

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.

600.2. Applicability. This Chapter shall apply to:

- 600.2.1. All new multi-family and nonresidential development; except that single-family residences and agricultural buildings are exempted;
- 600.2.2. Change of use from residential to non-residential where Town approvals are required;
- 600.2.3. Change of use from single-family to multi-family residential where Town approvals are required; and
- 600.2.4. Major expansion, remodeling, and renovation of existing buildings on a lot or building tract, or a related or stand-alone parking lot shall comply with the requirements of this Chapter.

600.3. Process.

600.3.1. *Pre-Application Meeting and Plan Submittals.*

600.3.1.1. Prior to submission of building plans, applicants are to meet with the Zoning Administrator or other designated official for consideration of design styles and standards for compliance with this Chapter.

600.3.1.2. All plans for new development, major expansions, remodeling and renovation of existing buildings shall be submitted for review and approval following the procedures listed below.

600.3.1.3. All submittals shall include an application, filing fees, a mailing list and Affidavit of Mailing, signed and notarized stating that notification to surrounding property owners within 300 feet of the project site is conducted; and a Site Plan drawn to scale and fully dimensioned, including the information specified below:

600.3.1.3.1. North arrow and scale of drawing;

600.3.1.3.2. Dimensioned lot lines of site;

600.3.1.3.3. Topographic contours;

600.3.1.3.4. Utility lines or easements;

600.3.1.3.5. Drainage ways;

600.3.1.3.6. Adjacent streets and alleys, drawn and dimensioned to the centerlines;

600.3.1.3.7. All buildings, signs, light posts, fences, walls and other structures, all fully dimensioned and with dimensions between structures and lot lines, and all in compliance with **Section 601 Site/Building Orientation, Parking Setbacks and Screening**;

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.*

600.3.2.1. When all of the submittal documents listed above have been received, the Zoning Administrator or other designated official shall review the application and project.

600.3.2.2. The Zoning Administrator may request additional documents for further clarification of the proposed design elements.

600.3.2.3. When the Zoning Administrator finds that the submittals are in compliance with this Chapter and other regulations of the Town, the plans will be approved.

600.3.2.4. The Zoning Administrator may approve modifications from these Design and Development regulations due to physical site constraints, such as difficult topography, soil conditions, drainage and other existing physical features. The Zoning Administrator's decision shall be written, specifying the reasons justifying the approval of a modification. No construction of the project, however, shall commence for at least 30 days after approval of a modification to allow for appeal of the Zoning Administrator's determination.

600.3.3. *Appeals and Legislative Decisions.*

600.3.3.1. Written requests for an appeal of the decision of the Zoning Administrator or from the terms of this Chapter shall be filed within the Planning and Zoning Department in accordance with procedures set forth in **Section 208** of the Planning and Zoning Ordinance, for public hearings to be held by the Planning & Zoning Commission and the Town Council; appeals shall be written, specifying the reasons for or against the requested modification(s).

600.3.3.2. In designated historic districts and in any development project with potential significant impact, the Zoning Administrator may submit the application directly to the Planning and Zoning Commission and Town Council for decision and action.

600.3.4. *Alterations and Expansions.*

600.3.4.1. Any alteration to (including exterior color changes) or expansion of a building or property which has received approval of plans in compliance with this chapter shall be required to file new submittals in accordance with Town law, described above.

600.3.4.2. All alterations and expansions shall comply with all provisions of the design and development standards of this chapter.

601. **Section 601 Site/Building Orientation, Parking Setbacks and Protective Screening.**

601.1. **Building Orientation.**

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

approved by the Zoning Administrator; all protective screen walls in the front yard setback shall be lowered to 4 feet in height.

601.3.4. Screening walls or fences shall be enhanced by the installation of 15-gallon drought tolerant trees, planted 20 feet on center along the screen walls; refer to **Section 603** for further Landscape and Screening regulations.

601.3.5. Outside display for commercial uses shall also comply with the regulations in Town law, including **Section 561 Outside Display-Commercial**.

601.3.6. Where a non-residential use occupies a portion of a residence and is adjacent to a purely residential use, screening shall be provided by an opaque fence or wall at least 4 feet in height, or by the planting of dense shrubbery capable of obtaining a minimum height of 4 feet within two growing seasons, or by a combination of both; such screening devices shall be located so as to screen on-site parking, refuse collection and mechanical equipment areas from the adjacent residence; refer to **Section 603** for further Landscape and Screening regulations.

601.3.7. Tree and shrubbery species used for screening shall be selected from the Low Water Use Drought Tolerant Plant List of the Prescott Active Management Area, Arizona Department of Water Resources and shall be additional to other on-site landscaping required by **Section 603**.

602. **Section 602 Building Design and Architectural Styles**. New structures, additions, rehabilitation, and restoration of buildings shall be constructed to enhance the appearance of the rural, small town environment of the Town. Emphasis is on building designs compatible with historic areas and with the building character described for the architectural styles that follow:

- ✦ Territorial Commercial and Early 20th Century Commercial Architectural Style
- ✦ Mission Style
- ✦ Craftsman/Bungalow Style
- ✦ Contemporary Southwestern/Western Ranch Theme

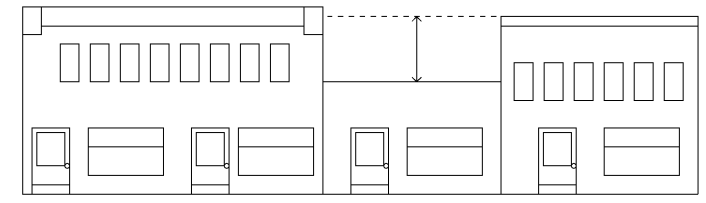
Nothing in this Chapter is intended to require a replication of any historic architectural style. Creativity with compatibility is encouraged. This is accomplished by first, conceiving of each building or structure as an integral part of a grouping of existing or proposed buildings within a block, neighborhood or area; and secondly, buildings are analyzed for significant character elements which are categorized and explained in this section.

602.1. **Building Design Compatibility**. Proposed buildings and additions shall be similar and compatible to other buildings in the block, neighborhood or area in which they are situated, including adjacent buildings, fronting on and across the same street.

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.

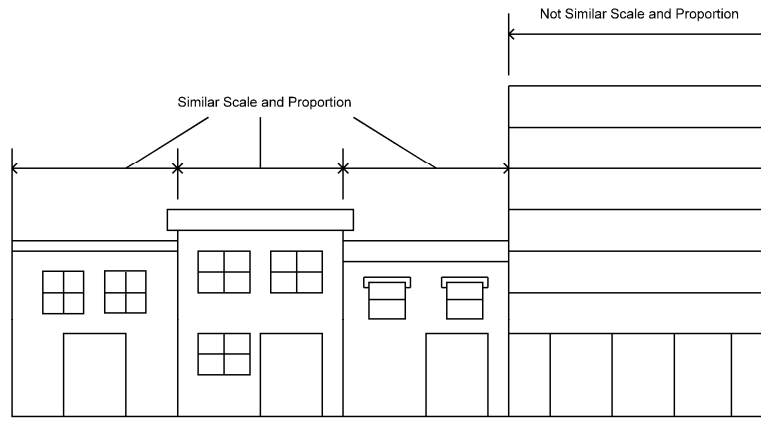
602.2.1.1.2. Two stories may also be exceeded by the approval of a Use Permit in the Industrial Zones.

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

maintaining pedestrian related scale.



Scale and Proportion

602.2.1.3. **Profile.** All new buildings and additions shall have roof profiles similar to the majority of roof types and roof pitches on existing buildings on the same block or



Roof Types and Profile

area.

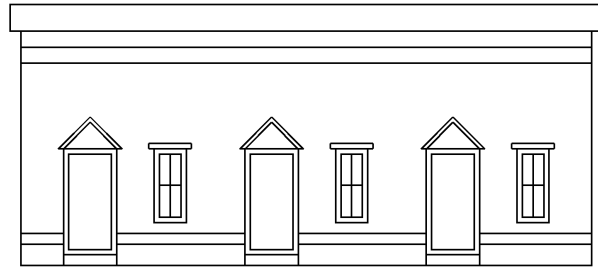
602.2.1.3.1. Where a pitched, rather than a flat roof, is to be used, similarity in the roof type and pitch is desired; and

602.2.1.3.2. Where mechanical equipment is located on the roof, it shall be screened from view from the street, adjacent properties and surrounding hillside residences, by parapet walls or screens consisting of the same or compatible materials, colors and textures as those of the building's walls.

602.2.2. *Building Façade Patterns and Architectural Features.*

602.2.2.1. **Facade Patterns.** Any new or redeveloped building or addition, fronting on a street, shall have a regular arrangement of architectural features, i.e., a recurring alternation or pattern of solids (walls) and voids (windows and doors),

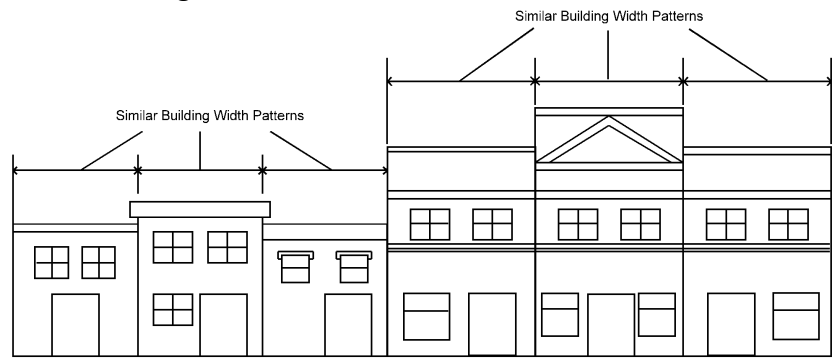
similar to those on the same block or area in which it is located; blank, flat



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;



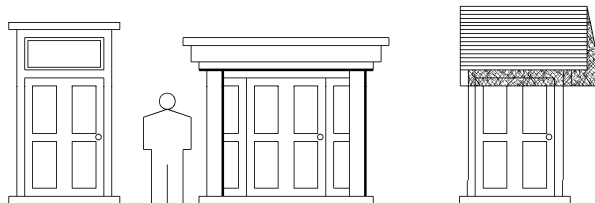
Building Width Patterns

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



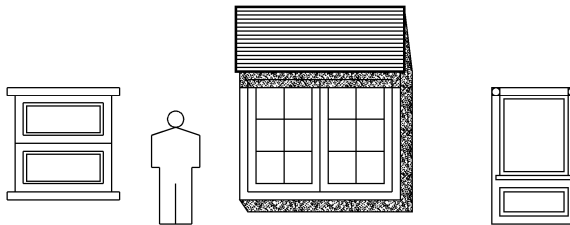
602.2.2.2.1. Entries shall be protected from weather by being recessed or by the use of attached porches, pediments or small roofs;

602.2.2.2.2. Entry and door designs shall be appropriate and similar to that of other buildings on the same block;

602.2.2.2.3. Entries shall enhance pedestrian usage by being connected directly to safe, comfortable walkways or street sidewalks.

602.2.2.3. Windows fronting streets shall be appropriate to their intended use, similar to the windows used in buildings on the same block, and shall be designed to relate to human scale and pedestrian views:

Window Examples



602.2.2.3.1. To relate to the standing human form, windows shall be vertical or square, not horizontal;

602.2.2.3.2. Windows shall be enhanced by molding, trim boards, pediments or other architectural detailing;

602.2.2.3.3. Display windows storefronts shall have continuous awnings or canopies over display windows protecting pedestrians from weather;

602.2.2.3.4. Large glazed wall areas and mirrored glass are prohibited, except that merchandise display windows in storefronts are permitted in accordance with facade length regulations specified in Section 602 B.2.a. described previously; and

602.2.2.3.5. Windows on non-residential use buildings above the first floor shall not be located to overlook adjacent residential uses.

602.2.2.4. Porches shall be attached to front facades of residential buildings having a minimum depth of 6 feet, and:

602.2.2.4.1. Occupying at least 30% of the total building façade length of attached multiple-family dwellings; and,

602.2.2.4.2. Vertical columns or posts shall support the porch roof and be appropriately spaced to continue the emphasis of vertical human scale.

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.

602.2.2.7.3. In the Commercial and Industrial Districts, wall- and fascia-mounted lights shall be attached so that no part of the light source or structure exceeds the building's roof line.

602.2.2.7.4. Exceptions.

602.2.2.7.4.1. Decorative white or colored light bulbs, not exceeding 4 watts, which may be strung along building roof lines and architectural features to create an outline effect, and other decorative lights customary to seasonal holidays of a temporary duration.

602.2.2.7.4.2. In the Commercial and Industrial Districts where high-profile lighting is necessary for security purposes, freestanding light structures may be permitted at a height not exceeding 18 feet measured from the surface intended for illumination to the highest point of the light source or structure.

602.2.2.7.4.3. Freestanding light structures and wall- or fascia-mounted lights shall not be located in yards adjacent to residential districts.

602.2.3. *Building Surface Texture and Color.*

602.2.3.1. Exterior textures of all new buildings, additions and rehabilitation of buildings shall respect and be similar to the exterior texture of buildings on the same block or blocks:

602.2.3.1.1. Exterior walls fronting streets shall be constructed of, or surfaced with, brick, stucco, horizontal or shingled siding, granite or cut stone, or other materials found on existing buildings on the same block, except that flat or corrugated metal sheeting is prohibited.

602.2.3.1.2. No more than two different materials shall be used to cover the primary wall areas of a building facade, not including trim or accent materials, such as stone, wood or brick.

602.2.3.2. Exterior colors of all new buildings, additions and rehabilitation of buildings shall respect and be complementary to colors and tones of buildings on the same block or blocks:

602.2.3.2.1. The base colors of exterior walls fronting on streets and alleys shall be the natural color of the material of brick or stone, or be of the same hue, a tone of the same hue, or a contrasting hue which complements an adjacent building or group of buildings.

602.2.3.2.2. Trim and accent colors shall complement the wall base color and that of adjacent buildings on the same block.

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.

- 602.3.1.6. First floors contain commercial uses, while upper floors contain offices or residential uses.
- 602.3.1.7. First floor architecture reflects pedestrian access with strong vertical orientation of windows and doors; below storefront windows are opaque 3 foot high bottom panels; doors are topped by transom windows.
- 602.3.1.8. Typically the maximum spacing between windows is 10 ft; the minimum wall surface from a window opening to the corner of a building is 3 ft; the minimum wall area above a window is 1-½ ft and the maximum wall below is 4 ft.
- 602.3.1.9. Architectural details such as medallions, rows of brick patterns (corbelling), arches, cornices (projections at top of wall), or columns enhance facades.
- 602.3.1.10. Fabric awnings are often above windows and doors.
- 602.3.1.11. Signs are usually flat against building façade – no roof mounted or moving signs.
- 602.3.1.12. Trees and shrubs for shading pedestrian areas are along street right-of-way, not located within building lot; hanging planters often are suspended from building structures.
- 602.3.1.13. Parking and loading areas are behind buildings.
- 602.3.1.14. Examples of historic Late Territorial/Early 20th Century Commercial buildings and a contemporary infill building are shown below.

Territorial Commercial/Early 20th Century Commercial - Historic Whiskey Row





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

are common materials. Examples of homes built in the Craftsman/Bungalow Style in the first quarter of the 20th Century can be found on many streets near downtown Prescott and other areas of the region. Examples of historic Craftsman/Bungalows used for businesses and a contemporary version are shown below.



Historic Craftsman/Bungalows



Contemporary Craftsman/Bungalow Style

602.3.4. *Contemporary Southwestern Ranch Theme.* This style is not based on a historic style, but compatible in scale, mass, alignment of architectural features and details, building orientation, setbacks and parking placement. The theme emphasizes low building mass: wider and longer than tall. The building usually is characterized by broad overhangs and full-width or wrap-around porches extending from the main roof structure. Exterior materials may be of wood, stucco, brick, stone, adobe or combinations of not more than two of these materials. Roofs may be gabled or hipped with tile or shingles, or flat with parapet walls. Windows and doors are vertically oriented to pedestrians. An example of a contemporary Southwestern

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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