

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING ARTICLE 6A OF HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTIONS 6A.7.2.1(B)(4), 6A.7.2.2(B)(4), 6A.7.2.3(B)(4), AND 6A.7.2.4.III(C)(1), TO INCREASE ENERGY EFFICIENCY IN BUILDINGS THROUGH DESIGN AND TECHNOLOGIES; AMENDING SECTIONS 6A.7.2.1(C)(2), 6A.7.2.2(C)(3), 6A.7.2.3(C)(3), AND 6A.7.2.4.III(C)(10), TO EXCLUDE SMALL WIND ENERGY SYSTEMS FROM ROOFTOP SCREENING REQUIREMENTS; AMENDING SECTIONS 6A.7.2.1(D)(1), 6A.7.2.2(D)(1), 6A.7.2.3(D)(1), AND 6A.7.2.4.III(C)(10), TO PROHIBIT THE PLANTING OF NON-DROUGHT TOLERANT SPECIES IN NON-RESIDENTIAL AND MULTI-FAMILY PROJECTS; AND PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 6A 7.2.1(B) (4), Design Review Guidelines for Non-Residential Buildings, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

B. Building Design.

4. All buildings ~~are encouraged to~~ shall minimize energy consumption, by utilizing alternative energy sources and/or consider passive solar techniques.

~~The use of~~ At least three (3) of the following techniques or an approved alternative, shall be used ~~can lead to~~ improve energy cost savings and provide a more comfortable and healthy living space:

- a. ~~Solar access~~ a. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.
- b. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
- c. Double glazed windows.
- d. Windows with Low Emissivity glazing.
- e. ~~Deciduous shade trees~~

- f. Earth berming against exterior walls
- g. ~~Good ventilation~~
- h. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.
- i. ~~Efficient lighting~~
- j. Day lighting-Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.

Section 2. Section 6A 7.2.1(C) (2), Design Review Guidelines for Non-Residential Buildings, of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

C. Fences and Equipment/Utilities.

- 2. **All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels, excluding Wind Energy Systems, should be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.**


The use of alternative energy sources is encouraged, however, the hardware associated with these features should be incorporated as an integral part of the building’s design rather than as an add-on which detracts from the building and its surroundings. Special consideration should be taken for communications facilities to insure that the number and design of them not conflict with each other.

Section 3. Section 6A 7.2.1(D) (1), Design Review Guidelines for Non-Residential Buildings, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language as follows:

D. Landscaping.

- 1. ~~At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species. Only native, drought tolerant plant species and/or xeriscape specific plant materials shall be used ~~wherever possible to reduce water, as specified by the Hailey Landscaping Manual or an approved alternative consumption.~~ and all species should shall be hardy to the Zone 4 environment.~~

~~High water demand plant materials should be kept to a minimum.~~ Elements for the xeriscape plan should include but are not limited to: plant materials proposed to be used, timeline for establishment of the plantings, maintenance of the planting beds and the type of irrigation proposed. ~~All species should be hardy to the Zone 4 environment.~~

Section 4. Section 6A 7.2.2.(B) (4), Design Review Guidelines for Non-Residential Buildings in Light Industrial (LI), Service Commercial Industrial (SCI), Technological Industrial (TI), and Airport (A), of the Hailey Zoning Ordinance No. 532, is  by amended by the deletion of the stricken language and the addition of the underlined language as follows:

B. Building Design.

4. All buildings ~~are encouraged to~~ **shall minimize energy consumption, by utilizing alternative energy sources and/or consider passive solar techniques.**

~~The use of~~ At least three (3) of the following techniques or an approved alternative, shall be used ~~can lead to~~ improve energy cost savings and provide a more comfortable and healthy living space:

- a. ~~Solar access~~ a. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.
- b. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
- c. Double glazed windows.
- d. Windows with Low Emissivity glazing.
- e. ~~Deciduous shade trees~~
- e. Earth berming against exterior walls
- f. ~~Good ventilation~~
- f. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.
- g. ~~Efficient lighting~~
- g. ~~Day lighting~~ Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.

Section 5. Section 6A 7.2.2.(C) (3), Design Review Guidelines for Non-Residential Buildings in Light Industrial (LI), Service Commercial Industrial (SCI), Technological Industrial (TI), and Airport (A), of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

C. Accessory Structures, Fences and Equipment/Utilities.

3. All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels, excluding Wind Energy Systems, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.

The use of alternative energy sources is encouraged, however, the hardware associated with these features should be incorporated as an integral part of the building's design rather than as an add-on which detracts from the building and its surroundings. Special consideration should be given to communications facilities to insure that the number and design of them not conflict with each other

Section 6. Section 6A 7.2.2.(D) (1), Design Review Guidelines for Non-Residential Buildings in Light Industrial (LI), Service Commercial Industrial (SCI), Technological Industrial (TI), and Airport (A), of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

D. Landscaping.

~~1. At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species. Only native, drought tolerant plant species and/or xeriscape specific plant materials shall be used wherever possible to reduce water, as specified by the Hailey Landscaping Manual or an approved alternative consumption. And all species should shall be hardy to the Zone 4 environment.~~

~~High water demand plant materials should be kept to a minimum. Elements for the xeriscape plan should include but are not limited to: plant materials proposed to be used, timeline for establishment of the plantings, maintenance of the planting beds and the type of irrigation proposed. All species should be hardy to the Zone 4 environment.~~

Section 7. Section 6A 7.2.3. (B) (4), Design Review Guidelines for Multi-Family Residential Buildings In General Residential (GR), Transitional (TN), Limited Business (LB), Business (B), Neighborhood Business (NB), and Service Commercial Industrial (SCI), of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

B. Building Design.

~~4. All buildings are encouraged to~~ shall minimize energy consumption, by utilizing alternative energy sources and/or consider passive solar techniques.

~~The use of~~ At least three (3) of the following techniques or an approved alternative, shall be used can lead to improve energy cost savings and provide a more comfortable and healthy living space:

- a. ~~Solar access~~ a. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.
- b. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
- c. Double glazed windows.
- d. Windows with Low Emissivity glazing.
- e. ~~Deciduous shade trees~~
- e. Earth berming against exterior walls
- f. ~~Good ventilation~~
- f. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.
- g. ~~Efficient lighting~~
- g. Day lighting- Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.

Section 8. Section 6A 7.2.3. (C) (3), Design Review Guidelines for Multi-Family Residential Buildings In General Residential (GR), Transitional (TN), Limited Business (LB), Business (B), Neighborhood Business (NB), and Service Commercial Industrial (SCI), of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

C. Fences and Equipment/Utilities.

- 2. All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels, excluding Wind Energy Systems, should be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.**

The use of alternative energy sources is encouraged, however, the hardware associated with these features should be incorporated as an integral part of the building's design rather than as an add-on which detracts from the building and its surroundings. Special consideration should be taken for communications facilities to insure that the number and design of them not conflict with each other.

Section 9. Section 6A 7.2.3. (D) (1), Design Review Guidelines for Multi-Family Residential Buildings In General Residential (GR), Transitional (TN), Limited Business (LB), Business (B), Neighborhood Business (NB), and Service Commercial Industrial (SCI), of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

D. Landscaping.

- 1. ~~At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species. Only native, drought tolerant plant species and/or xeriscape specific plant materials shall be used wherever possible to reduce water, as specified by the Hailey Landscaping Manual or an approved alternative consumption. And all species should~~ shall be hardy to the Zone 4 environment.**

~~High water demand plant materials should be kept to a minimum. Elements for the xeriscape plan should include but are not limited to: plant materials proposed to be used, timeline for establishment of the plantings, maintenance of the planting beds and the type of irrigation proposed. All species should be hardy to the Zone 4 environment.~~

Section 10. Section 6A 7.2.4.III.(C) (1), Design Review Guidelines For Residential And Non-Residential Buildings In The Townsite Overlay District (TO), of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the under  language as follows:

C. Specific Guidelines

1. Site Planning

Site planning encompasses a variety of issues related to the platting of the neighborhoods, building placement on the lot, circulation, light and air, and solar access. Old Hailey has developed with a distinct grid pattern, with the original lots in the neighborhood being

proportionately shorter along the street side and rectangular in shape. This lot and block platting pattern has been reinforced by the alignment of buildings on the lots within that grid. The creation of alleys in the early platting of Old Hailey allowed service vehicles to use the back half of the property. This predominant grid pattern has been a strong influence on the site planning of lots in Old Hailey.

Another key element of site planning is the relationship of the building size to the lot. Traditionally, buildings in Old Hailey were proportionally smaller than seen today. A clear front and back yard were visible on the site. The front of the house was easily recognizable. This pattern of front and back yards contributed to a fairly consistent sense of open space in the neighborhoods. This open space makes a valuable contribution to the character of Old Hailey neighborhoods.

Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.

Guideline: Site planning for new development and redevelopment shall address the following:

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
- **building orientation that respects the established grid pattern of Old Hailey;**
- **clearly visible front entrances;**
- **use of alleys as the preferred access for secondary uses and automobile access;**
- **adequate storage for recreational vehicles;**
- **yards and open spaces;**
- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**
- **snow storage appropriate for the property;**
- **underground utilities for new dwelling units.**

Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.

- Glass areas should reflect the composition, layout and window-to-wall ratio of windows seen traditionally in Old Hailey versus large continuous surfaces of glass.
- Solar energy collection devices should be integrated into the overall building design.
- Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.
- Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible.
- Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.

Guideline: All buildings shall minimize energy consumption, by utilizing alternative energy sources and/or passive solar techniques.

- At least three (3) of the following techniques or an approved alternative shall be used to improve energy cost savings and provide a more comfortable and healthy living space:
 - a. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.
 - b. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
 - c. Double glazed windows
 - d. Windows with Low Emissivity glazing.
 - e. Earth berming against exterior walls
 - f. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed and used on-site.
 - g. Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.

Section 11. Section 6A 7.2.4.III (C) (10), Design Review Guidelines For Residential And Non-Residential Buildings In The Townsite Overlay District (TO), of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

10. Non-residential and Multi-family Uses

Non-residential uses and residential uses of three (3) units or greater will be reviewed by the Hailey Planning and Zoning Commission. The Commission will use the Guidelines below and all of the other Guidelines in this document as applicable for these projects, in conjunction with other applicable Design Review Guidelines as set forth in Article 6A of the Hailey Zoning Ordinance.

Guideline: Non-residential uses in Old Hailey should be designed with a residential, human scale in mind.

Guideline: Only native, drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative and all species shall be hardy to the Zone 4 environment.

- Elements for the xeriscape plan should include but are not limited to: plant materials proposed to be used, timeline for establishment of the plantings, maintenance of the planting beds and the type of irrigation proposed.

Guideline: Parking for non-residential uses shall be carefully planned to avoid pedestrian conflicts, and to be subordinate to other design elements on the site.

- See also Section 4 for other applicable parking guidelines.

Guideline: Utilities for non-residential and multifamily structures shall be integrated into the site design. Utilities should, in most cases, be fully screened from view.

- Exhaust hoods, rooftop vents and air conditioner units should be screened from view, either with a parapet wall or by integrating these items into interior roof elements. Small Wind Energy Systems are excluded from these screening requirements.
- Transformers, gas meters and other site infrastructure should be located in a manner to

avoid being seen from entrances, public streets and pedestrian areas. If they cannot be hidden, they should be screened with landscaping, fencing or building walls.

Section 12. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 13. Repealer Clause All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 14. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2009.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk, City of Hailey