

## **ARTICLE VI A DESIGN REVIEW**

### 6A.1 Applicability.

No person shall build or develop the following Buildings without receiving design review approval pursuant to this Article:

- a. A building for a non-residential use within any zoning district.
- b. A building for a Public or Semi-Public Use within any zoning district.
- c. A Multi-Family Dwelling of three or more units within any zoning district.
- d. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.

Additionally, no person shall substantially remodel or alter the exterior of any such building without receiving design review approval pursuant to this Article, except alterations of existing buildings (which are not Historic Structures) in the Townsite Overlay (TO) District are not subject to design review unless an addition is proposed that adds Floor Area greater than or equal to 50% of the original structure, in which case design review approval is required. A substantial remodel or alteration to the exterior of a Historic Structure shall require design review approval.

### 6A.2 Establishment of Guidelines.

An application for design review of a non-residential building in any zoning district, unless otherwise provided for below, shall follow the guidelines set forth in Section 6A.7.2.1 of this Ordinance.

An application for design review of a non-residential building in the Light Industrial (LI), Service Commercial Industrial (SCI), Technological Industry (TI) and Airport (A) zoning districts shall follow the guidelines set forth in Section 6A.7.2.2 of this Ordinance.

An application for design review of a Multi-Family Residential building in General Residential (GR), Transitional (TN), Limited Business (LB), Business (B), Neighborhood Business (NB), and Service Commercial Industrial (SCI) zoning districts shall follow the guidelines set forth in Section 6A.7.2.3.

Except as otherwise provided herein, an application for design review of a residential or non-residential building in the Townsite Overlay (TO) zoning district shall follow the applicable guidelines set forth in Section 6A.7.2.4. If a substantial remodel or alteration to the exterior of a Historic Structure is proposed, the remodel or alteration is only subject to Section 6A.7.2.4 (III) (C) (11).

### 6A.3 Review of Proposals; Authority of the Administrator.

All projects to which this Article applies shall be reviewed by the Administrator, Commission, or Hearing Examiner as follows:

- a. The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or

denial shall specify the ordinance and standards used in evaluating the application; the reasons for the approval or denial; and recommended conditions, if any. Any Commissioner may cause any application on the consent agenda to be moved to the regular agenda in order to have a full public hearing of potential impacts of the application. Applications placed on the consent agenda may include, but are not limited to: additions under five-hundred (500) square feet or not prominently visible from a public street, façade changes and alterations to parking or other site elements. Such applications may instead be heard by the Hearing Examiner.

- b. Except as provided herein, applications for projects within the Recreation Green Belt, Limited Residential, General Residential, Limited Business, Business, Service Commercial Industrial (all sub-districts), and Transitional Districts shall receive a public hearing with the Commission. The Commission will review and approve, deny or conditionally approve the application.
- c. Except as otherwise provided herein, applications for projects within the Townsite Overlay, Airport, Technological Industry, and Light Industrial Districts shall receive a public hearing with the Hearing Examiner. The Hearing Examiner will review and approve, deny or conditionally approve the application.
- d. Those applications for projects of an emergency nature, necessary to guard against imminent peril, regardless of zoning district, shall receive administrative review and approval, denial, or conditional approval, subject to criteria set forth in subsection 6A.7(b) of this Ordinance. The Administrator may, upon the request of the applicant or the direction of any City official, forward the application to the Commission for review as set forth in subsection (b) above.
- e. Applications for non-emergency temporary structures are not subject to Design Review, but are subject to the Conditional Use Permit process as set forth in Article XI of this Ordinance.
- f. The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.
- g. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to

recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

#### 6A.4 Permits.

No permits shall be issued by any administrative officer or inspector of the City for construction of any building, project, or other improvement requiring a permit before the requirements specified by this Ordinance are met and approval is granted.

#### 6A.5 Design Review Process.

##### **Step 1.**

A pre-application conference with the Planning Staff is recommended. At this meeting, the Planning Staff will familiarize the potential applicant with the review process that will apply to the project and with related City regulations and review criteria that may affect the project. The applicant shall bring site-specific information including conceptual drawings in order to familiarize the Planning Staff with the specifics of the proposal.

##### **Step 2.**

Detailed design drawings shall be submitted for final planning review. Construction plans or working drawings are not required prior to review. At this stage the applicant must provide architectural drawings showing building materials, details of all exterior features, and other information as set forth in Section 6A.6 of this Ordinance. A minimum scale 1/8" to 1/0" is recommended for the architectural plans.

##### **Step 3.**

City department heads review all projects ensuring conformance with the underlying zone requirements, City Standards and Design Review Guidelines.

##### **Step 4.**

Public notice must be provided in a publication of general circulation a minimum of 15 days prior to the public hearing, and for all owners of property within 300 feet, in those cases where a hearing before the Commission is to be held. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of notice may be provided in lieu of mailed notice. Sufficient notice shall be deemed to have been provided if the City provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the City at least fifteen (15) days prior to the hearing date, in addition to site posting on all external boundaries of the site.

##### **Step 5.**

The project is reviewed by the reviewing body as set forth in Section 6A.3 above. The reviewing body will approve, deny or conditionally approve the applicant's request based on criteria outlined in Section 6A.7 of this Ordinance.

### Step 6.

In order for a building permit to be issued after final Design Review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of Design Review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date. In the event any Design Review approval is for community housing units, an extension period of up to eighteen (18) months may be granted. The Commission shall review and approve or deny the request for extension.

#### 6A.6 Application.

An application for a proposed design review approval shall follow the procedures and be subject to the requirements established by Section 3.8 of this Ordinance, shall be made by at least one (1) holder of any interest in the real property for which the design review approval is proposed, and shall be reviewed by the Commission or Hearing Examiner. All design review plans and drawings shall be prepared by an Idaho licensed architect, except plans for single family dwellings may be prepared by an Idaho licensed architect or Idaho licensed structural engineer. The following information is required before the project can be reviewed by the Commission or Hearing Examiner.

- a. The Design Review application form including project name and location, and applicant and representative names and contact information.
- b. One (1) full size set of prints and six (6) sets of 11" x 17" copies (two if heard by the Hearing Examiner), prepared in a professional manner and the cover page stamped by an Idaho licensed architect, showing at a minimum the following:
  1. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
  2. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation, and snow storage. List square footage of subject property including lot dimensions.
  3. Detailed elevations of all sides of the proposed building and other exterior elements. (colors, materials)
  4. Sign plan (location, dimensions and lighting).
  5. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping including species type, size and quantity).
  6. Exterior Lighting plan, pursuant to Article VIII B, of this Ordinance (location, height, type, and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
  7. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
  8. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
  9. Drainage plan (grading, catch basins, piping, and dry-wells).
  10. Area Development Plan, if applicable, pursuant to Section 6A.8 of this Ordinance.
- c. A materials and colors sample board. Each sample should be approximately 12"x12" in size.

- d. One (1) colored rendering of at least one side of the proposed building.
- e. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
- f. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the exterior boundaries of the subject property, in a format acceptable to the City.
- g. Other information as required by the Administrator, Hearing Examiner or the Commission.
- h. Payment of fees (established by ordinance).

#### 6A.7 Criteria.

The Commission or Hearing Examiner shall determine the following before approval is given:

- a. The project is in general conformance with the Comprehensive Plan.
- b. The project does not jeopardize the health, safety or welfare of the public.
- c. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

#### 6A.7.1 Improvements Required.

##### 6A.7.1.1 Sidewalk, Curb, and Gutter.

Sidewalks, curb and gutter shall be required improvements for projects requiring Design Review approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For Single Family Dwelling and Duplex projects in the Townsite Overlay District, the requirement for sidewalk shall be waived for any remodel or addition; sidewalks shall be required for new primary dwellings.

The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-

lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.

#### 6A.7.1.2 Water Line Improvements.

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

#### 6A.7.2 DESIGN REVIEW GUIDELINES

The Design Review Guidelines are in bold type, while applicable explanatory text is found below each guideline. Guidelines that contain the word “shall” are mandatory. Guidelines that contain the word “should” are discretionary.

##### 6A.7.2.1 DESIGN REVIEW GUIDELINES FOR NON-RESIDENTIAL BUILDINGS

#### A. 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.

- 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.

- 3. The site should be designed to support pedestrian circulation and provide pedestrian amenities.**

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.

- 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.

**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.

**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.

**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.

**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.

**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.

**B. Building Design.**

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

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

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

**3. 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.

**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
- h. Day lighting

**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.**

**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.

**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.

**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.

**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.

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:

- 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;

- c. Limiting the length of or articulating building facades to reflect adjacent residential patterns; and
- d. 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.**

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.

**C. 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.

**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.**

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.

**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.**

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.

**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.

#### **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.**

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.

- 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.

- 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.

- 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.

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).

- 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.

**6A.7.2.2 DESIGN REVIEW GUIDELINES FOR NON-RESIDENTIAL BUILDINGS IN LIGHT INDUSTRIAL (LI), SERVICE COMMERCIAL INDUSTRIAL (SCI), TECHNOLOGICAL INDUSTRY (TI) AND AIRPORT (A)**

**A. Site Planning.**

- 1. 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.

- 2. 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.

- 3. 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 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.

- 4. 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.

## **B. Building Design.**

- 1. Visual relief shall be provided for linear buildings. For elevations oriented to the street, design features such as windows, pedestrian entrances, building off-sets, 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.**

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.

- 2. 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.

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

- 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:

- Solar access
- South facing windows with eave coverage
- Double glazed windows
- Deciduous shade trees
- Earth berming against exterior walls
- Good ventilation
- Efficient lighting
- Day lighting

- 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.**

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.

- 6. 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.

**7. 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.

**C. Accessory Structures, Fences and Equipment/Utilities.**

**1. 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).

**2. 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. Where topography varies, the tops of fences should generally be maintained horizontal, as opposed to angling up or down a slope.

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

**4. 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.

**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.

**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.**

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.

- 2. The urban environment should be considered in planning landscaped areas. A combination 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.

- 3. 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.

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).

- 4. 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.

### **6A.7.2.3 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).**

**A. Site Planning.**

- 1. 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. 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.

- 3. 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 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.

- 4. 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.

- 5. 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.

**6. 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.

**7. 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.

**B. Building Design.**

**1. 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.

**2. 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.

**3. 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 or textures to create shadow and interest. The side and rear elevations will be visible from parking areas, adjoining properties and/or secondary streets.

**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

**5. 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.**

**6. 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.

**7. 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.

### **C. 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.

**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.**

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.

**3. 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.

**4. 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.

#### **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.**

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.

- 2. The urban environment should be considered in planning landscaped areas. A combination 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.

- 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.

- 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 native plant materials are not drought tolerant and those that are not will require irrigation on a permanent basis.

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).

**5. 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.

**6A.7.2.4. DESIGN REVIEW GUIDELINES FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS IN THE TOWNSITE OVERLAY DISTRICT (TO).**

*\*\*\*These guidelines were adopted in a format including photographs and sketches. To access the PDF version please refer to the Townsite Overlay Design Review Guidelines located at [www.haileycityhall.org/planning](http://www.haileycityhall.org/planning). A hard copy of the version may be obtained at City Hall.\*\*\**

**I. Introduction: What is this document?**

The Hailey Townsite Design Review Guidelines have been developed to provide standards for development in Old Hailey. The term “Old Hailey” means all land within the Townsite Overlay District. The attached map (see Appendix A) shows the area where these Design Guidelines apply. These Design Guidelines address the basic elements of design related to building location, orientation, function and scale, as well as how the building and improvements relate to the neighborhood. Section III.A of this document outlines the Guiding Principles that provide a framework for the detailed guidelines. These Design Guidelines allow for a wide variety of building styles, while ensuring that each new building respects the neighborhood character of Old Hailey. The Design Guidelines contain some flexibility to allow for individual solutions to site specific issues.

**II. Applicability: How to use this document.**

Proposals for new Single Family Dwellings, Accessory Dwelling Units, Accessory Structures and Duplexes will be reviewed for compliance with these Design Guidelines by an Architectural Hearing Examiner, a Hearing Examiner contracted by the City with specific expertise in site design and architectural issues. Also subject to review are additions that add floor area equal to or greater than 50% of the original structure.

Decisions of the Hearing Examiner may be appealed by affected parties. Appeals will be heard by the Planning and Zoning Commission. The process for Hearing Examiners and for appeals is outlined in Article III of the Hailey Zoning Ordinance. Nonresidential 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 applicable Design Guidelines for these projects.

This document is organized to include Guidelines and explanatory text that illustrates the intent of the Guidelines. **Guidelines are in bold type.** Some guidelines contain bulleted sections, also in bold type, which are considered part of the Guideline. Explanatory text is not in bold type. This explanatory text is not meant to specifically regulate development proposals, but to elaborate on the intent of the Guideline.

An example of the formatting of this document is provided below.

**This is the Guideline and:**

- **Bold bullets are considered part of the Guideline.**  
~ **this further indented bullet is considered part of the Guideline also.**

**This is the Guideline.**

- This is explanatory text.

Guidelines that contain the word “shall” are mandatory. Guidelines that contain the word “should” are discretionary.

**III. Design Guidelines**

The Design Guidelines are organized into sections based on different elements of building and site design.

**A. Guiding Principles**

The Guiding Principles serve as a framework for the specific guidelines in this document. All improvements subject to the Design Guidelines should address these Guiding Principles. They should be used in the review process to ensure that new proposals meet the overall intent of Design Guidelines.

1. Ensure that new buildings and redevelopment are compatible in terms of mass and scale with the existing neighborhood and building pattern in Old Hailey;
2. Maintain the scale of buildings as seen from Hailey streets;
3. Minimize the visual impact of larger buildings on the neighborhood and on adjacent properties;
4. Encourage the preservation of historic structures;
5. Preserve and maintain existing mature trees in Old Hailey;
6. Allow for design diversity in terms of style and character by allowing for approval of alternative design solutions so long as the new styles meet the spirit and intent of the Design Guidelines;
7. Reduce the visual and functional impact of cars and auto traffic on Hailey streetscapes, sidewalks and pedestrian areas.

**B. Hierarchy of “Neighborhoods”.**

The design guidelines emphasize neighborhood compatibility in the design process, and in design solutions. The guidelines do not impose hard boundaries for the term “neighborhood”. The term “neighborhood” may be used in different contexts. In some cases, “neighborhood” can refer to the buildings immediately surrounding or on the block. In other cases “neighborhood” can be interpreted in a broader context to refer to all of Old Hailey. Designs should consider the appropriateness of these different contexts. In some cases, design solutions that reflect immediately surrounding buildings may be appropriate, and in other cases designs that reflect the “best” of Old Hailey may be more suitable.

**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.

## **2. Bulk Requirements (Mass and Scale, Height, Setbacks)**

Bulk requirements are addressed in the Hailey Zoning Ordinance, Section 4.13. These requirements govern building height, lot coverage, setbacks and other dimensional standards. The Design Guidelines will work in conjunction with the bulk and dimensional parameters established in the Hailey Zoning Ordinance.

Historically, larger buildings were located on larger lots, such that these buildings appeared proportional when compared to surrounding smaller buildings. While the bulk requirements of the Hailey Zoning Ordinance will govern the exact details of building bulk, larger buildings must be carefully designed so as to meet these Design Guidelines.

**Guideline: The perceived mass of larger buildings shall be diminished by the design.**

- The height of taller buildings should be stepped down on the streetside elevation.
- Buildings with greater mass should be broken into smaller modules.
- Changes in wall planes and building materials should be used to reduce the visual impacts of

taller buildings.

### **3. Architectural Character**

Architectural character is a large part of the charm of Old Hailey. Turn of the century and later buildings reflect a diversity of styles, building forms, materials and other elements. At the same time, these buildings are “good neighbors”, having been constructed to be in scale with their surroundings. These standards are not intended to restrict design styles, but to ensure that new ideas and styles also respect the scale and elements of the existing neighborhood.

#### **a. General**

**Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.**

- The Design Guidelines are not intended to dictate a particular style or era for new buildings.
- Exact replication of old buildings is not the intent of these Design Guidelines, so that historic buildings can be appreciated for their own uniqueness. Designers may draw on the past, without necessarily replicating the design of old buildings. The use of traditional building forms, scale and broad design elements is encouraged.

#### **b. Building Orientation**

Most of the buildings in Old Hailey are oriented to the street. Often the front door would face the street, with a porch or other visible entry. Keeping a primary entrance to buildings on the street helps to convey a sense of human scale, allows a clear identity for emergency access and furthers a “neighborly” feel.

**Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.**

- The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.

**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**

- In some cases, the front door to a building may be positioned such that it is perpendicular or at an angle to the street. If so, other design elements such as the front wall plane, porch element or walkway elements should be used to help define the front door location, and to respect the overall building orientation pattern in the neighborhood.

#### **c. Building Form**

Buildings in Old Hailey were most commonly rectangular in shape. In addition, the older buildings were generally oriented with the short side facing the street, and the longer side along the side lot lines. This basic building form is encouraged in the Design Guidelines. Some variations may be compatible where the overall mass and scale of the new building is similar to the other buildings in the neighborhood.

**Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.**

- Simple rectangles or a combination of rectangles is encouraged.
- Examples of forms that help to reduce the perceived scale include the use of smaller forms combined together and the use of a smaller building form along the street.
- Less traditional forms should be very carefully planned to respond to the scale and character of the neighborhood.

#### **d. Roof Form**

Roofs help define a neighborhood by creating a pattern on the horizon, framing views to distant areas, and defining light and air between buildings. While a variety of roof styles are present in Old Hailey, most of these roofs are pitched roofs with gable elements. Typically, gabled roof slopes were in the range of 8:12 to 12:12. Ridge lengths were typically a maximum of 40-50 feet in length. This ridge length is an important element in the scale and feel of Old Hailey neighborhoods.

**Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.**

- Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6. Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.
- Offsets in eave and ridge lines may be helpful in breaking up building mass.

**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.**

- Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.
- Designs should avoid locating drip lines over key pedestrian routes.
- Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.

**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**

- Sloping roof forms, including gable and hip roofs, are encouraged.
- Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.
- Dormers should stay below the roof line and shall not extend above the roof line of the building.
- Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.
- Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.

**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**

- Gable roof pitches in the 8:12 to 12:12 range are encouraged.

#### **e. Wall Planes**

Wall planes are the walls of buildings as viewed two-dimensionally. Traditionally, front wall planes in Old Hailey were 25-30 feet in width. The gables ends most often ran parallel to the street. Side wall planes were typically the longer wall plane. Often these side wall planes were broken up with either a jog in the building wall, or a pop-out such as a bay window.

**Guideline: Primary wall planes should be parallel to the front lot line.**

- These guidelines consider the front wall plane to be the primary wall plane.

**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**

- A preference is given towards front wall planes that match the scale of traditional buildings (25-30 feet in width).
- If front wall planes exceed the traditional width, a setback or jog in wall plane should be used to break up the perceived mass.
- In general, one-story wall planes may be longer than two story wall planes, while still appearing proportional to the site.

**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**

- Side wall planes are typically longer than front wall planes: pop-outs such as bay windows, chimneys and other architectural elements can be used to break up these longer wall planes.

**f. Windows**

Windows are a strong design element in the character of Old Hailey buildings. Diversity and ornamentation in window design add charm, interest and scale to buildings. Window components that influence design include window proportion, window placement on the building, the relationship of window space to wall space, elements that break up the glass such as multi-paned windows, trim detailing and the type of glass.

**Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.**

- Consider the position, area and arrangement of windows when designing street side facades.
- Consider the ratio of window opening area to solid wall area when designing building elevations such that neither dominates.
- Multi-paned windows of a vertical orientation are encouraged. As a general guideline, windows facing streets are encouraged to have a height that is twice the dimension of the width.

**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**

- In general, new windows on side lot lines should be located such that they are not directly opposite windows on neighboring properties.

**g. Decks and Balconies**

Decks and balconies traditionally found in Old Hailey were smaller, subordinate building design elements. They often faced the street, and avoided overhanging near neighboring properties.

**Guideline: Decks and balconies shall be in scale with the building and the neighborhood.**

- Decks and balconies should appear as subordinate elements in terms of scale, location and detailing.

**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**

- In general, uncovered decks are preferred to be located to the rear of buildings, while covered porches are preferred to be located in the front of buildings.

**h. Building Materials and Finishes**

Building materials found in Old Hailey were traditionally log, stone, brick, shake and wood siding. All of these materials have a “human” scale, which means the materials are of a recognizable size. Newer materials can also reflect a sense of human scale and may be appropriate, if they can be designed to break up wall planes. In addition to the materials, the use of color adds to the charm and feel of Old Hailey buildings.

**Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.**

- A change of materials should be used appropriately on the building to help “ground” the building and to provide a distinction between foundations and walls. For example, a heavier material such as stone would be appropriate around the base of a building.

**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**

- Building materials that contribute to a human sense of scale are encouraged. Examples of materials that convey a human sense of scale include wood siding, shake siding, brick and stone.
- Scoring joints, changes in surface, and the use of trim are other ways to break up the perceived scale of large walls.
- A change of building materials may not be necessary if other design elements such as bay windows or pop-outs are used to break up wall planes.

#### **i. Ornamentation and Architectural Detailing**

Ornamentation refers to all of the architectural detailing on the buildings. Detailing elements include window treatment, trim pieces, sills, headers, knee braces, posts or columns, shutters, railings, corbels, and other details found on buildings in Old Hailey. Front porches were also very common, and are an important design element in old and new buildings alike. Generally speaking, ornamentation was simple, with one or two of these elements incorporated into the building design. The ornamentation on the buildings helps establish the character of the neighborhood.

**Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.**

- While ornamentation is encouraged, the use of highly ornamental details not traditionally found in Old Hailey is not.

**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**

- Front porches are particularly encouraged. In general, they should be substantial in size, such that they function as more than just a landing, and should be covered by a roof.
- If front porches must be enclosed to provide a cold entry, the use of windows and a higher ratio of window-to-wall surface is encouraged to retain the image of the old front porch.

**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**

- Buildings that draw on historic details without exact copying are preferred.

#### **4. Circulation and Parking**

Parking and vehicular circulation in Old Hailey has traditionally been designed to be subordinate to the main house and walk-up entrance. Many older houses have used the alleys for parking and vehicular access needs. Garages that were located off of the street were typically single car garages, set back from the main house, with a one-car access drive. The standards in this section address today’s needs for vehicle circulation and storage, while respecting the historic pattern that placed these uses as secondary on the site. Additionally, pedestrian circulation is an important part of the neighborly feel of the community and should be encouraged in all design considerations.

**Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with**

**respect to parking, vehicular circulation and snow storage issues.**

- Parking areas should be planned with adequate sight distances from sidewalks.

**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**

- Parking is encouraged to be screened from view with landscaping, fences or low walls.

**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**

**Guideline: Detached garages accessed from alleys are strongly encouraged.**

**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**

- See also Roof Form in these guidelines for discussion on the use of roofs to diminish the impact of garages.

**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**

**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**

- Storage areas for recreational vehicles should be screened from view with landscaping, fencing or other building walls.

## **5. Alleys**

Hailey alleys were platted as part of the original townsite in 1881. They remain a key component of the character and function of Old Hailey neighborhoods. Alleys provide a location for utilities, service needs, vehicle circulation, and access to accessory buildings. Often the buildings that were located off of the alleys were funkier, or quirkier than the primary building on the site.

Alleys offer a secondary pedestrian route that passes through the “backyards” of Old Hailey neighborhoods. The guidelines in this section recognize the importance of alleys in Old Hailey.

**Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.**

**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**

- Buildings located off of alleys can be quirkier and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.

**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**

- State law requires that noxious weeds be controlled.

**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**

- Leave enough space between new landscaping and the alley property line to allow trees to grow to maturity without encroaching into the public alley right-of-way.

## **6. Accessory Structures**

Accessory structures are smaller buildings that serve other uses for the primary residence or the primary use on a property. Old Hailey has many accessory structures. These smaller buildings were often located off of the alley, or otherwise designed to complement but not compete with the main house. Often they were quirkier or more eclectic than the primary building on the site. These buildings add to the character and charm of the neighborhoods, and often will break up the scale and mass of building on a site. Accessory structures in Old Hailey are encouraged to be preserved.

**Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.**

- There may be specific instances where accessory structures may have a larger floor area than the primary structure, such as in the case of an existing small primary structure that has historic significance, and which is proposed to be preserved.

**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**

## **7. Snow Storage**

Snow storage is an important issue in Hailey. Good planning at the initial site planning stage is needed to ensure pedestrian safety, clear vision triangles for drivers, adequate parking and walking areas, and that snow does not shed off of the roof onto neighboring properties.

**Guideline: All projects shall be required to provide 25% snow storage on the site.**

- For new construction and additions, snow is not permitted to slide onto the property of others.
- Snow storage areas shall be 25% of on-site parking and circulation areas.

**Guideline: A snow storage plan shall be developed for every project showing:**

- Where snow is stored, key pedestrian routes and clear vision triangles.
- Consideration given to the impacts on adjacent properties when planning snow storage areas.

## **8. Existing Mature Trees and Landscaping**

Mature trees and landscaping are a key component to the character of Old Hailey. Mature trees are the larger ones, which provide an overhead canopy or are at a size, age and in good enough condition to be landmarks in the neighborhood. Old Hailey contains a significant resource in public street trees found in the City rights-of-way, many of which are over 50-70 years old. These city street trees provide a canopy over the streets, separate automobile and walking areas, and create a pattern of landscaping with their trunks and branches. Trees and landscaping on private property also contribute significantly to the character of Old Hailey. They can provide summer shade, give privacy to buildings, and frame the architecture. The standards in this section address both public and private trees.

**Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to**

**incorporate existing mature trees on private property into the final design plan.**

**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**

- Mature shrubs such as lilacs should not be overlooked in site planning.
- The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.
- Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.
- Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.
- Berms in front yards are generally discouraged.

**Guideline: Noxious weeds shall be controlled according to State Law.**

## **9. Fences and Walls**

Fences are a part of the design character of old Hailey, with some dating to the 19th century. In particular the design of fences in front yards created a neighborly feel. These older front yard fences were most often constructed with transparent material types such as wood picket and wrought iron. They were also lower in height, and had a clearly marked gate.

**Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.**

- Fence heights are regulated by Hailey Zoning Ordinance Number 532, Section 8.1.

**Guideline: Retaining walls shall be in scale to the streetscape.**

- Streetside retaining walls should be lower in height, or broken up to avoid the look of a large wall.

## **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: 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.
- 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.

**Guideline: Multi-family structures shall be designed with a single family residential scale in mind. This includes:**

- **breaking up of wall planes;**
- **use of individual walk-up entrances;**
- **breaking up of parking areas;**
- **ensuring parking areas are subordinate to other uses.**

## **11. Historic Structures**

Hailey citizens have stated that the older buildings in town greatly contribute to the cultural heritage and the overall character of the community. In addition to the guidelines below, the Hailey Historic Preservation Commission plays a key role in the demolition and remodeling of historic structures. Careful consideration should be given to the removal of Historic Structures in Old Hailey.

**Definitions.** For the purpose of this Section 11, the terms set forth below have the following definitions:

**Adaptive Re-Use.** The modification of an existing building (most typically a single family dwelling) for use as either an office or a multi-family dwelling unit or a historic institutional use or the conversion of any such structure back to its original use.

**Congruous.** The sensitivity of a development proposal in maintaining the character of existing development. Elements affecting congruousness include, but are not limited to, whether the form, texture, height, mass and bulk of alterations or additions are in agreement, harmony, and coherence with and correspond to the setting and the Townsite Overlay District. Congruous, compatible and harmonious are used as synonyms.

**Contributing.** A contributing building, site, structure or object adds to the historic architectural qualities, historic associations or archeological values for which a property is significant because either (a) it was present during the Period of Significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it independently meets the criteria of the National Register of Historic Places.

**Periods Of Significance.** The time periods are as follows:

1. 1855-1890 Settlement/Territorial
2. 1890-1904 Early Statehood
3. 1904-1920 Beginning of the New Century
4. 1920-1940 Inter-war/Great Depression

Time periods after 1940 are considered World War II and Pre-Modern, and Modern. Buildings and structures built after 1940 are not subject to the guidelines contained in this Section 11.

**General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:**

- **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.**
- **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**

**Specific Guidelines.** Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:

- The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.
- New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:
  - ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;
  - ~ Exterior materials that are compatible with the original building materials should be selected;
  - ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;
  - ~ The visual impact of the addition should be minimized from the street;
  - ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;
  - ~ The roof form and slope of the roof on the addition should be in character with the original building;
  - ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.

6A.8 Area Development Plan. When the owner of Contiguous Parcels is required to obtain Design Review approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission shall evaluate the following basic site criteria and make appropriate findings of fact:

- a. Streets, whether public or private, provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.
- b. Non-vehicular circulation routes provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
- c. Water main lines and sewer main lines are designed in the most effective layout feasible.
- d. Other utilities including power, telephone, cable, and gas are designed in the most effective layout feasible.
- e. Park land is most appropriately located on the Contiguous Parcels.
- f. Grading and drainage are appropriate to the Contiguous Parcels.
- g. Development avoids easements and hazardous or sensitive natural resource areas.

Upon any approval of the Design Review application, the Owner shall be required as a condition of approval to record the Area Development Plan or a development agreement depicting and/or detailing the approved Area Development Plan with a statement that the Area Development Plan shall bind the Owner and Owner's successors.

6A.9 Conditions.

The Commission or Hearing Examiner may impose any conditions deemed necessary. Conditions which may be attached include, but are not limited to those which will:

- a. Ensure compliance with applicable standards and guidelines.
- b. Require conformity to approved plans and specifications.
- c. Require guarantees such as performance bonds or other security for compliance with the

- terms of the approval.
- d. Minimize adverse impact on other development.
  - e. Control the sequence, timing and duration of development.
  - f. Assure that development and landscaping are maintained properly.
  - g. Require more restrictive standards than those generally found in this Ordinance.
- The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff.