

ORDINANCE № 08-46

AN ORDINANCE OF THE BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA, AMENDING THE TOWN PLANNING AND ZONING ORDINANCE; AUTHORIZING THE PREPARATION OF DOCUMENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Vision 2028 states, "People live in Dewey-Humboldt because they like a slower pace, more elbow room, and a more rural character;"

WHEREAS, the purpose of this Design and Development Standards Chapter of the Zoning Ordinance is to pursue the Town's Vision, encouraging its "sense of place" to be maintained during growth and development;

WHEREAS, the intent of this Chapter is to encourage building designs that are compatible with other buildings, historic buildings and older areas of the Town, and which appeal to the small-town, country-living environment;

WHEREAS, it is also the intent of this Chapter to mitigate impact of non-compatible adjacent uses through screening, outside lighting control and other regulatory considerations; and

WHEREAS, in order to preserve the small town, rural identity of Dewey-Humboldt, new non-residential construction should address pedestrian orientation for usage and access as well as vehicular access; buildings need to be placed so as to visually contain the State Routes 69 and 169 Corridors rather than expand the highway widths; parking should not dominate the frontage areas; and the aesthetics of building architectural styles and details must be considered significant factors.

NOW THEREFORE, be it ordained by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona that:

Section 1: Amendment of the Planning and Zoning Ordinance. The Planning and Zoning Ordinance is hereby amended by adding the Chapter attached as **Exhibit A** hereto to the existing language of the Ordinance.

Section 2: Authorization to Prepare Documents. The Town Manager, Town Clerk, Town Attorney, and any other necessary persons are hereby authorized to prepare the agreements, forms and instruments contemplated to be used by the Town in amending the Ordinance.

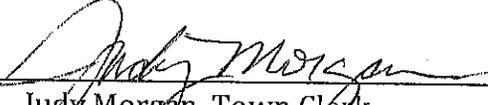
Section 3: Effective Date. This Ordinance shall be effective 30 days hereafter, and will be codified as of the 31st day of March, 2009.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona, this 16th day of December 2008.

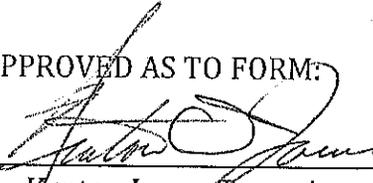


Earl Goodwin, Mayor

ATTEST:



Judy Morgan, Town Clerk

APPROVED AS TO FORM:


Kenton Jones, Town Attorney

TOWN OF DEWEY-HUMBOLDT

PLANNING AND ZONING ORDINANCE TEXT AMENDMENT

CHAPTER 6: DESIGN AND DEVELOPMENT STANDARDS

Section 600 Introduction, Purpose, Applicability and Process

Section 601 Site/Building Orientation, Parking Setbacks and Protective Screens

Section 602 Building Design and Architectural Styles

Section 603 Landscaping and Screening

Section 604 Sign Code

Section 605 Parking and Off-Street Loading

Section 606 Outdoor Light Control

600. Section 600 Design and Development Standards Introduction, Purpose, Applicability and Process.

600.1. Introduction and Purpose. The Town Vision 2028 states: *“People live in Dewey-Humboldt because they like a slower pace, more elbow room, and a more rural character.”* The purpose of the Design and Development Standards Chapter of the Planning and Zoning Ordinance is to pursue the Town’s Vision, encouraging its “sense of place” to be maintained during growth and development.

600.1.1. The intent of this Chapter is to encourage building designs that are compatible with other buildings, historic buildings and older areas of the Town, and which appeal to the small-town, country-living environment. It is also the intent of this Chapter to mitigate impact of non-compatible adjacent uses through screening, outside lighting control and other regulatory considerations.

600.1.2. In order to preserve the small town, rural identity of the Town, new non-residential construction should address pedestrian orientation for usage and access as well as vehicular access; buildings need to be placed so as to visually contain the State Routes 69 and 169 Corridors rather than expand the highway widths; parking should not dominate the frontage areas; and the aesthetics of building architectural styles and details must be considered significant factors.

600.1.3. This Chapter addresses Site/Building Orientation, Parking Setbacks and Screening, Building Design and Architectural Styles, Landscaping and Screening, Signs, Parking, and Outdoor Light Control.

600.3.1.3.8. On-site parking spaces and driveways, dimensioned and in compliance with Section 601.2. Parking Setbacks and with Section 605 Parking and Off-site Loading;

600.3.1.3.9. Points of ingress and egress for both vehicles and pedestrians;

600.3.1.3.10. Locations, dimensions and materials planned for walkways, landscaping and other outdoor amenities; and

600.3.1.3.11. Locations of, and screening devices for, outdoor mechanical equipment and refuse collection areas, and for buffering adjacent residential uses, all in compliance with Section 601.3. Screening: Fences, Walls and Landscape.

600.3.1.4. All submittals shall include a vicinity map depicting the properties to be considered for compatibility of building character in compliance with Section 602 Building Design and Architectural Styles.

600.3.1.5. All submittals shall include architectural elevations of any building facade facing a street in compliance with Section 602 Building Design and Architectural Styles, relating to the following Building Design Elements:

600.3.1.5.1. Height, Scale, Proportion and Profile;

600.3.1.5.2. Building Façade Patterns and Architectural Features; and

600.3.1.5.3. Surface Texture, Materials and Color.

600.3.1.6. All submittals shall include design elevation and plan drawings of outdoor lighting structures and signs, in compliance with Section 602.2.2.6. and 7., and with Section 604 Sign Code and Section 606 Outdoor Light Control.

600.3.1.7. All submittals shall include landscape and irrigation plans depicting the locations, size and type of plant and irrigation materials to be installed in the following areas:

600.3.1.7.1. Parkways between sidewalks and streets, and in parking areas as specified in Section 605 Parking and Off-Street Loading; and

600.3.1.7.2. Along side or rear property lines when landscaping is used as screening materials between residential and non-residential uses or parking, as specified in Section 601.3. Screening: Fences, Walls and Landscape.

600.3.2. *Administrative Review.*

601.1.1. In keeping with the small town, rural identity of the Town, it is necessary to mitigate the impact of high traffic corridors and significant vehicular access ways. Buildings shall be located at or near the front property lines, oriented to pedestrian traffic with parking to the side or rear of the building.

601.1.2. All new buildings and additions to existing buildings shall maintain the same or similar front and side yard setbacks as those on the same block or blocks, except that no building shall be set back for the purpose of locating parking in the front yards; all parking shall be located in the rear or side yards.

601.1.3. Pedestrian access ways shall be installed between the parking area and building, and along the street frontage where feasible.

601.2. Parking Setbacks.

601.2.1. Parking areas, garages, carports, and accessory buildings shall be located behind the principal building with vehicular access consisting of a hard-surfaced, permanent driveway from the street through the side or front of the lot; such driveway shall comply with access regulations of the Town; where alleys exist or are proposed, vehicular access MAY be from an alley through the rear yard;

601.2.2. In no case shall parking areas, carports or garages be located in any front yard or closer to the frontage street than 20 feet behind the front of the principal building; and

601.2.3. For specific parking requirements, refer to **Section 605 Off-Street Parking Requirements**.

601.3. Protective Screens: Fences, Walls and Landscape.

601.3.1. Screening devices shall be similar in materials and height to those of other properties on the same block or blocks.

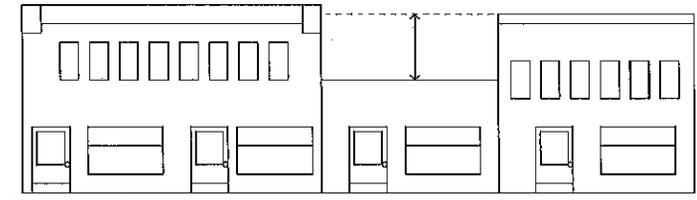
601.3.2. Fences used for multi-family residences along street frontages shall have the appearance of spaced wood pickets, wrought iron, stone, brick or of the same materials as the residential buildings, and shall not exceed a maximum height of 4 feet.

601.3.3. Where a non-residential use in the commercial or industrial districts abuts a residential use in a residential district, an opaque wall or fence, 6 feet in height above the average elevation of the ground level within a six-foot radius of the point of measurement on the fence or wall, shall be constructed along all common property lines of materials and finishes compatible with the adjacent residential building; such walls may be of masonry, double-sided wood fencing, stuccoed wood frame walls, native stone or rock veneered walls; a dense landscaping buffer may be substituted if

602.2. Building Design Elements. Building design and architectural features establish the character of a building or complex of buildings. The character elements are comprised of the following:

- ✦ Height, scale, proportion and profile
- ✦ Building Façade Patterns and Architectural Features
- ✦ Surface Texture and Color

602.2.1. *Height, Scale, Proportion and Profile.*
Building Height Similarity



602.2.1.1. **Height.** All new buildings and additions shall be similar in height to that of other buildings on the same block or blocks, and shall comply with the height regulations that follow.

602.2.1.1.1. The maximum building height is two stories, or 30 feet in all Residential Zoning Districts, except when a Use Permit is granted by the Planning and Zoning Commission and Town Council for 3 or 4 stories with maximum heights of 40 feet and 50 feet respectively in the Residential Multi-Family District, the Residential and Service District, and the Commercial Districts.

602.2.1.1.2. Two stories may also be exceeded by the approval of a Use Permit in the Industrial Zones.

602.2.1.1.3. Refer to **Section 582** for procedures on Use Permits.

602.2.1.1.4. The maximum height of a building shall comply with the definition of "Building Height" as specified in **Section 301** of the Planning and Zoning Ordinance.

602.2.1.2. **Scale and Proportion.** All new buildings and additions shall be similar in scale (relative size) and in proportion (ratio of building height to building width) as that of the majority of other buildings on its block or area, with emphasis on

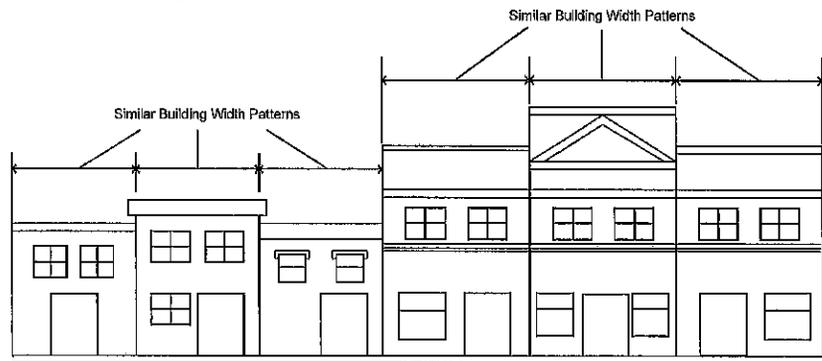
similar to those on the same block or area in which it is located; blank, flat



facades are prohibited; and:

Architectural Patterns

602.2.2.1.1. Non-residential building facades shall be divided by structural piers, bays or other vertical architectural features at a maximum interval length of 25 feet, as illustrated below, or the same facade length as a majority of other buildings on the same block;



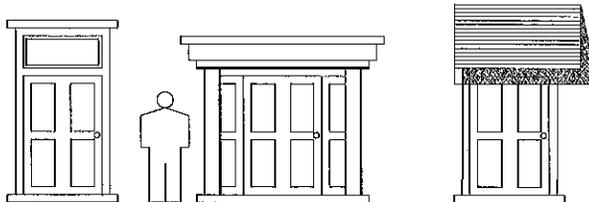
Building Width Patterns

602.2.2.1.2. Multiple-family residential building facades planned for more than one lot, or for a lot wider than 50 feet, shall be divided by structural piers, bays or other architectural features at a maximum interval length of 25 feet; and

602.2.2.1.3. Residential building facades shall be divided into a series of planes with bays, recesses, porches and other architectural features.

602.2.2.2. Principal Entries and Doors shall be located so as to be the focal point of the facade of new and redeveloped buildings:

Entry Door Examples



602.2.2.5. Other Architectural Features, such as awnings, canopies, balconies, recessed or relief bands of detailing and kick plate panels, are encouraged and shall be compatible with the building to which they are attached and with the intent of this Chapter.

602.2.2.6. Exterior Signs.

- 602.2.2.6.1. All signs shall be an integral part of the building design, complementing it in appearance, color, size and location; and, shall comply with Section 604 Sign Code of this Chapter.
- 602.2.2.6.2. Signs for multi-family and non-residential uses in designated historic districts shall be regulated by sign design criteria as specified in the district.
- 602.2.2.6.3. Off-premise signs or billboards are not permitted in any designated historic district, except where off-site advertising signs were historically painted directly on walls of buildings in the historic district.
- 602.2.2.6.4. All signs and graphic symbols shall be designed in character and color with the building, use and purpose of the zoning district in which it is located, as well as with that of adjacent buildings.
- 602.2.2.6.5. Signs intended for pedestrian viewing shall be scaled for the pedestrian and be located at pedestrian levels with letter height sizes of 3 to 6 inches.
- 602.2.2.6.6. Banners, pennants, bunting and other special event signage are permitted for the identification of special cultural districts and events, and for customary seasonal or holiday decorations, subject to review by the Zoning Administrator when proposed for locations in public rights-of-way.
- 602.2.2.6.7. Illuminated signs shall not be located in yards adjacent to residential districts.

602.2.2.7. Building Exterior and Outdoor Lighting.

- 602.2.2.7.1. All outdoor lighting shall comply with **Section 606 Lighting** of this Chapter and be fully shielded and oriented down and away from adjacent properties and streets, except for historic lampposts in designated historic districts.
- 602.2.2.7.2. In the Multi-Family Residential and in the Residential and Service Districts, all lighting shall be low-intensity, wall-mounted, with a "front porch light" appearance, or low-intensity, low-profile and ground-mounted.

602.2.3.2.3. Earth tones, muted colors and warm off-whites are generally acceptable, while colors that visually overpower adjacent buildings are prohibited.

602.3. Architectural Styles and Themes. In order to retain the small town, rural identity of the Town, new non-residential uses shall be designed to be compatible with existing historic structures; or shall be designed to be compatible with a selection of architectural themes described in this section. It is not the intent or purpose of this section to require the replication of any historic style or structure. Rather, the intent is to encourage building designs that are compatible with other buildings and which appeal to the small-town, country-living environment of the Town. Emphasis is on architecture that relates to human scale and enhances inter-personal resident experiences and pedestrian access. The following list of styles and architectural themes are offered as appropriate examples, but creativity is strongly encouraged.

- ⊕ Territorial Commercial (before 1912 Statehood) and Early 20th Century Commercial Architectural Style (built +/-1912 to +/-1930)
- ⊕ Mission Style
- ⊕ Craftsman/Bungalow Style
- ⊕ Contemporary Southwestern/Western Ranch Theme

602.3.1. *Late Territorial Commercial and Early 20th Century Commercial.* These styles relate to buildings generally constructed just prior to, and in the first few decades of, the 20th Century in business areas. These are prevalent historic styles in commercial areas of the region. Excellent examples can be found in the Courthouse Plaza Historic Preservation District in downtown Prescott. Prominent design features are noted below:

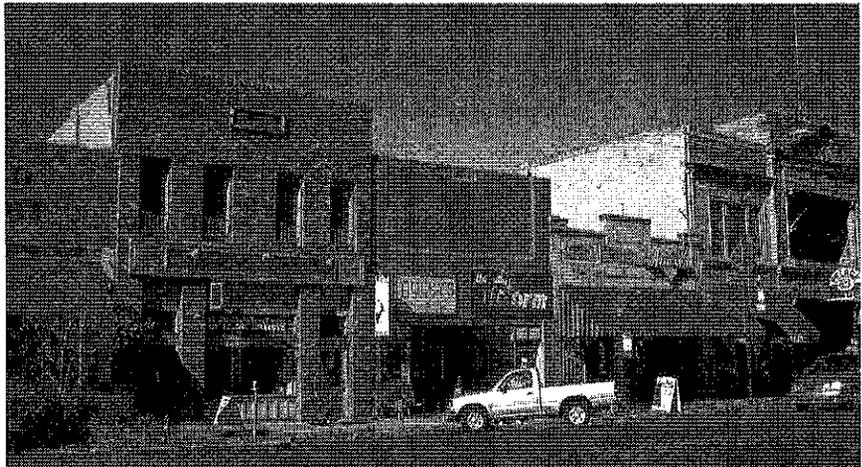
602.3.1.1. Buildings are located at front property lines, not setback.

602.3.1.2. Walls are of natural colored stone and brick masonry with flat roofs screened by parapet walls (vertical extension of façade above the actual roof line), usually 4 feet above roof.

602.3.1.3. Typical one story building is 16 feet to 24 feet in height and 2-story buildings are 28 feet to 36 feet in height.

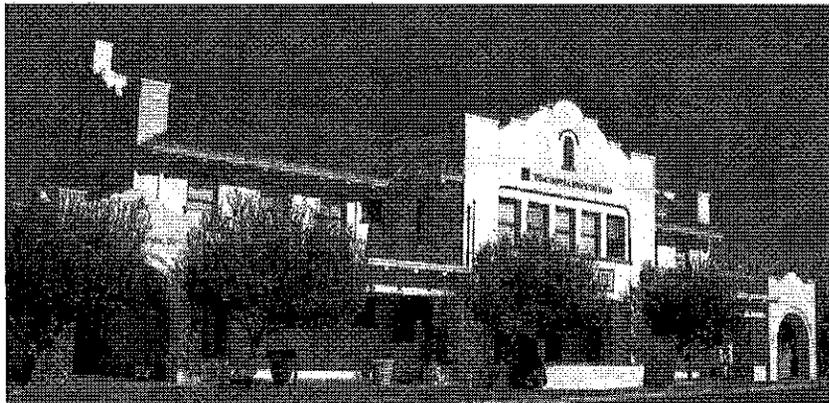
602.3.1.4. Typical building proportions: 1 story bldg of 25 feet width to a height of 16 feet to 18 feet; while a 1-story, 75 foot wide building has a height of 20 feet to 24 feet.

602.3.1.5. Scale and mass of buildings are similar with windows and doors aligned in adjacent groupings of buildings.



Contemporary-Infill building on left

602.3.2. *Mission Style.* This style is not common in the region, the Mission Style's prominent features are tile covered, gabled or hipped roofs, stucco walls and arched entrances. An example is the former Santa Fe Railway Depot, built in 1907, in downtown Prescott, shown below.



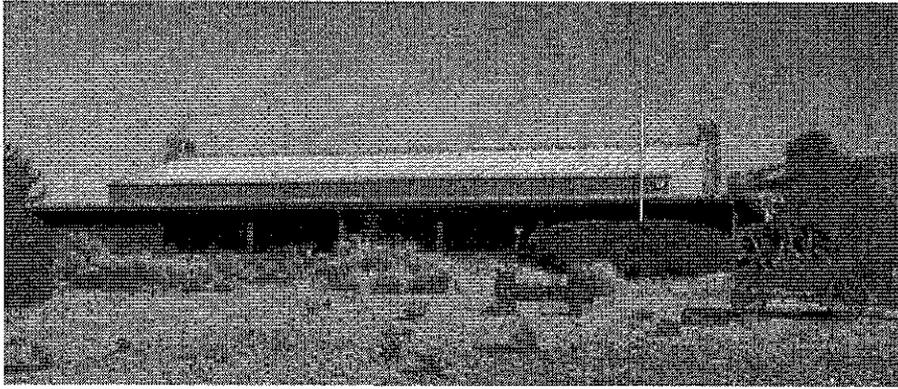
Historic Mission Style



Contemporary Mission Style

602.3.3. *Craftsman/Bungalow Style.* This style is usually found in residential structures, but contains features that may be used in commercial construction, such as broad, simple eaves with exposed rafters, recessed porch or veranda extending along the full width, or at least half, of the building's frontage; wood, stone and stucco

Ranch style building is shown below.



- 603. **Section 603 Landscaping and Screening** (relocate existing Sec 547 here and change Section number).
- 604. **Section 604 Sign Code** (relocate existing Sec 601 here and change Section number).
- 605. **Section 605 Parking and Off-Street Loading** (relocate existing Sec 602 here and change Section number)
- 606. **Section 606 Outdoor Light Control** (relocate existing Sec 603 here and change Section number)

(RELOCATE/RENUMBER REMAINING SECTIONS TO NEW CHAPTER 7)

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