

CHAPTER 12

ARTICLE 04

**DESIGN STANDARDS**

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9-12-04-1: ARCHITECTURAL STANDARDS

- A. Purpose: Architectural design standards create a visual representation of city values, increase aesthetic appeal and assist in the management of new development.

B. Definitions:

ARCADE:	A series of arches supported by piers or columns.
ARCHITECTURAL STANDARDS:	Statements and graphics intended to direct the planning and development of the built environment in particular manner or style so that the end result contributes positively to the overall development.
AWNING:	A piece of material over a frame before a window.
BALCONY:	A platform projecting from an upper story and enclosed by a railing.
BAY WINDOW:	A set of two or more windows that protrude out from the wall. The window is moved away from the wall to provide more light and wider views.
BREEZEWAY:	A structure for the principal purpose of connecting a main building or structure on a property with other buildings.
BRICK VENEER:	A type of wall constructed with facing brick covering a backing wall of frame or masonry.
CANOPY:	A projection or hood over a door, window, niche, etc.
CEDAR SHINGLE:	A roofing material made of durable wood.
CEMENT BLOCKS:	Mass produced building blocks made from pouring concrete into a mold.
CEMENT PLASTER:	A mixture of sand and cement that is applied to the exterior foundation wall beneath ground level to aid in watering proofing.
CLAPBOARD:	Overlapping horizontal boards that cover the timber-framed wall of a house.
COLUMN:	A slender, upright structure, usually a supporting member in a building. Freestanding or self-supporting structural element carrying forces mainly in compression; either stone, steel, brick, or concrete.

CONCRETE:	A mixture of sand, cement and aggregate (stone or gravel) that may be reinforced with ferrous metals.
CONCRETE BLOCKS:	Masonry blocks commonly used for foundation and backing walls.
CORNICE:	Decorative projection along top of wall.
CUPOLA:	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.
DENTIL:	A molding motif that projects from the edge of a roofline or cornice.
DORMER WINDOW:	A window placed vertically in a sloping roof that has a tiny roof of its own. Most often seen in second-floor bedrooms.
EAVES:	The under part of a sloping roof overhanging a wall.
ELEVATION:	A drawing that views a building from any of its sides; vertical heights above a reference point such as above sea level.
ENTABLATURE:	The upper horizontal part of an order, between a capital and the roof; it consists of the architrave, frieze, and cornice.
FAÇADE:	Any important face of a building, usually the principal front with the main entrance.
FACE BRICK:	A finished, nondefective brick yielding good appearance and construction quality.
FIELDSTONE:	A stone used in its natural shape.
FRIEZE:	The middle part of an entablature, often decorated with spiral scrolls (volute).
GABLE:	The triangular upper portion of a wall at the end of a pitched roof. It typically has straight sides, but there are many variations.
LARGE SCALE STRUCTURE:	Structures that are 25,000 square feet in size and larger. This includes commercial retail and business office buildings, manufacturing and industrial buildings.
MANSARD ROOF:	This roof is flat on top, sloping steeply down on all four sides, thus appearing to sheath the entire top story of a house or other building.
MASONRY:	Stonework or brickwork
OFFSET:	A ledge or recess formed in a wall by a reduction in its thickness above.
PARAPET:	That portion of the wall that extends above the roof (wall surrounding a flat roof).
PEDIMENT:	A decoration over a portico, door or window.
PIER:	A vertical, noncircular masonry support, more massive than a column.
PILASTER:	A column integrated within a wall.

PILLAR:	Similar to but more slender than a pier, also noncircular.
PORCH:	An open or enclosed entry to a building. If large enough a porch may become a covered walk.
PORTICO:	A large porch usually with a pediment roof supported by classical columns or pillars.
PROJECTING RIB:	Projected molding or group of moldings.
REVEAL:	The side of an opening for a window or door, which is between the outer edge of the opening and the frame of the window or door.
ROOF PITCH:	Degree of roof slant stated in inches rise per foot.
ROOF RUN:	The horizontal distance from the outside of a bearing wall plate to the center of the ridge rafter.
ROOF SPAN:	Equal to twice the roof run, or the horizontal distance between the outside faces of bearing wall plates.
ROOF TYPES:	Style and shape of roofs: gable, gambrel, hip, mansard, shed, flat, butterfly, and saltbox.
SHINGLES:	Wood, asphalt, or other material that is applied in small sections as an outside covering on roofs of exterior walls to convey the run off of water.
SIDING:	The finished covering on the outside of non-masonry walls of houses and buildings. Shingles, wood siding, aluminum siding, vinyl siding, steel siding, stucco, etc.
SMALL STRUCTURE:	Structures that are under 25,000 square feet in size. This includes commercial retail and business office buildings.
STUCCO:	A mixture of cement, sand, lime and water spread over metal screening or chicken wire or wooden lath on wooden walls to form the exterior covering of and exterior wall.
SURROUND:	The molding trim around a door or window.
VENEER WALL:	The covering of one wall construction by a second material to enhance wall beauty. (Brick or stone over frame, brick or stone over concrete bloc.
VINYL:	A synthetic type of siding used for its economic value and durability.
WAINSCOT:	A paneling applied to the lower portion of a wall.

C. Architectural Standards Schedule:

STANDARD	DISTRICTS													
	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
<b>BUILDING FACADE</b>														
Facades and exterior walls shall provide visual interest by using architectural design variations.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A façade over 100 feet in linear length shall incorporate wall projections or recesses a minimum of four (4') feet depth and a maximum of twenty (20') contiguous feet within each 100 feet of façade length		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	
The façade of a small scale retail commercial building between the height of three feet and eight feet above the walkway grade shall be transparent material such as glass for no less than 35 percent of the horizontal length of the building front.						✓	✓	✓	✓					
Building facades should incorporate color change, texture change, material module change and/or, a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows should include visually prominent forms of framing.					✓	✓	✓	✓	✓	✓	✓			
Detail features shall not be superficially applied trim, graphics or paint.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>ROOF LINE</b>														
Roof lines shall be varied with a change in height every 100 linear feet in the building length.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
Offsets or breaks on roof elevation shall be two (2') feet or greater in height.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
Flat roofs and roof top equipment shall be concealed from public view.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓

9-12-04-2: LANDSCAPE STANDARDS

A. Purpose: Landscape standards are set forth to facilitate landscape planning.

1. Moderate summers, cold winters and a short growing season restrict the variety of species conducive to Tetonia’s climate. Providing appropriate guidelines will reduce plant loss and expedite the landscaping process.
2. Landscaping is an integral part of community design adding to the overall beauty of the city.
3. The planting of trees provides aesthetic and functional benefits to the city.

B. Landscape Standards Schedule:

STANDARD	DISTRICT													
	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Landscaping shall cover a minimum of 15% of the gross property area of multifamily housing, including townhouses and condominiums.				✓	✓	✓		✓	✓	✓				
In addition to required landscaping, a minimum of 400 sq. feet of common area/park shall be provided for every 4 multifamily dwelling units, including townhouses and condominiums.				✓	✓	✓		✓	✓	✓				
Landscaping shall cover a minimum of 10% of the gross property area.								✓	✓	✓	✓	✓	✓	
No landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear vision triangle shall be observed in regard to all vegetation.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Accepted nursery standards and practices shall be followed in the planting and maintenance of required landscaped areas.	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All required landscaping shall be permanently maintained in a healthy growing condition by the property owner, the property owner's representative, or the homeowners' association. This includes the maintenance of street trees and/or other landscape materials within or abutting the public right of way adjacent to the subject property.	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>IRRIGATION</b>														
All required landscaped areas must be provided with an automatic underground irrigation system.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Irrigation systems must include an appropriate backflow prevention device.			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓

	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
<b>PARKING LOT LANDSCAPING</b>														
A landscape strip of not less than 10 feet shall be provided when a parking lot is located adjacent to a public right of way.					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parking should be located to the side and rear of buildings and should be screened so that it does not dominate the streetscape and shall provide screening of automobile and truck headlights from the public right of way and abutting properties.					✓	✓	✓	✓	✓	✓	✓	✓	✓	
<b>BUFFER AREAS</b>														
When a commercial or manufacturing use abuts a residential use a ten-foot (10') wide by six-foot (6') high landscaped buffer is required.	✓	✓				✓		✓	✓	✓	✓	✓	✓	
All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover in which evergreen plant materials comprise a minimum of sixty percent (60%) of the total plant material used.	✓	✓				✓		✓	✓	✓	✓	✓	✓	
<b>SCREENING</b>														
Screen plantings or other screening methods shall be required to conceal outdoor storage areas, common trash receptacles, service areas, utility buildings and other unsightly uses.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

**9-12-04-3: OUTDOOR LIGHTING STANDARDS**

A. Purpose: To establish regulations and specifications to effectively manage outdoor lighting.

B. Definitions:

AREA LIGHT: Light that produces over 1800 lumens and is designed to light an exterior space. Area lights include, but are not limited to, street lights, parking lot lights and yard lights.

DOWNLIGHTING: Fully shielded light that is directed in such a manner as to shine light rays only below the horizontal plane.

FLOOD LIGHT: A lamp that produces up to one thousand eight hundred (1800) lumens and is designed to flood a well-defined area with light.

FOOT-CANDLE (FC): The American unit used to measure the total amount of light cast on a surface (illuminance).

- FULL CUT-OFF LUMINARIES:** An industry recognized term meaning a luminaire designed and installed such that no light is emitted at or above the horizontal, and limited light (100 candela per thousand lamp lumens) is emitted everywhere between horizontal and 10 degrees below horizontal.
- FULLY SHIELDED:** The luminaire and its mounting, taken as a whole, allowing no direct light above the horizontal.
- GLARE:** Stray light striking the eye.
- HEIGHT (OF LIGHT):** The height shall be measured from grade to the lamp center or flat-lens surface, whichever is lower.
- HOLIDAY LIGHTING:** Strings of individual lamps, where the lamps are at least three inches apart and the output per lamp is not greater than fifteen (15) lumens.
- ILLUMINANCE:** The amount of light falling on any point of a surface measured in foot-candles or lux. Measurements are taken at ground level with sensor parallel to the ground for horizontal illuminance and measured at five (5) feet above ground with sensor perpendicular to the ground for vertical illuminance.
- IESNA:** Illuminating Engineering Society of North America
- LAMP:** The generic term for an artificial light source, to be distinguished from the whole assembly. Commonly referred to as “bulb”.
- LIGHT TRESPASS:** Light falling on the property of another or the public right-of-way when it is not required to do so.
- LIGHTING PLAN:** Documents specific to a project or development that describe the location and characteristics of all exterior lighting and the light levels in and adjacent to the property.
- LUMINAIRE:** The complete lighting unit, including the lamp, the fixture, and other parts.
- MAINTAINED ILLUMINANCE:** The condition just prior to a time when luminaire cleaning and lamp replacement is necessary.
- C. General Outdoor Lighting Standards:**
1. **Shielded Fixtures:** All outdoor lighting shall be fully shielded. Full cutoff lights are required.
  2. **Color:** High-pressure sodium lamps shall be used in commercial and public applications, however, metal halide or fluorescent lamps may be permitted for applications where the applicant can show a need for good color rendition that is necessary to the function, such as retail sales lots.
  3. **Light Trespass:** All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the light source. No light fixture shall produce glare or light spillage at any property line exceeding one-half footcandle.
  4. **Lighting of Flags:** The lighting of Federal or State flags shall be permitted provided that the light is a narrow beam and shall minimize light trespass

and/or glare. Downlighting of flags is encouraged. Lowering flags at sunset to avoid the need for lighting is encouraged.

5. Canopy Lighting: Canopy lighting shall be flush with the under surface of the canopy.
- D. Illumination Levels shall be measured with a photometer having a spectral response similar to the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.
- E. Roadway/Streetlights:
  1. All new lighting for streets shall be full cut off.
  2. All streetlights shall use high pressure Sodium lamps.
  3. Height: Streetlights shall not exceed 15 feet in height except where deemed necessary for public health and safety and upon approval by the planning and zoning commission as part of a development application or conditional use permit.
- F. Parking Lots: All parking areas shall be illuminated in accordance with the provisions of this article.
  1. Any lights used to illuminate a site shall be arranged to reflect the light away from the adjoining property.
  2. All site lighting should be recessed or shielded to direct all light downward. Historic style light pole fixtures designed such that the portion of the fixture housing the light is to be exposed as a design element of the light fixture shall be 150 watt high pressure sodium and provide optics to direct light downward.
  3. Light pole fixtures shall have a maximum height of fifteen feet (15').
  4. Lights: Low pressure sodium lights, or 250 watt maximum high pressure sodium lights, shall be the preferred type of site lighting permitted.
  5. Metal halide lighting shall be permitted with the following additional conditions:
    - a. Light wattage shall be a maximum of 320 watts.
    - b. The light fixture shall be no higher than fifteen feet (15').
    - c. The lighting shall be installed, operated, and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the same area.
    - d. The lighting will not be disturbing to existing or future neighboring uses.
    - e. Historic style light pole fixtures designed such that the portion of the fixture housing the light bulb is exposed as a design element of the light fixture shall not be permitted to have metal halide lighting.
- G. Recreation Areas:
  1. All recreation lighting shall be fully shielded, or be designed or provided with sharp cutoff capability, so as to minimize up-light, spill light, and glare.
  2. All recreational lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. In no case shall recreational lighting occur after 11:00 P.M. except to conclude a specific sporting event that is under way.
  3. All new recreational lighting fixtures shall meet the recommended standard illumination levels for recreational lighting as established by the IESNA.



- H. Service Stations and Retail Sales Lots:
1. Metal halide lamps are permitted.
  2. Car Dealerships: Maximum horizontal initial illuminance shall be 5-10 foot-candles at the roadway and 2-5 elsewhere.
  3. Convenience Stores with Gasoline Service: Average initial horizontal illuminance shall be no greater than 5 foot-candles in the pump area and 2 foot-candles elsewhere. Full cut off shields are required for all lighting.
- I. Signs: Signs, including directional, project entrance, free standing, building, and monumental signs shall comply with the following requirements:
1. All lighting fixtures shall be aimed and shielded so that light is directed only onto the sign façade. The lamp shall not be visible from streets, roads or properties.
  2. Signs that abut residential zones shall be designed, placed and landscaped in such a manner so that the lighting does not trespass onto residential properties. The light shall be confined to the surface of the sign.
  3. Externally illuminated signs shall be downlighted. Internally illuminated signs shall have a dark or opaque background.
- J. Exempt Lighting: The following lighting shall be exempt from the provisions of this section:
1. Christmas holiday lighting from November 1 to January 15.
  2. Traffic control signals and devices.
  3. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
  4. Temporary lighting, used for a period not to exceed thirty (30) days in any one year period for festivals, celebrations, or other public activities.
  5. Temporary construction lighting.
  6. Residential luminaries.
- K. Prohibited Lighting: The following lighting shall be prohibited except as provided in "Exempt Lighting":
1. Unshielded lighting for any purpose.
  2. Flashing, blinking and intermittent lights or lights that move or give the impression of movement. Holiday lighting between November 1 and January 15 is permitted.
  3. Spotlights may not be affixed to buildings for the purpose of lighting parking lots or sales display lot areas.
  4. Searchlights, floodlights, laser source lights, strobe, or flashing lights, illusion lights, or any similar high intensity light shall not be permitted.

#### 9-12-04-4: ALTERNATIVE DESIGN PLAN

A developer may propose an alternative design plan including written documentation that the alternative design plan meets or exceeds the purpose statement of this chapter. Such an alternative design plan shall be submitted with the initial application.