

1. New construction;
2. Demolition of contributory structures;
3. Exterior construction requiring a building permit;
4. Removal or replacement/alteration of architectural detailing, such as porch columns, railing, window moldings, window sash replacements, cornices;
5. Construction of additions;
6. Construction or alterations of accessory structures, such as garages and sheds;
7. Construction or alterations of porches and decks;
8. Exterior masonry work including, but not limited to, sandblasting and chemical cleaning;
9. Installation of new siding and roof materials; and
10. Alteration of streetscape features including, but not limited to, curb, gutter and canals; and
- ~~11. Installation or alteration of any exterior sign;~~

B. The following types of applications shall be reviewed administratively by the Director:

1. Fences and retaining walls;
2. Demolition of non-contributing structures;
3. Demolition of accessory structures;

4. Installation or alteration of any exterior signSigns; and
 5. Maintenance and upkeep.
- C. An application for a Certificate of Appropriateness shall be made on the appropriate application and submitted to the Department of Community Development. The Director shall determine completeness of the application and whether the project may be reviewed administratively. In addition to the appropriate application form, the application shall include any documentation required by the Historic Preservation Committee.
 - D. The Historic Preservation Committee may approve, conditionally approve, or deny the application after reviewing all submitted materials, considering the recommendation of the Department of Community Development, and conducting a field inspection if necessary. The Committee shall include written findings with all its decisions.
 - E. Public noticing for Certificates of Appropriateness are processed under the provisions of Chapter 17.48 and the requirements of this chapter.
 - F. Appeals.
 1. All administrative decisions may be appealed to the Historic Preservation Committee within 10 days following the administrative decision.
 2. Decisions of the Historic Preservation Committee may be appealed to the Land Use Appeal Board as per Chapter 17.50, or the Historic Preservation Appeal Board as per Chapter 17.20 within 30 days following the Committee's written decision.

§17.20.060. Standards for Certificate of Appropriateness

- A. The Historic Preservation Committee shall utilize the Logan Center Street Historic District Design Standards and the Secretary of the Interior's Standards for Rehabilitation as standards for project review.
- B. In issuing a Certificate of Appropriateness, the Historic Preservation Committee shall find that the project substantially complies with the standards outlined in the Logan Center Street Historic District Design Standards and the Secretary of the Interior's Standards for Rehabilitation.

§17.20.070. Signs within the Historic District Overlay Zone

- A. Signs within Residential Areas of the Historic District Overlay Zone.

Sign requirements for businesses in the residential areas of the Logan Center Street Historic District are subject to the following standards and specifications and are exempt from the standards in Chapter 17.33, Signs.

 1. Signs shall be single sided and located on private property;
 2. Signs shall be flush mounted on the structure or fence, as approved by the Department of Community Development, and shall not exceed two feet in sign area.
 3. Signs may be illuminated by a single external light source mounted in the ground. The light shall be shielded so that the source of light is not visible from adjoining properties or a street.
- B. Signs within Commercial Areas of the Historic District Overlay Zone.
 1. No pole mounted signs shall be permitted within the commercial portions of the Historic District.
- C. Signs Displaying Historic Information of Site or Structure.

Signs displaying historic information about the site or the structure are subject to the sign standards in the Logan Center Street Historic District Design Standards

order the decision of the Historic Preservation Committee stayed pending review by the Historic Preservation Appeal Board.

§17.20.130 Contents of the Request for an Appeal

A. Administrative Procedures.

The Director shall prepare administrative procedures and an application form for filing an appeal before the Historic Preservation Appeal Board.

B. Minimum Requirements for a Request to Appeal.

At a minimum, the request for an appeal shall be filed in writing and include the following:

1. The name of the person or persons filing the appeal, a mailing address and daytime telephone number;
2. The project file number and the name of the project as it appeared on the agenda;
3. The date of the original hearing;
4. Any required appeal application fee;
5. The specific issues being appealed. The appeal may not merely appeal the action of the decision-making body, but must specify how the Historic Preservation Committee erred.

C. Incomplete Applications.

An incomplete application for an appeal shall not be accepted and shall not waive, defer, or delay the ~~1030~~ day appeal deadline.

§17.20.140 Standard of Review

A. The review by the Historic Preservation Appeal Board of the appeal or request shall be limited to the record of the land use application process resulting in the decision made by the Historic Preservation Committee which is the subject of the appeal or request including written communications, the written land use decision and the written appeal or request.

B. The Historic Preservation Appeal Board may not accept or consider any evidence outside the record of the Historic Preservation Committee unless that evidence was offered to the Historic Preservation Committee and the Board determines that it was improperly excluded.

C. The Appellant has the burden of proving that the Historic Preservation Committee erred.

D. The Historic Preservation Appeal Board shall determine the correctness of a decision of the Historic Preservation Committee in its interpretation and application of a land use ordinance.

§17.20.150 Staff Report Required

The appeal proceedings shall include a staff report updated from the Committee meeting with the results of the meeting and a summary of the actions or finding being appealed.

§17.20.160 Appeal Meeting

Not less than thirty (30) calendar days following the mailing of a public notice, the Historic Preservation Appeal Board shall hold a public meeting to hear the appeal. At that meeting, the Historic Preservation Appeal Board shall hear the Staff's report including a summary of the action being appealed, the testimony of the appellant, and the testimony of the proponent, if different from the appellant.