

**Compatibility.** The characteristics of different designs which, despite their differences allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

**Elevation.** A drawing showing a exterior wall of a building.

**Enclosure (sense of).** An experience in which a pedestrian feels sheltered with a semi-private realm. Buildings, trees, landscaping and street widths are all factors in creating a sense of enclosure.

**Facades.** The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

**Fenestration.** The arrangement of windows in a building.

**Gable.** Any basically triangular-shaped, upper part of a building wall, usually under a pitched roof; sometimes upper walls topped with stepped parapets are referred to as gables or stepped gables.

**Human Scale.** The quality of the physical environment which reflects proportional relationship to human dimensions and which contributes to a person's perception and comprehension of the size, scale, height, bulk and/or massing of buildings or other features of the built environment and creates a comfortable and inviting spaces.

**Infill.** The placement of new buildings into established built-up urban areas, which usually results in an increase in the existing building stock.

**Mass.** The combination of the three dimensions of length, height, and depth which give a building its overall shape; a building is often composed of many masses, hence the term massing, which is often used to describe the form or shape of structures.

**Pedestrian-oriented.** An environment designed to make movement by pedestrians convenient, attractive and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.

**Sense of Place.** The feeling associated with a location, based on a unique identity and other memorable qualities.

## STEP 1

### 7.2.1 - Non-Res.

#### Site Planning

- 1 The building shall be oriented to the street. If the building is located on a corner, the building shall address the corner as well as both streets.

The building should address the street and not “turn its back” to the public. The main façade should be oriented to the street, and provide an entrance (s) on the street side. Buildings at street corners must be designed to address the corner – that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection.

### 7.2.2 - Non-res in LI, SCL, TI, A

Site planning shall include consideration of adjoining parcels in terms of building configuration, vehicular circulation and parking, drainage and access. Reciprocal ingress and egress, circulation, and parking arrangements shall be encouraged to facilitate the ease of vehicular movement between adjoining properties. Access points to adjoining lots shall be shared wherever feasible.

When planning new construction, consider how the new building will be situated in relation to adjacent properties. Encourage the use of common or shared streets and circulation patterns. Delivery trucks should be able to operate without blocking pedestrian rights-of-way. Consideration with respect to building site and proximity to streets and alleys should be given when buildings are constructed to insure that life/safety issues do not become problematic.

### 7.2.3 - Multi-Family

Site plans should support the objective of creating neighborhood scale multi-family housing projects that are pedestrian oriented and have their own identity within the community. The site should be designed to support pedestrian circulation. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.

The location of buildings shall respond to the specific site conditions such as topography, street corners, open space and existing and planned adjacent uses. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site. Organize the site so that buildings frame and reinforce pedestrian circulation and create gathering places.

- 2 Where buildings are separated from the public sidewalk along the primary street frontage, the space should contain public and pedestrian amenities. Buildings downtown should be located directly at the back of the sidewalk.
- Buildings may be separated from the sidewalk by plazas, landscaping, benches, bicycle racks, trash containers, and other pedestrian amenities.
- Conflicts between different circulation needs and uses should be minimized.
- Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6" in caliper are considered a resource and the removal of any are subject to administrative review and approval.
- New construction and landscaping should respect and be compatible with existing vegetation. Proposed site plans shall inventory and delineate to scale all existing plant material and note whether it is to be preserved, relocated or removed. Removal of trees larger than 6" caliper will require administrative approval and an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, must be replaced with a large specimen of a species found in the Tree Guide.
- Circulation patterns between customers/pedestrians and service/delivery vehicles should be conflict free. Delivery trucks should not interfere with public rights-of-way or obstruct required parking spaces. Where alleys are provided, they should be utilized for loading, deliveries, trash pick-up, etc.
- Pedestrians should be able to have safe access to the site without being forced to walk within any traffic lane. When developing more than one building on a site, it is important to provide pedestrian paths through the site

## STEP 1

- 3 The site should be designed to support pedestrian circulation and provide pedestrian amenities.
- The design of the site should consider sun in exterior space to avoid creating cold unpleasant exterior areas.
- Snow storage areas shall not be less than 25% of the improved parking and circulation areas and shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.
- The objective is to create exterior spaces around buildings that will be used by the residents and also that will be easy to keep clear for access to buildings. Buildings, vegetation and land forms cast shadows and block sunlight; the surface of a building can play a big role in reflecting sunlight into adjoining exterior spaces; color and choice of materials are important in this regard.
- Pedestrian circulation should be an integral part of initial site layout and should be considered when planning the building layout and circulation patterns. Organize the site so that buildings frame and reinforce pedestrian circulation. It is preferred that pedestrians walk along building fronts rather than along or across parking lots and drives. Sidewalk design should incorporate pedestrian amenities. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks. Street trees are required within the public right-of-way; street tree species shall be approved by the City in accordance with plans on file with the Planning and Street Departments. Street lights at intersections are also required.
- Snow storage areas for required parking areas, driveways and sidewalks shall be provided on-site. These areas should be situated so that they are accessible to all types of snow removal vehicles, of a size that can accommodate moderate areas of snow, and located in areas that will not hinder access to trash collection areas, utility meters, etc. These sites are encouraged to be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

## STEP 1

- 4 **Conflicts between different circulation needs and uses should be minimized.**
- Circulation patterns between customers/pedestrians and service/delivery vehicles should be conflict free. Delivery trucks should not interfere with public rights-of-way or obstruct required parking spaces. Where alleys are provided, they should be utilized for loading deliveries, trash pick-up, etc. Pedestrians should be able to have safe access to the site without being forced to walk within any traffic lane. When developing more than one building on a site, it is important to provide pedestrian paths through the site
- The visual impact of off-street parking and loading areas, service areas and auxiliary structures shall be minimized. Off street parking areas should be screened from public streets to the extent possible.
- Utility meters and service functions should not be visible on primary facades of the building. Parking areas, trash storage and service areas should be screened with landscaping, fencing or by the principal building.
- Snow storage areas not less than 25% of the improved parking and circulation areas shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.**
- Snow storage areas for parking areas, driveways and sidewalks shall be provided on-site where practical. These areas should be situated so that they are accessible to all types of snow removal vehicles, of a size that can accommodate moderate areas of snow, and located in areas that will not hinder access to trash collection areas, utility meters, etc. Snow storage sites are encouraged to be landscaped with vegetation that is salt-tolerant and resilient to heavy snow. Heated snow melt systems may also be provided and are especially encouraged on shaded walkways.

## STEP 1

5 Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6" in caliper are considered a resource and the removal of any such trees are subject to administrative review and approval.

New construction and landscaping should respect and be compatible with existing vegetation. Proposed site plans shall inventory and delineate to scale all existing plant material to be saved. Removal of trees larger than 6" caliper will require administrative approval and an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, must be replaced with a large specimen of a species found in the Tree Guide

Off street parking areas should be screened from public streets.

On-site parking areas should be located at the rear of the building. Buildings should be oriented at the street to provide a more pleasant and inviting streetscape.

## STEP 1

**6 The design of the site should consider sun in exterior space to avoid creating cold unpleasant exterior areas.**

The objective is to create exterior spaces around buildings that will be used and also that will be easy to keep clear for access to buildings. Buildings, vegetation and land forms cast shadows and block sunlight; the surface of a building can play a big role in reflecting sunlight into adjoining exterior spaces; color and choice of materials are important in this regard.

**On-site parking areas for more than 3 vehicles must be designed to allow vehicles forward entry and exit from the site into a public street.**

On-site parking should be from the alley or from a single approach to the street. This helps confine vehicular/pedestrian conflict to limited locations, allows more buffering of the parking area and preserves the street frontage for pedestrian traffic.

## STEP 1

7 Snow storage areas shall not be less than 25% of the improved parking and circulation areas and shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.

Snow storage areas for parking areas, driveways and sidewalks shall be provided on-site where practical. These areas should be situated so that they are accessible to all types of snow removal vehicles, of a size that can accommodate moderate areas of snow, and located in areas that will not hinder access to trash collection areas, utility meters, etc. Snow storage sites are encouraged to be landscaped with vegetation that is salt-tolerant and resilient to heavy snow. Heated snow melt systems may also be provided and are especially encouraged on shaded walkways. Hauling of snow from downtown areas is permissible where other options are not practical.

## STEP 1

**8 Off street parking areas should be screened from public streets. On-site parking areas should be located at the rear of the building.**

Buildings should be oriented at the street to provide a more pleasant and inviting streetscape.

**9 On-site parking areas for more than 3 vehicles must be designed to allow vehicles forward entry and exit from the site into a public street.**

On-site parking should be from the alley or from a single approach to the street. This helps confine vehicular/pedestrian conflict to limited locations, allows more buffering of the parking area and preserves the street frontage for pedestrian traffic.

STEP 1

- 10 **Site design shall consider the placement and screening of service areas and auxiliary structures.** Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas. The visual impact of trash storage and pickup areas should be minimized. Trash and service areas should be screened with landscaping, berming or fencing. Three-sided enclosures for trash collection areas visible from any public street should be provided. Snow accumulation should be considered in planning access to trash receptacles and service areas. Vending machines should not be visible from any point on the property.
- 11 **Where alleys are available, they should be utilized to the greatest extent possible for loading, delivery, trash pickup and utilities.** Service and delivery areas should be located off the alleys so that Main Street or other collector streets are not cluttered or blocked with large delivery trucks.

**Site design must consider the placement and screening of service areas and auxiliary structures.** Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas. The visual impact of trash storage and pickup areas should be minimized. Trash and service areas should be screened with landscaping, berming or fencing. Three-sided enclosures for trash collection areas visible from any public street should be provided. Snow accumulation should be considered in planning access to trash receptacles and service areas.

## STEP 1

### Building Design

1 New development shall recognize the City's historic architectural heritage.

Visual relief shall be provided for linear buildings. For elevations oriented to the street, design features such as windows, pedestrian entrances, building offsets, projections, detailing, and change in materials or similar features shall be used to create human scale and break up and articulate large building surfaces and volumes.

Building materials and proportions shall be compatible with those design principles inherent in Hailey's historic architecture. Standardized corporate designs are not acceptable.

The design of multi-family buildings shall support the objective of creating neighborhood scale multi-family projects.

Buildings should incorporate massing, group lines and character that responds to single family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Front doors should be individual and readable from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

All elevations of any building should have human scale. Linear elevations should incorporate design features that create interest and avoid boxy, bland appearance. Extensive repetition of similar forms on large monolithic surfaces that would lead to the perception of a large building mass is inappropriate. Consider varying the setbacks of walls facing the street on large projects that occupy several parcels.

## STEP 1

2 Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.

The proportion, size and shape of new buildings shall be compatible with existing structures in the same area. Rooflines should be designed in a manner that is compatible with surrounding structures.

When planning new construction, consider the adjoining properties to avoid repeating design elements such as colors, window shapes and building materials. Consider the relationship of the new construction with other structures in the area. Creative architectural elements are encouraged providing they are compatible with existing structures. Roof lines that project the image of "false western" storefronts are not appropriate in Hailey.

Building designs should present an inviting streetscape.

The use of the human scale helps to create a comfortable and friendly atmosphere and a "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Doors, windows, roof shapes, siding and lighting should all be considered carefully in order to create a pleasant streetscape.

## STEP 1

- 3 All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.
- Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.
- All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.

All sides of the building, not just the main façade, should be attractive and interesting. Where elevations have no penetrations, incorporate different materials and textures to create shadow and interest. The side and rear elevations will be visible from the parking lot, adjoining properties, and/or secondary streets.

All sides of the building, not just the main façade, should be attractive and interesting. Where elevations have no penetrations, incorporate different materials or textures to create shadow and interest. The side and rear elevations will be visible from parking areas, adjoining properties and/or secondary streets.

STEP 1

4 All buildings are encouraged to minimize energy consumption, utilize alternative energy sources and consider passive solar techniques.

The use of the following techniques can lead to energy cost savings and provide a more comfortable and healthy workplace:

- a. Solar access
- b. South facing windows with eave coverage
- c. Double glazed windows
- d. Deciduous shade trees
- e. Earth berming against exterior walls
- f. Good ventilation
- g. Efficient lighting
- Day lighting

All buildings are encouraged to minimize energy consumption, utilize alternative energy sources and consider passive solar techniques.

The use of the following techniques can lead to energy cost savings and provide a more comfortable and healthy workplace:

- a. Solar access
- b. South facing windows with eave coverage
- c. Double glazed windows
- d. Deciduous shade trees
- e. Earth berming against exterior walls
- f. Good ventilation
- g. Efficient lighting
- Day lighting

4. All buildings are encouraged to minimize energy consumption, utilize alternative energy sources, and consider passive solar techniques.

The use of the following techniques can lead to energy cost savings and provide a more comfortable and healthy living space:

- a. Solar access
- b. South facing windows with eave coverage
- c. Double glazed windows
- d. Deciduous shade trees
- e. Earth berming against exterior walls
- f. Good ventilation
- g. Efficient lighting
- h. Day lighting

## STEP 1

- 5 Exterior buildings colors should be integrated appropriately into the architecture of the building and should be harmonious within the project and with surrounding buildings.
- Exterior buildings colors should be integrated appropriately into the architecture of the building, and should be harmonious but not repetitious within the project and with surrounding buildings.

When selecting colors, consider the natural and built surroundings. Colors should be integrated appropriately into the architecture of the building, and should be harmonious within the project and with surrounding buildings.

## STEP 1

- 6 Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height should incorporate roof elements, or upper decks, balconies or other design elements.**
- Consideration should be given to prevention of reflective glare and placement/design of mechanical equipment. Flat roofs shall have parapets to conceal the roof and mechanical equipment.
- Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare.**
- Consideration should be given to prevention of reflective glare and placement/design of mechanical equipment. All buildings shall have varying rooflines that create interest and are clearly distinguishable from façade walls.
- Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**
- Building entries should provide protection from adverse weather conditions. Entrances into buildings should be designed with the pedestrian in mind in order to prevent snow from falling directly onto adjacent sidewalks. Entries, walkways, decks or landscaping should not be located where they will be damaged by falling snow. Consideration should be given whether the roofing material and pitch will hold or release snow. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts should be provided over all walkways and entries. Downspouts and drains should be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
- Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**
- Building entries should provide protection from adverse weather conditions. Entrances into buildings should be designed with the pedestrian in mind in order to prevent snow from falling directly onto adjacent sidewalks. Entries, walkways, decks or landscaping should not be located where they will be damaged by falling snow. Consideration should be given whether the roofing material and pitch will hold or release snow. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts should be provided over all walkways and entries. Downspouts and drains should be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

## STEP 1

**7 Vehicle canopies associated with gas stations, convenience stores or drive-through shall function as structures rather than as sign platforms. Canopies shall follow the colors, material and architectural design used on principal building(s). Vehicle canopies should have a minimum roof pitch of 3/12 and display the underside of the roof structure.**

The purpose of vehicle canopies is to provide weather protection, not to provide an elevated sign platform. No signs may be erected on top of or on the surface of canopy structures.

**Signage areas shall be appropriate to the building's scale and design.**

A basic plan for signage, especially for multi-tenanted buildings, should be considered to ensure compatible and uniform signs. A uniform color scheme for all signs in multi-tenanted buildings should be considered.

## STEP 1

**8 Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**

Building entries should provide protection from adverse weather conditions. Entrances into buildings should be designed with the pedestrian in mind in order to prevent snow from falling directly onto adjacent sidewalks. Entries, walkways, decks, or landscaping should be located where they will not be damaged by falling snow.

Elements such as awnings, recessed entrances and marquees should provide protection for pedestrians and bicycle racks. Consideration should be given as to whether the roofing material and pitch will hold or release snow. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts should be provided over all walkways and entries. Downspouts and drains should be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

**Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**

Building entries should provide protection from adverse weather conditions. Entrances into buildings should be designed with the pedestrian in mind in order to prevent snow from falling directly onto adjacent sidewalks. Entries, walkways, decks, or landscaping should be located where they will not be damaged by falling snow. Consideration should be given as to whether the roofing material and pitch will hold or release snow. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts should be provided over all walkways and entries. Downspouts and drains should be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

## STEP 1

### 9 Signage areas should be appropriate to the building's scale and design.

A basic plan for signage, especially for multi-tenanted buildings, should be considered to ensure compatible and uniform signs. A uniform color scheme for all signs in multi-tenanted buildings should be considered.

### 10 Building designs should minimize the apparent scale of buildings.

The use of the human scale can help to create the small town feeling and enhance the "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. The human area can also be defined by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, landscaping, berms and screening walls. Particular attention should be paid to create interest at the street level. Human scale is accomplished by maintaining the interest at a smaller scale and defining those spaces.

Buildings that are not human scale are structures that are typically massive, simple forms with little or no undulation, fenestration and detail. Such buildings are not acceptable in Hailey's business districts. A large building can be human scale with the use of the elements listed above.

## STEP 1

Human scale buildings create a comfortable and friendly atmosphere. Doors, windows, roof shapes, siding, lighting, and signs should all be considered carefully in order to create an appropriate scale of development. The natural appeal of Hailey will be enhanced through the addition of buildings which complement rather than dominate the landscape.

**11 Buildings shall be designed to ensure that building massing and scale provide sensitive transition to adjoining residential neighborhoods. When abutting the LR, GR or TN zoning districts, the project's landscaping plan must include provisions for vegetative screening between the project and the residential property.**

New developments whose bulk and scale may negatively impact adjacent residential areas should mitigate the effect through careful site planning and architectural design. Possible mitigation techniques include, but are not limited to the following:

Locating open space and preserving existing vegetation on the sites edge to further separate the building from less intensive uses;

## STEP 1

Stepping down the massing of the building along the site's edge;

Limiting the length of or articulating building facades to reflect adjacent residential patterns; and

Creative use and ongoing maintenance of landscaping. The landscape plan should include a greenbelt, at least an eight foot wide buffer to create a year-round visual screen of at least 6 feet in height. The buffer should be designed to avoid the appearance of a straight line or wall of uniform plant material, and shall be wide enough to accommodate the planted species at maturation.

- 12 **Where buildings exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements. Fire department staging areas shall be incorporated into the design elements of the building.**

## STEP 1

Building design is about proportions relative to width and height combined with detailing of additional architectural elements. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.

**13 Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements.**

The small scale of the historic residences and shops is an important characteristic of Hailey. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.

STEP 1

Fences and Equipment/Utilities

1 **Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.**

Walls and fencing may be required elements in a site design for privacy, property line delineations, or screening. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with a fencing scheme in order to soften the visual impact. A variety of fencing materials compatible with the site and surrounding properties are encouraged but in no case will chain link be permitted. The tops of fences should generally be maintained horizontal.

Accessory Structures, Fences and Equipment/Utilities

**Accessory structures such as storage buildings and dumpster enclosures should generally not be located in front of or on the street side of the main building.**

Accessory structures should be located at the rear of the property and not visible from the street. They should be designed to be compatible with the principal building(s).

Fences and Equipment/Utilities

**Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.**

Walls and fencing may be required elements in a site design for privacy, property line delineations, or screening. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with a fencing scheme in order to soften the visual impact. A variety of fencing materials compatible with the site and surrounding properties are encouraged but in no case will chain link be permitted. The tops of fences should generally be maintained horizontal.

STEP 1

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

Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.

All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels 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

Walls and fencing may be required elements in a site design for privacy, property line delineations, or screening. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with a fencing scheme in order to soften the visual impact. A variety of fencing materials compatible with the site and surrounding properties are encouraged but in no case will chain link be permitted. Where topography varies, the tops of fences should generally be maintained horizontal, as opposed to angling up or down a slope

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.

## STEP 1

- 3 All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
- All mechanical equipment, including heating and air conditioning units, utility meters and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.

These types of structures, to the greatest extent possible, should be enclosed within a building. Dumpsters should be located off the alleys. If necessary, when located outside, they should be primarily screened from 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

These types of structures, to the greatest extent possible, should be enclosed within a building. Dumpsters should be located off the alleys. If necessary, when located outside, they should be primarily screened from public streets and adjacent properties.

STEP 1

4 Utilities, cables, phone lines and electrical lines shall be considered in site design.

Location of above ground utility boxes shall be shown on site plans and should not interfere with other uses such as snow storage, parking and trash collection. All service lines into the subject property shall be installed underground. Additional appurtenances should not be located on existing utility poles.

All ground-mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas shall be adequately screened from surrounding properties by the use of a wall, fence or landscaping, or shall be enclosed within a building.

These types of structures, to the greatest extent possible, should be enclosed within a building. If necessary, when located outside, they should be primarily screened from public streets and adjacent properties

Utilities, cables, phone lines and electrical lines must be considered in site design.

Location of above ground utility boxes shall be shown on site plans and should not interfere with other uses such as snow storage, parking and trash collection. All service lines into the subject property shall be installed underground. In no instance should additional appurtenances be located on existing utility poles.

5

Utilities, cables, phone lines and electrical lines shall be considered in site design.

Location of above ground utility boxes shall be shown on site plans and should not interfere with other uses such as snow storage, parking and trash collection. All service lines into the subject property shall be installed underground. In no instance should additional appurtenances be located on existing utility poles

STEP 1

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.

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.
- Drought tolerant plant species shall be used wherever possible to reduce water consumption. 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.

Drought tolerant plant species shall be used wherever possible to reduce water consumption. High water demand plant materials shall 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 shall be hardy to the Zone 4 environment.
- Drought tolerant plant species shall be used wherever possible to reduce water consumption. 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.

Drought tolerant plant species shall be used wherever possible to reduce water consumption. 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.

## STEP 1

- 2 The urban environment should be considered in planning landscaped areas. A combination of trees shrubs, vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. For landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).
- The urban environment should be considered in planning landscaped areas. A combination of trees shrubs, vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. Landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).
- The urban environment should be considered in planning landscaped areas. A combination of trees shrubs, vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. Landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).
- A landscape plan should provide or create a pleasing site or landscape character for an area. A harmony and balance of all the various elements of a landscape must be retained or developed. Landscaped areas should be planned as an integral part of the site and not simply located in leftover space on site. New planting areas must be designed to accommodate typical trees at maturity.
- A landscape plan should provide or create a pleasing site or landscape character for an area. A harmony and balance of all the various elements of a landscape must be retained or developed. Landscaped areas should be planned as an integral part of the site and not simply located in leftover space on site. New planting areas must be designed to accommodate typical trees at maturity.

## STEP 1

- 3 Pedestrian areas should have special plantings.**

Plantings for pedestrian areas should be designed with attention to the details of color, texture and form. Use a variety of trees, shrubs, perennials, and ground covers, with different shapes and distinctive foliage, bark and flowers. Seasonal plantings in planters, pots, and beds should be provided to add color, beauty and variation.

**Pedestrian areas should have special plantings.**  
Plantings for pedestrian areas should be designed with attention to the details of color, texture and form. Use a variety of trees, shrubs, perennials, and ground covers, with different shapes and distinctive foliage, bark and flowers. Seasonal plantings in planters, pots, and beds should be provided to add color, beauty and variation.

## STEP 1

4 All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash and debris.

Irrigation systems are required for all landscaped areas. They are encouraged to include features that will minimize water use, such as moisture sensors. Overhead spraying systems should be avoided to prevent water loss through evaporation

Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials. Even native, drought tolerant plant materials need water to become established. Projects which use all native, drought tolerant plant materials must provide, at a minimum, a temporary irrigation system that must fully operate for at least two complete growing seasons.

All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash and debris.

Irrigation systems are required for all landscaped areas. They are encouraged to include features that will minimize water use, such as moisture sensors. Wherever possible, overhead spraying systems should be avoided to prevent water loss through evaporation. In particular, island areas and sidewalk borders are susceptible to overspray and water waste.

Storm water runoff shall be retained on the site wherever possible and used to irrigate plant materials. Even native, drought tolerant plant materials need water to become established. Projects which use all native, drought tolerant plant materials must provide, at a minimum, a temporary irrigation system which must fully operate for at least two complete growing seasons. All native plant materials are not drought tolerant and those that are not will require irrigation on a permanent basis.

All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash, and debris.

Irrigation systems are required for all landscaped areas. They are encouraged to include features that will minimize water use, such as moisture sensors. Overhead spraying systems should be avoided to prevent water loss through evaporation

Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials. Even native, drought tolerant plant materials need water to become established. Projects which use all native, drought tolerant plant materials must provide, at a minimum, a temporary irrigation system that must fully operate for at least two complete growing seasons. All native plant materials are not drought tolerant and those that are not will require irrigation on a permanent basis.

## STEP 1

A plan for maintenance of the landscaping areas should be in place to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).

A plan for maintenance of the landscaping areas should be in place to ensure that the project appears in a well maintained condition (*i.e.*, all weeds and trash removed, dead plant materials removed and replaced).

A plan for maintenance of the landscaping areas should be in place to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).

STEP 1

- 5 Retaining walls shall be designed to minimize their impact on the site. Retaining walls, where visible to the public and/or to residents or employees of the project, should be no higher than four feet or terraced with a three foot horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than solid or flat surface. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls should add rather than detract to the appearance of the site. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
- Retaining walls shall be designed to minimize their impact on the site. Retaining walls, where visible to the public and/or to residents or employees of the project, should be no higher than four feet or terraced with a three foot horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than solid or flat surface. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls should add rather than detract to the appearance of the site. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
- Retaining walls must be designed to minimize their impact on the site. Retaining walls, where visible to the public and/or to residents or employees of the project, should be no higher than four feet or terraced with a three foot horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than solid or flat surface. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls should add rather than detract to the appearance of the site. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

## STEP 2

### Narrative

#### Non-Residential

Building design should engage the interest of pedestrians, bicyclists and drivers at the street level and at intersection in the case of buildings on corner lots.

Pedestrian circulation should be an integral part of initial site layout and should be considered when planning the building layout and circulation patterns. Organize the site so that buildings frame and reinforce pedestrian circulation. It is preferred that pedestrians walk along building fronts rather than along or across parking lots and drives. Sidewalk design should incorporate pedestrian amenities.

Service and delivery areas should be located off the alleys so that Main Street or other collector streets are not cluttered or blocked with large delivery trucks.

New development shall recognize the City's historic architectural heritage.

All elevations of any building should have human scale. Linear elevations should incorporate design features that create interest and avoid boxy, bland appearance. Extensive repetition of similar forms on large monolithic surfaces that would lead to the perception of a large building mass is inappropriate. Consider varying the setbacks of walls facing the street on large projects that occupy several parcels

All sides of the building, not just the main façade, should be attractive and interesting. Where elevations have no penetrations, incorporate different materials and textures to create shadow and interest. The side and rear elevations will be visible from the parking lot, adjoining properties, and/or secondary streets.

When planning new construction, consider how the new building will be situated in relation to adjacent properties. Encourage the use of common or shared streets and circulation patterns. Delivery trucks should be able to operate without blocking pedestrian rights-of-way. Consideration with respect to building site and proximity to streets and alleys should be given when buildings are constructed to insure that life/safety issues do not become problematic.

Conflicts between vehicle and pedestrian circulation needs should be minimized.

Repeating design elements such as colors, window shapes and building materials of adjoining properties should be avoided. Creative architectural elements are encouraged but should be compatible with existing structures. Roof lines that project the image of "false western" storefronts are not appropriate in Hailey.

The use of the human scale helps to create a comfortable and friendly atmosphere and a "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Doors, windows, roof shapes, siding and lighting should all be considered carefully in order to create a pleasant streetscape.

## STEP 2

### Multi-Family

Site plans should support the objective of creating neighborhood scale multi-family housing projects that are pedestrian oriented and have their own identity within the community. The site should be designed to support pedestrian circulation.

Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6" in caliper are considered a resource and the removal of any are subject to administrative review and approval. New construction and landscaping should respect and be compatible with existing vegetation.

The design of multi-family buildings shall support the objective of creating neighborhood scale multi-family projects.

### Common Standards

#### Site Planning

Loading areas shall be provided that do not interfere with public rights-of-way or obstruct required parking spaces.

Where alleys are provided exist or are planned, they shall be utilized for loading areas, delivery, trash pickup and utilities.

Site circulation shall be designed so pedestrians have safe access to the site and building(s) without being forced to walk within any vehicular circulation area. When developing more than one building on a site pedestrian paths shall be provided through the site

Define loading area – a location where loading, deliveries, trash pick-up, and similar activities occur.

Utility meters and service functions shall not be visible on primary facades of the building.

Parking areas, trash storage and service areas shall be screened with landscaping, fencing or by the principal building. Trash storage areas visible from any public street shall be screened by a three-sided enclosure. Access to trash storage and service areas shall not be obstructed by snow accumulation. Vending machines shall not be visible from any point on the property.

On-site parking areas shall be located at the rear of the building.

Buildings shall be oriented at the street to provide a more pleasant and inviting streetscape.

Site plans shall inventory and delineate, to scale, all existing plant material and note whether it is to be preserved, relocated or removed. Removal of Trees larger than 6" caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being

## STEP 2

identified to be preserved, or removed without authorization, shall be replaced with a large specimen of a species found in the Tree Guide.

Snow storage areas shall not be less than 25% of the improved parking and circulation areas and shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.

Snow storage areas for parking areas, driveways and sidewalks shall be provided on-site where practical. These areas should be situated so that they are accessible to all types of snow removal vehicles, of a size that can accommodate moderate areas of snow, and located in areas that will not hinder access to trash collection areas, utility meters, etc. Snow storage sites are encouraged to be landscaped with vegetation that is salt-tolerant and resilient to heavy snow. Heated snow melt systems may also be provided and are especially encouraged on shaded walkways. Hauling of snow from downtown areas is permissible where other options are not practical.

The location and orientation of buildings shall maximize sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.

Buildings, vegetation and land forms cast shadows and block sunlight; the surface of a building, including color and material, reflects sunlight into adjoining exterior spaces.

On-site parking areas shall be located at the rear of the building and screened from the street.

On-site parking areas for more than 3 vehicles shall be designed to allow vehicles forward entry and exit from the site into a public street.

Access to on-site parking shall be from the alley or from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.

### Building Design

Standardized corporate designs are prohibited.

Buildings within the Business Zoning District shall be compatible with those design principles inherent in Hailey's historic architecture.

For building elevations oriented to the street, design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, and change in materials or similar features shall be used to create human scale and break up large building surfaces and volumes.

Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.

## STEP 2

All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.

All buildings are encouraged to minimize energy consumption, utilize alternative energy sources and consider passive solar techniques.

- a. Solar access
- b. South facing windows with eave coverage
- c. Double glazed windows
- d. Deciduous shade trees
- e. Earth berming against exterior walls
- f. Good ventilation
- g. Efficient lighting
- h. Day lighting

The proportion, size and shape of new buildings shall be compatible with existing structures in the same area. Rooflines shall be designed in a manner that is compatible with surrounding structures.

At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.

Exterior buildings colors should be integrated appropriately into the architecture of the building and should be harmonious within the project and with surrounding buildings.

Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height should incorporate roof elements such as parapets, or upper decks, balconies or other design elements.

Mechanical equipment on roof tops shall be concealed.

Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.

Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

Vehicle canopies associated with gas stations, convenience stores or drive-through shall follow the colors, material and architectural design used on principal building(s). Vehicle canopies shall have a minimum roof pitch of 3/12 and display the underside of the roof structure.

No signs may be erected on top of or on the surface of canopy structures.

A basic plan for signage, especially for multi-tenanted buildings, is required to ensure compatible and uniform signs.

## STEP 2

Add to Sign Section - Signage areas should be appropriate to the building's scale and design.

### Accessory Structures, Fences and Equipment/Utilities

Accessory structures shall be located at the rear of the property and not visible from the street and be designed to be compatible with the principal building(s).

Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.

Walls and fencing may be required elements in a site design for privacy, property line delineations, or screening. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with a fencing scheme in order to soften the visual impact. A variety of fencing materials compatible with the site and surrounding properties are encouraged but in no case will chain link be permitted. The tops of fences should generally be maintained horizontal.

All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels 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

All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.

These types of structures, to the greatest extent possible, should be enclosed within a building. Dumpsters should be located off the alleys. If necessary, when located outside, they should be primarily screened from public streets and adjacent properties.

Location of above ground utility boxes shall be shown on site plans and shall not interfere with other uses such as snow storage, parking and trash collection. All service lines into the subject property shall be installed underground. Additional appurtenances should not be located on existing utility poles.

### Landscaping

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. Drought tolerant plant species shall be used wherever possible to reduce water consumption. 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.

## STEP 2

The urban environment should be considered in planning landscaped areas. A combination of trees shrubs, vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. For landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).

A landscape plan should provide or create a pleasing site or landscape character for an area. A harmony and balance of all the various elements of a landscape must be retained or developed. Landscaped areas should be planned as an integral part of the site and not simply located in leftover space on site. New planting areas must be designed to accommodate typical trees at maturity.

Plantings for pedestrian areas should be designed with attention to the details of color, texture and form. Use a variety of trees, shrubs, perennials, and ground covers, with different shapes and distinctive foliage, bark and flowers. Seasonal plantings in planters, pots, and beds should be provided to add color, beauty and variation.

All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash and debris.

Irrigation systems are required for all landscaped areas. They are encouraged to include features that will minimize water use, such as moisture sensors. Overhead spraying systems should be avoided to prevent water loss through evaporation

Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials. Even native, drought tolerant plant materials need water to become established.

Projects which use all native, drought tolerant plant materials must provide, at a minimum, a temporary irrigation system that must fully operate for at least two complete growing seasons. A plan for maintenance of the landscaping areas should be in place to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).

Retaining walls shall be designed to minimize their impact on the site.

Retaining walls, where visible to the public and/or to residents or employees of the project, should be no higher than four feet or terraced with a three foot horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than solid or flat surface. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls should add rather than detract to the appearance of the site. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

### STEP 3

#### Narrative

New development should be designed to recognize Hailey's historic architectural heritage. However, the image of "false western" storefronts are not appropriate. Creative architectural elements are encouraged and should be compatible with existing structures. Building design should engage the interest of pedestrians, bicyclists and drivers at the street level and at intersection in the case of buildings on corner lots.

Building design is about proportions relative to width and height combined with detailing of additional architectural elements. The appeal of Hailey's streetscape will be enhanced through the addition of buildings which complement rather than dominate their surroundings. The use of the human scale helps to create a comfortable and friendly atmosphere and a "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. All sides of the building, not just the main façade, should be attractive and interesting. Doors, windows, roof shapes, siding and lighting should all be considered carefully in order to create a pleasant streetscape. Long building walls should incorporate design features that create interest and avoid boxy, bland appearance. The setbacks of walls facing the street should be varied on large projects that occupy several parcels. Extensive repetition of similar forms on large surfaces that would lead to the perception of a massive building is inappropriate. Repeating design elements such as colors, window shapes and building materials of adjoining properties should also be avoided.

Pedestrian circulation should be an integral part of the site layout and circulation patterns of all buildings. The site should be organized so that buildings frame and reinforce pedestrian circulation; buildings should be welcoming to pedestrians and provide convenient access from all street sides. Pedestrians should be able to walk along building fronts rather than along or across parking lots and drives. The building should relate to the sidewalk and incorporate pedestrian amenities and encourage pedestrian activity. Buildings designed for multi-family residential use should create a neighborhood feeling and have their own identity within the community.

Conflicts between vehicle and pedestrian circulation needs should be minimized. New buildings should be planned with consideration to their relationship to adjacent properties. The use of common or shared streets and circulation patterns is encouraged when ever possible. Delivery trucks should be able to operate safely without blocking pedestrian rights-of-way or other streets.

Multi-Family

Existing trees greater than 6" in caliper are considered a resource and the removal should be avoided unless the tree is unhealthy or poses a safety hazard. New construction and landscaping should respect and be compatible with existing vegetation and buildings should be sited in a manner that preserves significant vegetation.

These are the basic principles that the following design standards should implement.

### STEP 3

The following design standards apply to any commercial, multifamily or mixed use building constructed in the City of Hailey.

#### Site Planning

1. Buildings shall be oriented at the street to provide a more pleasant and inviting streetscape. [may be too general and not necessary if other standards under building design address being oriented to street and providing a pleasant/inviting streetscape]
1. The location and orientation of buildings shall maximize sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings. Buildings, vegetation and land forms cast shadows and block sunlight; the surface of a building, including color and material, reflects sunlight into adjoining exterior spaces.
2. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.
1. Site circulation shall be designed so pedestrians have safe access to and through the site and to building entrances without being forced to walk within any vehicular circulation areas.
3. Loading areas, trash storage/pickup areas, service areas and utilities shall be located at the rear or side of a building, shall be screened with landscaping, enclosures, fencing or by the principal building, access shall not be obstructed by snow accumulation,
4. Where alleys are provided exist or are planned, they shall be utilized for loading areas, trash storage/pickup areas, service areas and utilities.
5. Loading areas<sup>1</sup> shall be provided in accordance with Section 9 and shall not interfere with public rights-of-way or obstruct required parking spaces. [this may not be necessary if covered in Section 9]
1. Vending machines shall not be visible from any street.
1. **On-site parking areas shall be located at the rear of the building and screened from the street.**
1. On-site parking areas for more than 3 vehicles shall be designed to allow vehicles forward entry and exit from the site into a public street. [delete if covered by Section 9]

<sup>1</sup> Define loading area – a location where loading, deliveries, trash pick-up, and similar activities occur.

### STEP 3

Access to on-site parking shall be from the alley or from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.

6. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas. In no case shall a designated snow storage area have any dimension less than 10 feet. Hauling of snow from downtown areas is permissible where other options are not practical.
7. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.

Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.

1. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

#### Building Design

Standardized corporate designs are prohibited.

Buildings within the Business Zoning District shall be compatible with those design principles inherent in Hailey's historic architecture.

**For building elevations oriented to the street, design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, and change in materials or similar features shall be used to create human scale and break up large building surfaces and volumes.**

**Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.**

1. **All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.**
2. 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.

### STEP 3

- c. Double glazed windows.
- d. Windows with Low Emissivity glazing.
- e. Earth berming against exterior walls

Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.

- f. Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.

**The proportion, size and shape of new buildings shall be compatible with existing structures in the same area. Rooflines shall be designed in a manner that is compatible with surrounding structures.**

**At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**

**Exterior buildings colors should be integrated appropriately into the architecture of the building and should be harmonious within the project and with surrounding buildings.**

- 1. Roof design shall reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, or upper decks, balconies or other design elements.

Mechanical equipment on roof tops shall be concealed.

Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.

Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

- 1. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall be consistent with the colors, material and architectural design used on the principal building(s). Vehicle canopies shall have a minimum roof pitch of 3/12 and display the underside of the roof structure.

Signs on top of or on the surface of canopy structures are prohibited [move to sign section].

- 1. A basic plan for signage, especially for multi-tenanted buildings, is required to ensure compatible and uniform signs.

Add to Sign Section - Signage areas should be appropriate to the building's scale and design.

Accessory Structures, Fences and Equipment/Utilities

### STEP 3

1. Accessory structures shall be located at the rear of the property and shall not be visible from the street and shall be designed to be compatible with the principal building(s).
2. Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.
3. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with a fencing scheme in order to soften the visual impact. A variety of fencing materials compatible with the site and surrounding properties are encouraged.
4. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.
5. The use of alternative energy sources is encouraged, however, the hardware associated with these features shall be incorporated into the building's design and not detract from the building and its surroundings.
6. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
7. The location of above ground utility boxes shall be shown on site plans and shall not interfere with other uses such as snow storage, parking and trash collection. All service lines into the subject property shall be installed underground. Additional appurtenances shall not be located on existing utility poles.

#### Landscaping

1. 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 [MSOmicel]. 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.
2. At a minimum, a temporary irrigation system that must fully operate for at least two complete growing seasons in order to establish the native, drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
3. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species

### STEP 3

may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.

4. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color, beauty and variation to the outside of buildings in the LI and SCI-I zoning districts.
5. Plantings for pedestrian areas [on-site and w/in the ROW?] within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
6. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
7. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
8. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

### STEP 3

#### Non-Res in B, LB, TN

1. The main facade shall be oriented to the street. The main entrance(s) to the building shall be provided on the street side. If the building is located on a corner, the building shall address the corner as well as both streets with entrances provided on both street frontages. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
2. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. The small scale of the historic residences and shops is an important characteristic of Hailey. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
3. Buildings located within the Business District shall be located directly at the back of the sidewalk. In other zoning districts buildings may be separated from the sidewalk by landscaping or plazas with benches, bicycle racks, trash containers, and other pedestrian amenities.
4. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
5. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
6. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. Human scale buildings create a comfortable and friendly atmosphere. Human scale is accomplished by maintaining the interest at a smaller scale and defining those spaces. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be defined by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to create interest at the street level. Buildings that are not human scale are structures that are typically massive, simple forms with little or no undulation, fenestration and detail. Such buildings are not acceptable in Hailey’s business districts. A large building can be human scale with the use of the elements listed above.
7. New buildings whose bulk and scale may negatively impact adjacent residential areas shall mitigate the effect through careful site planning and architectural design to ensure that building massing and scale provide sensitive transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:
  - a. Locating open space and preserving existing vegetation on the sites edge to further separate the building from less intensive uses;
  - b. Stepping down the massing of the building along the site’s edge; and

### STEP 3

- c. Limiting the length of or articulating building facades to reflect adjacent residential patterns
8. When abutting the LR, GR or TN zoning districts, the project's landscaping plan shall provide a landscape buffer between the project and the residential property. The buffer shall be at least an eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species at maturation.
9. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged. Fire department staging areas shall be incorporated into the design elements of the building.

## STEP 3

### Non-res in LI, SCI, TL, A

1. Site planning shall include consideration of adjoining parcels in regard to building configuration, vehicular circulation and access, parking, and drainage. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are required when the adjacent site(s) allows to facilitate the ease of vehicular movement between adjoining properties. Access points to adjoining lots shall be shared wherever feasible. Vehicle circulation, parking and loading shall not block pedestrian access ways.

### Multi-Family

1. The location of buildings shall respond to the specific site conditions such as topography, street corners, open space and existing and planned adjacent uses.
2. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site. Buildings shall be organized to frame and reinforce pedestrian circulation and create gathering places.
3. Buildings shall incorporate massing, group lines and character that responds to single family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
4. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.