

PROPOSED MULTI-FAMILY ORDINANCE AMENDMENTS
CITY COUNCIL MEETING
APRIL 4, 2013

The Planning Commission held a public hearing on March 14th and received some final comments on the proposed multi-family changes. The council room was almost full. Most in attendance wanted multi-family housing to be removed as a permitted use in the residential zones. They cited concerns over quality of life, traffic, management and upkeep of these housing units, and their objection to having multi-family dwellings placed in existing residential neighborhoods. A couple of individuals spoke in favor of continuing to allow multi-family in residential areas. Some of the points expressed were that multi-family housing doesn't adversely affect a neighborhood, this type of housing is needed, and the 660 foot rule provides protection from the clustering of these housing units.

The Planning Commission members have spent a considerable amount of time reviewing architectural standards for multi-family housing. They have met with Ken Young from Utah Community Planners. He has discussed with them ideas that were being used in other cities. In this area the Planning Commission all strongly agreed that these architectural standards need to be raised in Hyrum. They are recommending that multi-family housing units adhere to approved attractive design themes, face the street with parking behind the building, and have increased frontage requirements.

The Planning Commission voted 4-1 to recommend the increase in architectural standards and only allow multi-family dwellings in the Commercial zones and PUD's.

ORDINANCE 13-01

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including establishment of zones and use regulations; and

WHEREAS, the City Council, following an open house and public hearing held by the Planning Commission and upon its recommendation, has determined there is a need to amend those regulations governing multi-family housing by no longer allowing new multi-family housing as conditional uses in Residential Zones R-2 and R-4, and by placing architectural design standards on all new multi-family housing units;

NOW, THEREFORE, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING TITLE 17, OF THE HYRUM CITY MUNICIPAL CODE, THE ZONING ORDINANCE TO ADD ARCHITECTURAL DESIGN STANDARDS FOR MULTI-FAMILY HOUSING AND TO RESTRICT MULTI-FAMILY HOUSING TO COMMERCIAL ZONES C-1 AND C-2, AND PLANNED UNIT DEVELOPMENTS.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Hyrum City, Cache County, State of Utah, AS FOLLOWS:

1. Section 17.28.005 of Chapter 17.28 Residential Zone R-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.28.005 Purpose.

The R-2 Zone is a mixed density residential zone. It's minimum lot size is 12,000 square feet for a single family dwelling, ~~larger lots for multi-family dwellings. No more than one multi family dwelling is permitted per city block, and must be spaced at least 660 feet apart.~~

A Senior Housing Development would be considered in this zone provided that it would be placed in close proximity to The Senior Center and retail areas. Blocks 16 and 25 of Plat 01-024 are suitable for this use. Due to the higher density envisioned in a

residential housing development for seniors, it would have to be pursued as a Planned Unit Development (PUD).

2. Section 17.28.010 of Chapter 17.28 Residential Zone R-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.28.010 Use regulations.

In this zone, no land or use shall be permitted except those designated below.

A. Permitted uses:

1. Single family dwellings with driveway, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (per 17.85), and recreation animals.
2. Dwelling two-family accessory apartment.
3. Public schools with attendant off-street parking, accessory buildings, and playground.
4. Public structures such as electrical, gas, telephone transmission, and fire stations.
5. Public parks and playing fields.
6. Churches with associated off-street parking and accessory buildings.
7. Community center.
8. Residential facilities for persons with a disability.
9. Residential facilities for the elderly.
10. Planned unit development.

B. Permitted Accessory Uses:

1. Accessory buildings.
2. Swimming pool.
3. Professional child care.
4. Home Occupation.

C. Conditional uses:

- ~~1. Duplex, triplex or fourplex.~~
12. Nursing home.
23. Private schools.

3. Section 17.28.020 of Chapter 17.28 Residential Zone R-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.28.020 Area regulations.

The minimum lot area for a single family dwelling is 12,000 square feet, ~~for a duplex dwelling it is 13,500 square feet, for a triplex dwelling it is 15,000 square feet and for a fourplex it is 16,500 square feet.~~

4. Section 17.28.030 of Chapter 17.28 Residential Zone R-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.28.030 Frontage regulations.

- A. The setback line from the property line for all main buildings shall not be less than thirty (30) feet.
- B. New annexations and new subdivisions shall have a minimum lot width of one hundred (100) feet, with the exception of mini-subdivisions which will be allowed minimum lot width of eighty two and one half (82 ½) feet.
- C. Establishing setback for lots with concave or convex front property lines: It is intended that the nearest portion of the building to the street be setback at least thirty (30) feet from the front property line, and that the width of the property be not less than one hundred (100) feet at that point (see illustration). The property may not be narrower than forty feet at the front property line.
- ~~D. Lots on which multi family units are to be emplaced will have a minimum frontage of one hundred (100) feet at both the street and setback line.~~

5. Section 17.28.010 of Chapter 17.28 Residential Zone R-2 of Title 17 of the Hyrum City Municipal Code is hereby repealed.

~~17.28.070 Duplexes, triplexes, and fourplexes.~~

~~Multi family housing will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex.~~

~~The following criteria must be met for duplexes, triplexes, and fourplexes of new construction, while conversion of existing structures into multi family housing will be considered on a case-by-case basis:~~

- ~~A. Front setbacks shall be a minimum of thirty (30) feet and shall be landscaped.~~
- ~~B. Side yards must have landscaped strips a minimum of fifteen (15) feet in width.~~
- ~~C. A minimum of 50% of the lot must be open and landscaped.~~
- ~~D. A minimum of 10% of the lot shall be provided as a children's playground (not to be counted as part of C above).~~
- ~~E. The front of the Duplex, Triplex, or fourplex shall face the street.~~

- ~~F. Off-street parking will be provided. Two and one-half (2½) spaces for each housing unit (not to be counted as part C or D above).~~
- ~~G. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.~~
- ~~H. Parking lot to be at rear of dwelling units.~~
- ~~I. Trash area to be screened from neighbors view.~~
- ~~J. Light proof fence, shrubs, or wall a minimum of six (6) feet tall on side(s) of parking lot facing neighbor's property.~~
- ~~K. Curbs and gutters, planting strip, and sidewalk along public roadways where adjacent to existing curb, gutter, and sidewalks.~~
- ~~L. Duplexes, triplexes, or fourplexes may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.~~
- ~~M. Site Plan Evaluation - In considering a recommendation for approval for multi family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for:
 - ~~1. Building materials, colors and architectural features to create an attractive, well planned facility that will blend harmoniously with the neighborhood.~~
 - ~~2. Open space and playground area that will provide a safe, comfortable and pleasant environment.~~
 - ~~3. Well planned exterior lighting.~~
 - ~~4. Good vehicular and pedestrian movement.~~
 - ~~5. A landscaping plan showing proposed grass, shrubbery, trees and other planting features for the site.~~
 - ~~6. A landscape maintenance plan.~~
 - ~~7. Other amenities planned for the site.~~~~

6. Section 17.34.020 of Chapter 17.34 Residential Zone R-4 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.34.020 Use regulations.

In this zone, no land or use shall be permitted except those designated below.

A. Permitted uses:

- 1. Single family dwellings with driveway, garages, off-street parking, fences and landscaping, utility

- lines, gardens, family food production (per 17.85), and recreation animals.
- 2. Dwelling two-family accessory apartment.
- 3. Public schools with attendant off-street parking, accessory buildings and playground.
- 4. Public structures such as electrical, gas, telephone transmission, and fire stations.
- 5. Public parks and playing fields.
- 6. Churches with associated off-street parking and accessory buildings.
- 7. Community center.
- 8. Residential facilities for persons with a disability.
- 9. Residential facilities for the elderly.
- 10. Planned unit development.
- B. Permitted Accessory Uses:
 - 1. Accessory buildings.
 - 2. Swimming pool.
 - 3. Professional child care.
 - 4. Home Occupation.
- C. Conditional uses:
 - ~~1. Duplex, triplex or fourplex.~~
 - 12. Nursing home.
 - 23. Private schools.

7. Section 17.34.030 of Chapter 17.34 Residential Zone R-4 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.34.030 Area regulations.

The minimum lot area for a single family dwelling is 10,000 square feet, ~~for a duplex dwelling it is 13,500 square feet, for a triplex dwelling it is 15,000 square feet and for a fourplex it is 16,500 square feet.~~ A mix of lot sizes is required in this zone, with a minimum of 10% of the lots being 20,000 square feet or larger.

8. Section 17.34.040 of Chapter 17.34 Residential Zone R-4 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.34.040 Frontage regulations.

- A. The setback line from the property line for all main buildings shall not be less than thirty (30) feet.
- B. The minimum width of lot shall be one hundred (100) feet.

- C. Establishing setback for lots with concave or convex front property lines: It is intended that the nearest portion of the building to the street be setback at least thirty (30) feet from the front property line, and that the width of the property be not less than one hundred (100) feet at that point (see illustration). The property may not be narrower than forty feet at the front property line.
- ~~D. Lots on which multi-family units are to be emplaced will have a minimum frontage of one hundred (100) feet at both the street and setback line~~

9. Section 17.34.080 of Chapter 17.34 Residential Zone R-4 of Title 17 of the Hyrum City Municipal Code is hereby repealed.

~~17.34.080 Duplexes, triplexes, and fourplexes.~~

~~Multi-family housing will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex.~~

~~The following criteria must be met for duplexes, triplexes, and fourplexes of new construction, while conversion of existing structures into multi family housing will be considered on a case-by case basis:~~

- ~~A. Front yard must have a landscaped area a minimum of ten (10) feet in width.~~
- ~~B. Side yards must have landscaped strips a minimum of fifteen (15) feet in width.~~
- ~~C. A minimum of 50% of the lot must be open and landscaped.~~
- ~~D. A minimum of 10% of the lot shall be provided as a children's playground (not to be counted as part of C above).~~
- ~~E. Off-street parking will be provided. Two and one-half (2½) spaces for each housing unit (not to be counted as part C or D above).~~
- ~~F. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.~~
- ~~G. Parking lot to be at side or rear of dwelling units.~~
- ~~H. Trash area to be screened from neighbors view.~~
- ~~I. Light proof fence, shrubs, or wall a minimum of six (6) feet tall on side(s) of parking lot facing neighbor's property.~~
- ~~J. Curbs and gutters, planting strip, and sidewalk along public roadways where adjacent to existing curb, gutter, and sidewalks.~~
- ~~K. Duplexes, triplexes, or fourplexes may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the~~

~~platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.~~

~~L. In considering a recommendation for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for:~~

- ~~1. Building materials, colors and architectural features to create an attractive, well planned facility.~~
- ~~2. Open space and playground area that will provide a safe, comfortable and pleasant environment.~~
- ~~3. Well planned exterior lighting.~~
- ~~4. Good vehicular and pedestrian movement.~~
- ~~5. A landscaping plan showing proposed grass, shrubbery, trees and other planting features for the site.~~
- ~~6. A landscape maintenance plan.~~
- ~~7. Other amenities planned for the site.~~

10. Section 17.44.150 of Chapter 17.44 Commercial Zone C-1 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.44.150 Frontage regulations - Residential use.

- A. The setback line from the property line for all main buildings shall not be less than (30) thirty feet.
- B. Establishing setback for lots with concave or convex front property lines: It is intended that the nearest portion of the building to the street be setback at least thirty (30) feet from the front property line, and that the width of the property be not less than one hundred (100) feet at that point (see illustration). The property may not be narrower than forty (40) feet at the front property line.
 1. All lots shall have a minimum width of one hundred (100) feet, except as provided in Section 17.44.330, separately owned lots, reduced yards and except as provided in subsection B above.
 2. Lots on which multi-family units are to be emplaced will have a minimum frontage of one hundred (100) feet at both the street and setback line of one hundred (100) feet for a duplex, one hundred fifteen (115) feet for a triplex, and one hundred thirty (130) feet for a fourplex.

11. Section 17.44.190 of Chapter 17.44 Commercial Zone C-1 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.44.190 Duplex, triplex, and fourplex - Criteria.

Multi-family housing will be limited to four (4) family units per City block (the full area of the block, not linear). This can consist of two (2) duplexes, one (1) triplex, or one (1) fourplex.

The following criteria must be met for duplexes, triplexes, and fourplexes of new construction, ~~while~~ and conversion of existing structures into multi-family housing ~~will be considered on a case by case basis:~~

- A. ~~Front yard must have a landscaped area a minimum of ten (10) feet in width. Front setback shall be a minimum of thirty (30) feet and shall be landscaped.~~
- B. Side yards must have landscaped strips a minimum of fifteen (15) feet in width.
- C. A minimum of 50% of the lot must be open and landscaped.
- D. A minimum of 10% of the lot shall be provided as a children's playground (not to be counted as part of C above).
- E. The front of the duplex, triplex, or fourplex shall face the street.
- F. Off-street parking will be provided. Two and one-half (2½) spaces for each housing unit (not to be counted as part C or D above).
- G. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.
- H. Parking lot to be at ~~side or~~ rear of dwelling units. The Planning Commission may approve front garage entrances and parking for multi-family buildings that will have individually owned units such as: Twin Homes, Townhouses, etc.
- I. Trash area to be screened from neighbors view.
- J. Light proof fence, shrubs, or wall a minimum of six (6) feet tall on side(s) of parking lot facing neighbor's property.
- K. Curbs and gutters, planting strip, and sidewalk along public roadways where adjacent to existing curb, gutter, and sidewalks.
- L. Duplexes, triplexes, or fourplexes may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.

- M. In considering a recommendation for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for:
1. Building materials, colors and architectural features to create an attractive, well planned facility.
 2. Open space and playground area that will provide a safe, comfortable and pleasant environment.
 3. Well planned exterior lighting.
 4. Good vehicular and pedestrian movement.
 5. A landscaping plan showing proposed grass, shrubbery, trees and other planting features for the site.
 6. A landscape maintenance plan.
 7. Other amenities planned for the site.

N. Multi-Family Housing Design Standards.

1. Architectural Styles - All multi-family housing developments shall adhere to one of the following architectural design themes or other attractive design themes approved by the Planning Commission.

A. Garden Design: Emphasis on portraying the period design of the 1920s to 1930s with some contemporary design enhancements.

I. Exterior Materials:

a. Reddish colored brick (earth tone, no used or multicolor brick);

b. Masonry siding.

c. Iron or steel features and accents;

d. Stucco (limited amounts, not on ground floor). "Big House" design with 4-8 dwelling units.

II. Open Spaces: Developments shall include garden features, such as planter beds along walkways, flower pergolas, flowering trees, and gardens in the open spaces.



Example - Garden Design

B. Mountain Design: Emphasis on portraying a rustic mountain home exterior with some contemporary design enhancements.

I. Exterior Materials:

- a. Stacked rock or river stone;
- b. Timber features;
- c. Iron accents and features;
- d. Masonry siding (HardiPlank);
- e. Stucco (limited amounts, not on ground floor).

II. Open Spaces: Developments shall include mountain-style landscaping features, including twice the required amount of trees and shrubbery to be evergreens.



Example - Mountain Design

2-4 dwellings units with a central front entry

C. Classic American Design: Emphasis on a turn of the 20th Century design that has brick or

stone and wood materials as the dominant features of the buildings.

I. Exterior Materials:

- a. Brick (earth tone colors)
- b. Wood or masonry siding (HardiPlank);
- c. Wood trim features;
- d. Wood accents and features (may be white);
- e. Stucco (limited amounts, not on ground floor).

II. Open Spaces: Developments shall include structural features such as gazebos, plazas, pergolas, trellises, raised planter beds, etc., and a good mix of various trees.



Example - Classic American
2-4 dwellings units with a central front entry

D. Architectural Design Guidelines:

I. A building's modulation, articulation, details, and materials shall be arranged to give the building the appearance of a large single-family detached home. Larger PUD multi-family projects shall be designed to make a development look like a neighborhood of large homes.

II. A building shall have consistent detailing on all four elevations; a building shall have building details and proportions to ensure a "four-sided"

- architectural quality for the building with emphasis on the street visual sides.
- III. Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.
- IV. Long facades tend to appear institutional. Residential buildings shall limit the use of long, monotonous facades. The maximum length of multi-family buildings shall be 200 (two hundred) feet.
- V. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. Exterior materials allowed for use on visual (from street) elevations of the building are: Stone, Cast Stone, Brick, Synthetic Stone, Stucco, Water-Managed EIFS, Cement Board, and Wood.
- VI. Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.
- VII. All buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes.
- VIII Proper building articulation reduces the apparent scale and proportion of a building and creates architectural interest.
- IX. Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief

and articulation to the overall building form.

X. Windows shall be vertically proportioned. This allows the window to be more pleasing to the eye because the window opening appears to be structurally supported. Vertically - proportioned windows also help to exaggerate the height of a building and more evenly distribute light to the interior of the structure.

2. General Requirements for all Multi-Family Developments.

A. Buildings:

I. Buildings shall be planned with the same elements as a regular, single-family home neighborhood, including single front entry doors, traditional front yards, etc.

II. Multi-family residential buildings require the exterior building walls to be composed of the required brick or stone, equal to a minimum of two (2) times the square feet of the exterior building perimeter.

III. Walls of buildings are to have relief features, which may include pop-outs, recesses, columns, variation in materials, etc. Relief is to be seen at a minimum of every twenty five feet (25') of wall length;

IV. All exterior materials shall be durable and low maintenance;

V. All exterior building material colors shall be earth tones;

VI. Roofs shall have a minimum 6" fascia, minimum 6/12 pitch on over 80% of roofs, no pitch flatter than 4½ /12.

VII. Roof sheeting a minimum of five-eighths inch (5/8") thick OSB or plywood material.

VIII Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.

IX. Mechanical equipment on rooftops to be architecturally screened from view.

X. Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.

B. Parking:

I. A minimum 2.5 parking spaces per unit, including at least one covered (or garage) space per unit. Single space within garage: minimum interior dimension of 22 ft x 12 ft.

II. Garages have 4 walls, roof, doorway at least 9 ft in width, and door that is lockable.

III. Parking structures shall be made of similar materials and design as buildings.

IV. Driveways and uncovered parking areas paved and striped.

V. No tandem parking permitted unless both spaces reserved for the same dwelling unit.

VI. No recreational vehicle parking permitted on site whether inside or outside of a garage.

VII. No surface parking permitted within required setback or buffer, except access driveways.

VIII. Bicycle parking racks to park bikes in the amount of minimum two (2) spaces per unit.

C. Landscaping:

I. A landscape plan is required to be approved with the project site plan.

II. All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.

III. A minimum of 1 tree shall be planted per 1,000 sq feet of required landscaped areas. At least 30% shall be evergreens.

- IV. A minimum landscaped street buffer area shall be provided at a width of 30 feet.
- V. Landscaped street buffer area may not include paved surfaces, except for sidewalks or trails.
- VI. Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.
- VII. Require minimum plant sizes and include a list of appropriate plants.
- VIII Existing trees, native vegetation and rare plants shall be retained wherever possible.
- IX. Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.

D. Other Features:

- I. Dumpsters shall be located behind a sight obscuring enclosure, built of materials complimenting the architectural style of the buildings.
- II. When practical, a minimum 5 foot landscaping area will be required around dumpster enclosures.
- III. The City may require inclusion of a wall, fence or screen to mitigate noise or unsightly uses.
- IV. Visual area (usually front yard) perimeter fencing shall match the building design, i.e., masonry columns or piers with same brick or stone as the buildings.
- V. Walls or fences with lengths greater than 100 feet shall be interrupted with offsets, landscaping or accents.
- VI. Any areas which are to be screened shall be done with a solid, sight-obscuring fence or wall, and landscaping to soften fence appearance.
- VII. Utilities shall be located underground and above ground boxes screened.
- VIII Exterior lighting fixtures that match the architectural design theme shall be included for street, walkways, parking areas, entrances and building exteriors. Exterior uplighting is encouraged to

accent the structures and provide additional safety.

IX. Any developments with more than 12 dwelling units, such as PUD's, shall include playground equipment and may require other recreational amenities for residents, which may include swimming pools, spas, sports courts, barbecue grills and picnic facilities, etc. (Adjustments to these requirements may be made to fit the needs of retirement communities, etc)

X. Any project signage shall be built of materials complimenting the architectural style of the buildings. (Must comply with existing sign ordinance requirements found in section 17.72)

E. Proposed Design Review:

I. All development site plans will be reviewed by the Architectural Review Committee, established by the City Council, with recommendations for the City Council.

II. The Architectural Review Committee will determine adherence of the proposed development to the criteria of the applicable architectural theme.

12. Section 17.45.250 of Chapter 17.45 Commercial Zone C-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.45.250 Frontage regulations - Residential use.

A. The setback line from the property line for all main buildings shall not be less than (30) thirty feet.

B. Establishing setback for lots with concave or convex front property lines: It is intended that the nearest portion of the building to the street be setback at least thirty (30) feet from the front property line, and that the width of the property be not less than one hundred (100) feet at that point (see illustration). The property may not be narrower than forty (40) feet at the front property line.

1. All lots shall have a minimum width of one hundred (100) feet, except as provided in Section 17.44.330, separately owned lots, reduced yards and except as provided in subsection B above.

2. Lots on which multi-family units are to be emplaced will have a minimum frontage ~~of one hundred (100) feet~~ at both the street and setback line of one hundred (100) feet for a duplex, one hundred fifteen (115) feet for a triplex, and one hundred thirty (130) feet for a fourplex.

13. Section 17.45.310 of Chapter 17.45 Commercial Zone C-2 of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.45.310 Duplex, triplex, and fourplex - Criteria.

Multi-family housing will be limited to four (4) family units per City block (the full area of the block, not linear). This can consist of two (2) duplexes, one (1) triplex, or one (1) fourplex.

The following criteria must be met for duplexes, triplexes, and fourplexes of new construction, ~~while~~ and conversion of existing structures into multi-family housing ~~will be considered on a case by case basis:~~

- A. ~~Front yard must have a landscaped area a minimum of ten (10) feet in width.~~ Front setback shall be a minimum of thirty (30) feet and shall be landscaped.
- B. Side yards must have landscaped strips a minimum of fifteen (15) feet in width.
- C. A minimum of 50% of the lot must be open and landscaped.
- D. A minimum of 10% of the lot shall be provided as a children's playground (not to be counted as part of C above).
- E. The front of the duplex, triplex, or fourplex shall face the street.
- F. Off-street parking will be provided. Two and one-half (2½) spaces for each housing unit (not to be counted as part C or D above).
- G. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.
- H. Parking lot to be at ~~side or~~ rear of dwelling units. The Planning Commission may approve front garage entrances and parking for multi-family buildings that will have individually owned units such as: Twin Homes, Townhouses, etc.
- I. Trash area to be screened from neighbors view.
- J. Light proof fence, shrubs, or wall a minimum of six (6) feet tall on side(s) of parking lot facing neighbor's property.
- K. Curbs and gutters, planting strip, and sidewalk along public roadways where adjacent to existing curb, gutter, and sidewalks.

- L. Duplexes, triplexes, or fourplexes may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.
- M. In considering a recommendation for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for:
 - 1. Building materials, colors and architectural features to create an attractive, well planned facility.
 - 2. Open space and playground area that will provide a safe, comfortable and pleasant environment.
 - 3. Well planned exterior lighting.
 - 4. Good vehicular and pedestrian movement.
 - 5. A landscaping plan showing proposed grass, shrubbery, trees and other planting features for the site.
 - 6. A landscape maintenance plan.
 - 7. Other amenities planned for the site.
- N. Multi-Family Housing Design Standards.
 - 1. Architectural Styles - All multi-family housing developments shall adhere to one of the following architectural design themes or other attractive design themes approved by the Planning Commission.
 - A. Garden Design: Emphasis on portraying the period design of the 1920s to 1930s with some contemporary design enhancements.
 - I. Exterior Materials:
 - a. Reddish colored brick (earth tone, no used or multicolor brick);
 - b. Masonry siding.
 - c. Iron or steel features and accents;
 - d. Stucco (limited amounts, not on ground floor). "Big House" design with 4-8 dwelling units.
 - II. Open Spaces: Developments shall include garden features, such as planter beds along walkways, flower pergolas, flowering trees, and gardens in the open spaces.



Example - Garden Design

B. Mountain Design: Emphasis on portraying a rustic mountain home exterior with some contemporary design enhancements.

I. Exterior Materials:

- a. Stacked rock or river stone;
- b. Timber features;
- c. Iron accents and features;
- d. Masonry siding (HardiPlank);
- e. Stucco (limited amounts, not on ground floor).

II. Open Spaces: Developments shall include mountain-style landscaping features, including twice the required amount of trees and shrubbery to be evergreens.



Example - Mountain Design

2-4 dwellings units with a central front entry

C. Classic American Design: Emphasis on a turn of the 20th Century design that has brick or

stone and wood materials as the dominant features of the buildings.

I. Exterior Materials:

- a. Brick (earth tone colors)
- b. Wood or masonry siding (HardiPlank);
- c. Wood trim features;
- d. Wood accents and features (may be white);
- e. Stucco (limited amounts, not on ground floor).

II. Open Spaces: Developments shall include structural features such as gazebos, plazas, pergolas, trellises, raised planter beds, etc., and a good mix of various trees.



Example - Classic American
2-4 dwellings units with a central front entry

D. Architectural Design Guidelines:

I. A building's modulation, articulation, details, and materials shall be arranged to give the building the appearance of a large single-family detached home. Larger PUD multi-family projects shall be designed to make a development look like a neighborhood of large homes.

II. A building shall have consistent detailing on all four elevations; a building shall have building details and proportions to ensure a "four-sided"

- architectural quality for the building with emphasis on the street visual sides.
- III. Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.
- IV. Long facades tend to appear institutional. Residential buildings shall limit the use of long, monotonous facades. The maximum length of multi-family buildings shall be 200 (two hundred) feet.
- V. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. Exterior materials allowed for use on visual (from street) elevations of the building are: Stone, Cast Stone, Brick, Synthetic Stone, Stucco, Water-Managed EIFS, Cement Board, and Wood.
- VI. Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.
- VII. All buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes.
- VIII Proper building articulation reduces the apparent scale and proportion of a building and creates architectural interest.
- IX. Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief

and articulation to the overall building form.

X. Windows shall be vertically proportioned. This allows the window to be more pleasing to the eye because the window opening appears to be structurally supported. Vertically - proportioned windows also help to exaggerate the height of a building and more evenly distribute light to the interior of the structure.

2. General Requirements for all Multi-Family Developments.

A. Buildings:

I. Buildings shall be planned with the same elements as a regular, single-family home neighborhood, including single front entry doors, traditional front yards, etc.

II. Multi-family residential buildings require the exterior building walls to be composed of the required brick or stone, equal to a minimum of two (2) times the square feet of the exterior building perimeter.

III. Walls of buildings are to have relief features, which may include pop-outs, recesses, columns, variation in materials, etc. Relief is to be seen at a minimum of every twenty five feet (25') of wall length;

IV. All exterior materials shall be durable and low maintenance;

V. All exterior building material colors shall be earth tones;

VI. Roofs shall have a minimum 6" fascia, minimum 6/12 pitch on over 80% of roofs, no pitch flatter than 4½ /12.

VII. Roof sheeting a minimum of five-eighths inch (5/8") thick OSB or plywood material.

VIII Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.

IX. Mechanical equipment on rooftops to be architecturally screened from view.

X. Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.

B. Parking:

I. A minimum 2.5 parking spaces per unit, including at least one covered (or garage) space per unit. Single space within garage: minimum interior dimension of 22 ft x 12 ft.

II. Garages have 4 walls, roof, doorway at least 9 ft in width, and door that is lockable.

III. Parking structures shall be made of similar materials and design as buildings.

IV. Driveways and uncovered parking areas paved and striped.

V. No tandem parking permitted unless both spaces reserved for the same dwelling unit.

VI. No recreational vehicle parking permitted on site whether inside or outside of a garage.

VII. No surface parking permitted within required setback or buffer, except access driveways.

VIII. Bicycle parking racks to park bikes in the amount of minimum two (2) spaces per unit.

C. Landscaping:

I. A landscape plan is required to be approved with the project site plan.

II. All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.

III. A minimum of 1 tree shall be planted per 1,000 sq feet of required landscaped areas. At least 30% shall be evergreens.

- IV. A minimum landscaped street buffer area shall be provided at a width of 30 feet.
- V. Landscaped street buffer area may not include paved surfaces, except for sidewalks or trails.
- VI. Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.
- VII. Require minimum plant sizes and include a list of appropriate plants.
- VIII Existing trees, native vegetation and rare plants shall be retained wherever possible.
- IX. Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.

D. Other Features:

- I. Dumpsters shall be located behind a sight obscuring enclosure, built of materials complimenting the architectural style of the buildings.
- II. When practical, a minimum 5 foot landscaping area will be required around dumpster enclosures.
- III. The City may require inclusion of a wall, fence or screen to mitigate noise or unsightly uses.
- IV. Visual area (usually front yard) perimeter fencing shall match the building design, i.e., masonry columns or piers with same brick or stone as the buildings.
- V. Walls or fences with lengths greater than 100 feet shall be interrupted with offsets, landscaping or accents.
- VI. Any areas which are to be screened shall be done with a solid, sight-obscuring fence or wall, and landscaping to soften fence appearance.
- VII. Utilities shall be located underground and above ground boxes screened.
- VIII Exterior lighting fixtures that match the architectural design theme shall be included for street, walkways, parking areas, entrances and building exteriors. Exterior uplighting is encouraged to

accent the structures and provide additional safety.

IX. Any developments with more than 12 dwelling units, such as PUD's, shall include playground equipment and may require other recreational amenities for residents, which may include swimming pools, spas, sports courts, barbecue grills and picnic facilities, etc. (Adjustments to these requirements may be made to fit the needs of retirement communities, etc)

X. Any project signage shall be built of materials complimenting the architectural style of the buildings. (Must comply with existing sign ordinance requirements found in section 17.72)

E. Proposed Design Review:

I. All development site plans will be reviewed by the Architectural Review Committee, established by the City Council, with recommendations for the City Council.

II. The Architectural Review Committee will determine adherence of the proposed development to the criteria of the applicable architectural theme.

14. Section 17.60.070 of Chapter 17.60 Planned Unit Developments of Title 17 of the Hyrum City Municipal Code is amended to read as follows:

17.60.070 Commission requirements and recommendations.

Follows the requirements of 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

- A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
- B. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
- C. Appropriate building types in terms of density, site relationship and spacing.
- D. Well-planned site signage;
- E. Well-planned exterior lighting;
- F. Preservation of natural features including trees, drainage areas, and views.

- G. Good vehicular and pedestrian movement;
- H. Integrated parking;
- I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
- J. Placement of fencing/walls and solid waste enclosures.
- K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of Sections 17.44.190 and 17.45.310.

15. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

16. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

17. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

18. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 4th day of April, 2013.

HYRUM CITY

BY: _____
W. Dean Howard
Mayor

ATTEST:

Stephanie Fricke

City Recorder

Posted: _____