

Ordinance 2016-04

SHORT TITLE:

An ordinance amending Provo City Code Section 14.34.290(4) (South State Street Design Corridor and Guidelines) to clarify language in the South State Street Design Corridor.

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	MOTION	SECOND	FOR	AGAINST	OTHER	
CW 1	DAVID SEWELL			✓			
CW 2	GEORGE STEWART			✓			
CD 1	GARY WINTERTON			✓			
CD 2	KIM SANTIAGO			✓			
CD 3	DAVID KNECHT		✓	✓			
CD 4	KAY VAN BUREN			✓			
CD 5	DAVID HARDING	✓		✓			
				TOTALS	7	0	0

This ordinance was passed by the Municipal Council of Provo City, on the 2nd day of February, 2016, on a roll call vote as described above. Signed this February 18, 2016.

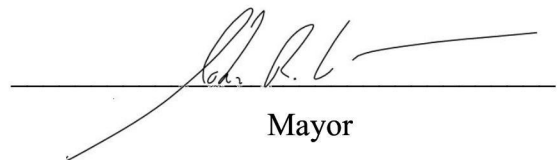


Chair

II

APPROVAL BY MAYOR

This ordinance is approved by me this 2/18/2016.



Mayor

Ordinance 2016-04

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was recorded in the office of the Provo City Recorder on the 22nd day of February, 2016, with a short summary being published on the 6th day of February, 2016, in The Daily Herald, a newspaper circulated in Provo, Utah. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance Number 2016-04.



Signed this 22nd day of February, 2016

Janeel Steen
City Recorder

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2
3 AN ORDINANCE AMENDING PROVO CITY CODE SECTION 14.34.290(4)
4 (SOUTH STATE STREET DESIGN CORRIDOR AND GUIDELINES) TO
5 CLARIFY LANGUAGE IN THE SOUTH STATE STREET DESIGN
6 CORRIDOR. SPRING CREEK AND PROVOST SOUTH NEIGHBORHOODS.
7 (15-00190A)
8

9 WHEREAS, it is proposed that amendments be made to Provo City Code Section
10 14.34.290(4) (South State Street Design Corridor and Guidelines) to clarify language in the
11 South State Street Design Corridor; and
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13 WHEREAS, this amendment includes additional information about design requirements,
14 such as the location of trees and plantings, roofs, and landscaping; and
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16 WHEREAS, on December 9, 2015, the Planning Commission held a duly noticed public
17 hearing to consider the proposal and after such hearing the Planning Commission recommended
18 to the Municipal Council that the proposed amendment be approved as set forth below; and
19

20 WHEREAS, on February 2, 2016, the Municipal Council held a duly noticed public
21 hearing to ascertain the facts and receive public comment regarding this matter, which facts and
22 comments are found in the meeting and hearing record; and
23

24 WHEREAS, all persons for and against the proposed amendment were given an
25 opportunity to be heard during the public hearing; and
26

27 WHEREAS, after considering the Planning Commission's recommendation, and facts
28 and comments presented to the Municipal Council, the Council finds (i) Provo City Code Section
29 14.34.290(4) (South State Street Design Corridor and Guidelines) should be amended on the
30 basis recommended by the Planning Commission and (ii) this action, as set forth below,
31 reasonably furthers the health, safety and general welfare of the citizens of Provo City.
32

33 NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as
34 follows:
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36 PART I:
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38 Provo City Code Section 14.34.290(4) is hereby amended as follows:
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40 **14.34.290(4). South State Street Design Corridor and Guidelines.**
41

42 (4) South State Street Design Corridor and Guidelines.
43

44 (a) Purpose and Intent. The Provo City General Plan promotes architectural and design
45 excellence. Many properties fronting south State Street are vacant or under developed.
46 There is substantial development potential and an opportunity to substantially improve

47 the image of this major gateway into Provo City. Design guidelines are essential to assure
48 that new development and property improvements enhance the character and make a
49 positive visual and physical contribution to the State Street corridor and surrounding
50 neighborhoods. Design guidelines will accomplish the following:

- 51 • Promote attractive development.
- 52 • Enhance the image of this gateway into the City and the City in general.
- 53 • Enhance property values.
- 54 • Attract customers to businesses.
- 55 • Facilitate a more walkable and healthier atmosphere that integrates the needs of the
56 pedestrian with those of drivers.
- 57 • Streamline the development approval process.
- 58
- 59

60 Well-designed buildings will also enhance the general quality of life and create a "sense
61 of place" along this southern gateway into Provo City that will benefit property owners
62 and residents in the surrounding neighborhoods and the entire City.

63
64 (b) Boundaries. State Street Design Guidelines encompass all properties fronting State
65 Street between the 900 East intersection and 1860 South.

66
67 (c) Applicability. The South State Street Design Guidelines will serve as a supplement to
68 the Zoning Ordinance. New construction, additions and exterior alterations to all
69 principal buildings and accessory buildings that are located within 100 feet of South State
70 Street and any public street that intersects with South State Street for 100 feet from South
71 State Street shall be subject to these Design Guidelines.

72
73 (d) Approval Authority. The Provo City Design Review Committee (DRC) shall have the
74 authority to approve the design of property development and improvements in the South
75 State Street corridor. The DRC may waive individual guidelines for specific projects if it
76 finds that the waiver achieves a better design solution than strict application of the
77 guidelines. The DRC, however, must adopt a finding of overall consistency with the
78 guidelines before approving an application for design review.

79
80 (e) Building Location.

81 (i) Buildings shall be located a minimum of 10 feet but no more than 20 feet from
82 the front or street side yard property lines. All areas between the front or street
83 side yard property lines and any principal building shall be landscaped- **as**
84 **follows:**

85 (A) One tree shall be provided for every 50 feet building of frontage.
86 Trees may be grouped or spaced evenly.

87 (B) Foundation plantings shall be used to achieve a minimum fifty percent
88 (50%) coverage at maturity. Layered planting is encouraged.

89 (C) Landscape should be used to highlight primary entryways.

90 (ii) Paving in the front or street side yards shall be limited to driveways that lead
91 directly to interior side yard or rear yard parking. All front and street side yard
92 areas that are not used as a driveway shall be landscaped at the same depth as the

- 93 front or street side yard located between the principal building(s) and the public
94 street.
- 95 (iii) All structures shall have at least one primary entry that faces State Street.
- 96 (iv) Entryways shall be highlighted (focal point) with design elements and
97 variations that give orientation, transition, and aesthetically pleasing character to
98 the building. Each principal building on site should have clearly defined, highly
99 visible customer entrances. In all cases, entryways should provide protection from
100 the weather by projecting away from the main facade and by utilizing one or more
101 of the following design elements listed below:
- 102 (A) Awnings.
 - 103 (B) Canopies, arcades, or porticos.
 - 104 (C) Alcoves.
 - 105 (D) Overhangs/Eaves.
 - 106 (E) Recesses/projections.
 - 107 (F) Raised corniced parapets over the door.
 - 108 (G) Peaked roof forms.
 - 109 (H) Arches.
 - 110 (I) Pillar posts or pilasters.
- 111 (f) Roofs.
- 112 (i) Variations in rooflines shall be used to add interest to, and reduce the massive
113 scale of, large buildings. Roof features should ~~complement~~ **complement** the
114 character of adjoining neighborhoods, where applicable.
 - 115 (ii) Roof styles are not limited; however, flat roofs shall **incorporate green roof**
116 **technology or** be concealed by a parapet.
 - 117 (iii) Mechanical equipment located on the roof shall be concealed from public
118 view.
- 119 (g) Building Materials.
- 120 (i) Masonry, stucco, wood, or fiber-cement (or similar product) shall be used as
121 primary building materials.
 - 122 (A) Vinyl and metal siding shall be limited to use as a secondary material
123 for trim, soffits, eaves, etc. and shall not be a dominant building material.
 - 124 (ii) Pitched roofs that are visible from the public street shall consist of wood,
125 slate, tiles, and high-quality composition shingles and shakes.
 - 126 (A) Corrugated metal shall not be permitted as roofing material.
 - 127 (iii) Alteration of exterior materials on an existing, residential structure shall not
128 be subject to the above building materials requirements.
- 129 (h) Driveways and Parking.
- 130 (i) Parking shall not be located in front of any building facade adjacent to a public
131 street.
 - 132 (ii) Parking lots should be pedestrian designed by keeping parking areas separated
133 from primary structures using landscaping and sidewalks.
 - 134 (iii) Parking shall not be located between any principle building and the front or
135 street side yard property lines.
- 136 (i) Signage.
- 137 (i) Signage is limited to wall signs and freestanding ground level monument style
138 signage as permitted by the underlying zoning and as defined in Section 14.38,

139 Provo City Code.

140 (ii) Freestanding signs greater than five feet in height (i.e. pole signs) shall not be
141 permitted.

142 (iii) All freestanding signs must be constructed of materials and have an
143 architectural style that is complimentary to the principle structure.

144 (j) ~~Landscaping of Planting Strip.~~ All additional landscaping required under this
145 subsection (4) shall be in addition to the requirements of Chapter 15.20 of the Provo City Code.

146 ~~(i) Property located within a public right of way between the curb and sidewalk
147 shall be landscaped with turf, trees and shrubs as follows. At least one (1)
148 deciduous tree, two (2) inch caliper in size, and one (1) shrub (five (5) gallon
149 minimum size) shall be planted per thirty (30) feet of street frontage, subject to
150 approval by UDOT. Tree selection shall be coordinated with the Provo City
151 Urban Forester. Plantings shall be located in a manner that will minimize vision
152 clearance problems at driveway and street intersections as the vegetation matures.
153 The landscaping required by this Subsection shall be in addition to landscaping
154 required in other Sections of the Provo City Code.~~

155 ~~(ii) Alternative Materials. In areas where general planting will not prosper, such
156 as narrow planting strips three (3) feet or less in width, other materials such as
157 wood, brick, stone, gravel or cobbles may be used. Soil sterilization or use of a
158 weed block shall be required when such materials are used. Carefully selected
159 plants shall be combined with such materials where possible.~~

160 ~~(iii) Protection of Existing and New Landscaping Features. Existing mature trees
161 and vegetation shall be preserved and incorporated into site landscaping plans
162 unless such preservation is deemed unwise by the Provo City Urban Forester (or a
163 certified botanist or arborist in the absence of a recommendation from the Provo
164 City Urban Forester). Plant materials shall be protected from damage by use of
165 curbs, tree guards or other devices. Plant materials that are damaged shall be
166 replaced as soon as possible, given availability of the plant materials and season
167 of the year, but in no case longer than one (1) year after such damage occurs.~~

168 ~~(iv) Irrigation. All areas required by this Subsection to be landscaped shall be
169 irrigated. The irrigation system shall be designed, to the extent possible, to
170 minimize water use.~~

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172
173 PART II:

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175 A. If a provision of this ordinance conflicts with a provision of a previously adopted
176 ordinance, this ordinance shall prevail.

177
178 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
179 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
180 invalid, the remainder of the ordinance shall not be affected thereby.

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182 C. The Municipal Council hereby directs that the official copy of the Provo City Code be
183 updated to reflect the provisions enacted by this ordinance.

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185 D. This ordinance shall take effect immediately after it has been posted or published in
186 accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah
187 Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

188

189 END OF ORDINANCE.

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