

CHAPTER 12

ARTICLE 2

DESIGN REVIEW

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9-12-02-1: AUTHORITY

This Chapter is adopted pursuant to authority granted by 67-6518 of Idaho Code. The provisions contained herein are declared to be minimum requirements.

9-12-02-2: PURPOSE

Standards are set forth to further safety and livability in the city, thus promoting the general welfare; implement the Tetonia Comprehensive Plan; encourage landscaping and the planting of trees throughout the city; and, provide planning and design guidelines to facilitate orderly development.

9-12-02-3: GENERAL APPLICABILITY

- A. Exclusion: An individual single-family dwelling on a single parcel, an individual twin home (two residential units sharing a common wall) and an individual townhouse consisting of a maximum of two (2) dwelling units are excluded from the requirements of design review
- B. Design review applies to proposed development in the city and city impact area including but not limited to:
 - 1. Sites: commercial and planned unit development, open space, parking areas, business park, common areas within a subdivision, signs, changes in land use such as residential-to-commercial conversions and other site development.
 - 2. Buildings: commercial, manufacturing, public, institutional, office, professional, multifamily residential, signs on a building and other building development.
 - 3. Existing Building and/or Site: Exterior building remodeling or repainting with a color different from what is existing, building use change, enlargement or expansion of sites or buildings, and remodeling or expansion of signs.

9-12-02-4: EFFECT OF OTHER PROVISIONS:

If any provision of this Chapter is found to be in conflict with any other provision of any zoning, building, fire safety or health ordinance or other provision of this code, the provision, which establishes the higher and/or more restrictive standard shall prevail.

9-12-02-5: DESIGN REVIEW PROCEDURES:

- A. Application and Fee Required: A completed application provided by the city and payment of a fee set by resolution of city council submitted to the city clerk shall become a formal request for design review.
 - 1. Site and Building Design Review Application: The application shall include site, building, landscaping and/or signage design review.
 - 2. Building and/or Sign Design Review Application: The application is for two or less buildings and/or two or less signs.
 - 3. The planning and zoning commission may request more information before making a recommendation to city council. Requested information should be submitted in a timely manner. The applicant should provide the planning and zoning commission with requested information within sixty (60) days of the initial request or the application may be denied and a new application and fee may be required.
- B. Planning and Zoning Commission Action: By no later than sixty (60) days from the date the formal application was first reviewed, the planning and zoning commission shall recommend, recommend conditionally or recommend disapproving the design plans. The reasons for such action shall be stated in writing, a copy of which shall be attached to one copy of the design plans and returned to the applicant.

9-12-02-6: DESIGN AREAS

- A. The city engineer shall review and report in writing on all important provisions of site design and assist the planning and zoning commission.
- B. Site Design:
 - 1. Traffic: The site plan design shall minimize impact of traffic on adjacent streets, provide for the pedestrian, and provide appropriate, safe parking lot design.
 - 2. Landscaping: Landscaping shall ensure harmony with adjacent development; provide screening and site and sound buffering; preserve environmental features; beautify the city; and, provide adequate maintenance features.
 - 3. Grading and Drainage: Grading and drainage shall provide for storm drainage, erosion control and flood prevention.
 - 4. Signage: Signing for any project should provide for business identification and minimize clutter and confusion on and off the site, and shall be in compliance with sign regulations.

5. Utilities: Utility service systems shall not detract from building or site design. Cable, electrical, and telephone service systems shall be installed underground.
6. Outdoor Lighting: Effective outdoor lighting should enhance the character of the city; provide safety and security for persons; reduce glare and large variations of lighting levels; and, protect the night sky. Outdoor lighting shall be in compliance with outdoor lighting standards.

C. Building Design:

1. The mass (overall size) of the building should be reviewed for its relationship with existing development in the surrounding area and with the allowed use proposed by the applicant.
2. Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief.
3. Buildings should avoid monotonous flat vertical planes.

D. Open Space Development:

1. Open space may be used for parks, recreational areas, historic sites, and scenic preservation.
2. Open Space Classification

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| a. Playground | Structures such as swings and jungle-gym equipment for preschool to early grade school children. Two acres or smaller should be adequate with a five minute walking time from the nearest residences. |
| b. Neighborhood | A combination of active and passive recreation for varying age groups. Centrally located within a neighborhood, picnic areas, shade trees, walking paths and play areas should be provided. Two to five acres within ½ mile walking distance of users. |
| c. Community | Developed with good auto access and parking. Playing fields, playground equipment and picnic areas may be incorporated. Five to ten acres within ½ to three miles maximum distance. |
| d. Specialty | Unique and specific in the type of use or recreational opportunity such as a golf course, historic site or swimming pool. |
| e. Linear | Corridors of land providing public access for recreational or transportation purposes. Improvements can include walking, hiking or bicycling paths and horse trails. |

E. Streetscape:

1. Streetscape improvements may include street trees, streetlights, pedestrian lighting, bollards, public art, kiosks and furnishings.
2. Streetlights shall be approved by location, category and design.
3. Streetlight spacing may be slightly modified depending upon site constraints and the location of existing streetlights. One hundred to one hundred fifty feet between streetlights shall be a general range for spacing.

F. Sidewalks:

1. Sidewalks shall not be less than 4" in depth.
2. Sidewalks abutting a minor arterial should be a minimum of ten feet (10') wide.
3. Sidewalks abutting a major collector should be a minimum of eight feet (8') wide.
4. Sidewalks abutting a local street should be a minimum of five feet (5') wide.

(Ord. 2008-8)