

Architectural Design Standards Smaller Commercial Buildings

See title 10 -16A

1. PROCEDURE

The following standards are intended to be used as a design aid by developers proposing small commercial development and as an evaluation tool by the city staff and the Planning Commission in their review process. These standards shall apply to all projects for commercial establishments of 13,999 square feet or less located in the City's commercial zones. These standards are to be used in conjunction with other city and county development regulations.

2. DESIGN STANDARDS

A. SITE PLANNING

STANDARD #1 Building shall be located in such a way as to preserve predominate features of the site and not dominate the building site.

GUIDELINE #1 Building should be sited in a manner that preserves existing land forms.

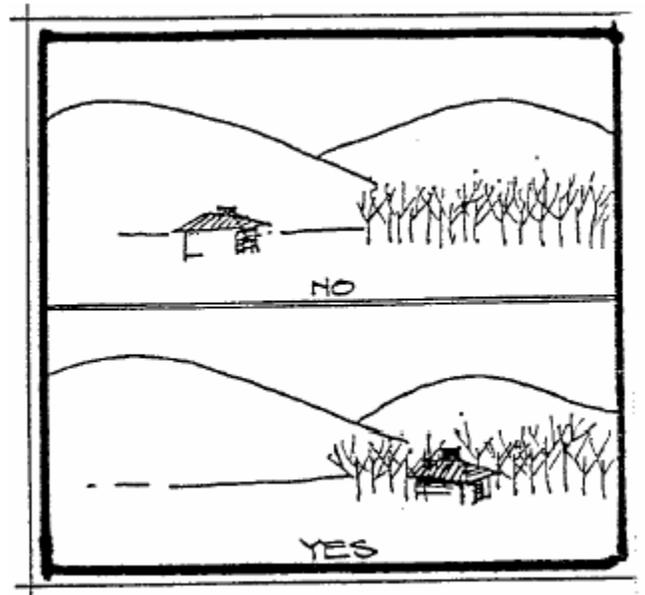
Natural landforms are important in creating the appeal and the special character of Victor. The objective is to fit buildings to their sites in a way that leaves natural massing and features of the landscape intact. The most prominent parts of the sites should be left in their natural condition. In general construction should be placed in one of three locations:

1. within tree masses,
2. at the edge of tree land masses or over looking open space or,
3. in such a way to preserve the predominate features of the site.

The object is to scale each building so that it does not dominate the site.

STANDARD #2 New construction shall consider review and implement the following criteria.

- Building Form
- Site Layout and Coordination
- Entrance Orientation
- Building Materials Compatibility
- Building Color and Context
- Traffic Impacts
- Nuisance Generation Potential



GUIDELINE #2 New construction should be compatible with existing adjacent buildings and uses. When planning new construction, analyze the setting for the new building. Look at the siting and mass of other good examples of buildings in the neighborhood. Notice the setbacks, heights, parking arrangements and building shapes. Observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes and porch and entrance orientations. Notice how building materials such as shingle siding and window trim have traditionally been used. New construction should blend with the neighborhood. Consider the relationship of color, texture, and materials between existing and proposed structures as well as height, bulk and configuration. Relate the location of site uses with adjoining properties to avoid possible conflicts and take advantage of mutual potentials. For example, do not create noise, traffic, or use nuisances for adjacent properties.

STANDARD #3 New construction shall not negatively impact significant vegetation and be compatible with natural vegetative patterns.

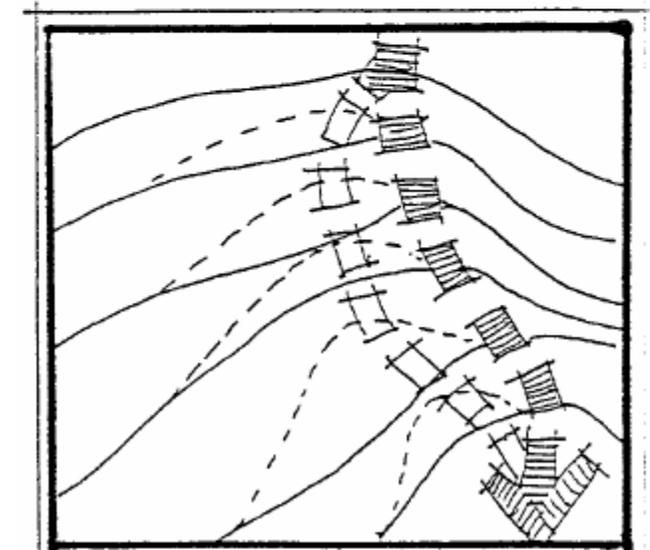
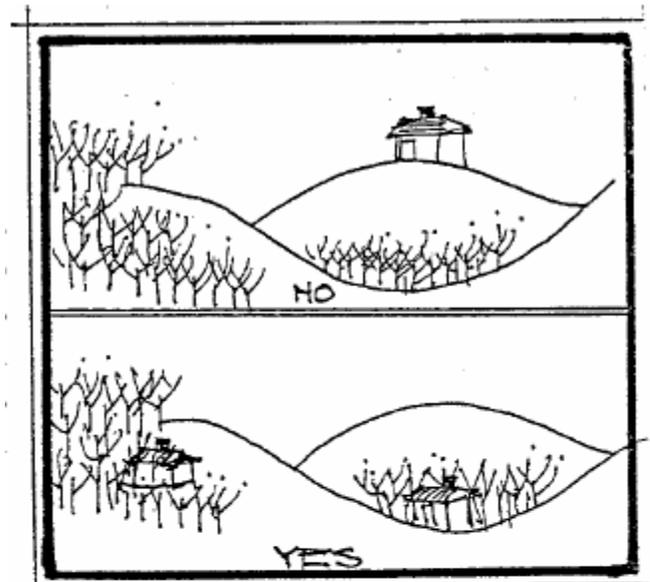
GUIDELINE #3 Buildings should be sited in a manner that preserves significant vegetation. New construction and landscaping shall respect and be compatible with natural vegetative patterns. Consult the Landscape and Site Design Section in Division 10 for additional discussion. Significant vegetation shall include mature healthy trees.

STANDARD #4 Buildings shall be sited with an orientation so as to preserve and protect the streetscape of the community.

GUIDELINE #4 Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. Onsite simulation of accurate photographic simulations may be required that adequately describe the proposals impact on views.

STANDARD #5 Buildings shall not be constructed so as to negatively impact skylines ridges or hilltops.

GUIDELINE #5 Buildings should be sited so that their form does not break prominent skylines.



The Victor Comprehensive Plan limits Hillside development. Skylines are considered to be ridges or hilltops that do not have backdrops behind them. Buildings which are silhouetted against skylines as seen from prominent places give the town a sense of confinement which detracts from the natural mountain atmosphere.

STANDARD #6 Site design shall not negatively impact natural drainage patterns.

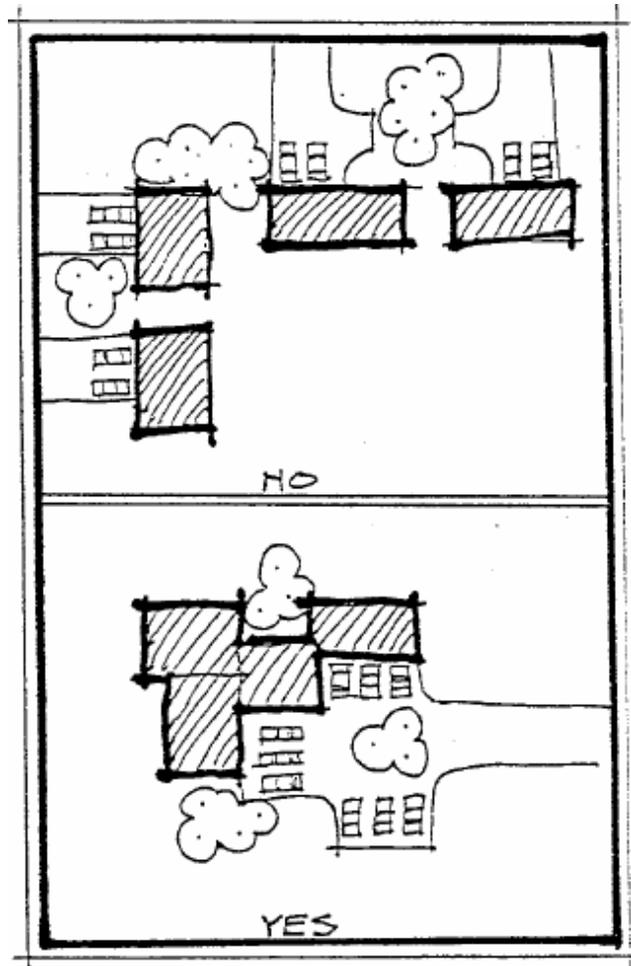
GUIDELINE #6 Site grading should be sensitive to existing land forms and topography in the area so that the natural setting may be preserved to the greatest extent possible. Every effort shall be made to minimize the limits of construction on the site. Abrupt grade changes within tree drip lines shall be avoided. When modifications are necessary, surface drainage systems such as swales and retention basins are preferable to underground systems. Drainage designs should avoid the concentration or runoff and acceleration of the area or runoff. Site design shall be executed in a way that will avoid drainage impacts such as erosion and road damage both on-site as well as downstream. Slopes shall be no steeper than 3ft. to 1ft. rise, unless qualified soils engineering information is presented. Cuts and fills should have good surface drainage and must be re-vegetated and terraced or controlled by retaining walls to protect against erosion and sedimentation.

STANDARD #7 Where possible developments shall cluster buildings and parking lots. Parking lots shall include landscape islands and pedestrian separation so as to avoid a "sea of asphalt" that is not in scale to development.

GUIDELINE #7 The clustering of buildings and parking is encouraged.

Cooperation among adjoining land owners to achieve coordinated development is encouraged. Efficiencies in design result from building clustering in larger projects. Service needs can be combined in a central location. Access roads and utility services to scattered areas within a site can be reduced and disruption of the natural land forms and vegetation can be minimized through clustering. Building clustering also generally results in a visually more cohesive design solution. Clustering can also provide more usable open space.

STANDARD #8 Road development shall conform to the contours of the site and avoid

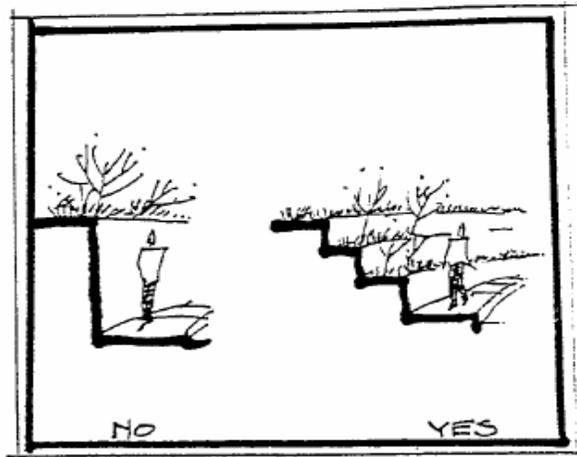


unnecessary fill and cut. Roads shall not create grades in excess of 7% and shall provide connectivity to existing city streets.

GUIDELINE #8 The alignment of roads and driveways should follow the contours of the site.

By meandering roads to follow landforms it is possible to minimize cuts and fills, preserve natural drainage patterns, and produce roads that are easily negotiated.

Consideration should be given to the winter weather that stays with Victor for several months a year. Planned roads need to provide connectivity to existing city streets. Slopes shall not be in excess of 7%.



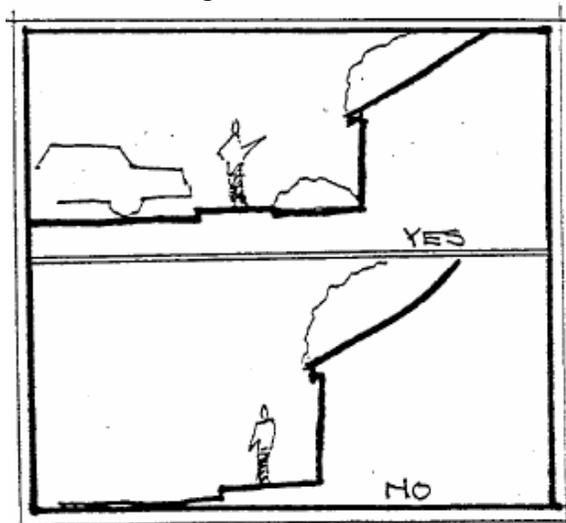
STANDARD #9 Retaining walls shall be designed to minimize negative impact on the site.

GUIDELINE #9 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 minimum 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.

STANDARD #10 At least 15% of the equivalent area of a parking lot shall be set aside for snow storage and shall be integrated into the open space areas on a site plan in accordance with the policy outlined above.

GUIDELINE #10 Snow storage areas should be incorporated into site design. Storage areas for snow removed from driveways and parking lots should be provided on-site. These sites may be landscaped areas with salt tolerant and resilient plant materials that can cope with the urban environment. It is not permissible to plow snow from private property onto public streets. Snow storage should be accommodated in a way that does not block visibility for motorists. If sites are intensely developed it may be necessary for tenants to remove snow from the site and find a disposal location.

STANDARD #11 Building design and layout shall consider the snow shed and drip lines in regards to the following:

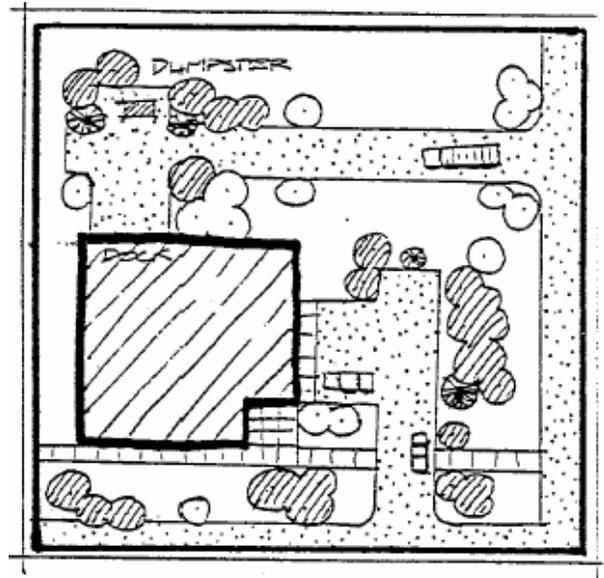


- Human Safety
- Walkways
- Entries
- Decks
- Landscaping
- Snow accumulations against walls

GUIDELINE #11 Roof design should anticipate snow shedding and drip line areas. Roof pitches should be designed so that falling or melting snow or ice, or rain will not threaten human safety or comfort, or property. Do not place walkways, entries, decks, or landscaping where they will be damaged by falling snow. Consider whether the roofing material and pitch will hold or release snow. If buildings are spaced too closely together snow sliding off a roof may damage adjacent structures. Building designers should familiarize themselves with problems common to the mountain environment, such as ice damming, roof loading, and snow accumulation against walls. All walkways and entries should be protected from rain drip by gabled coverings, appropriate roof pitch, or gutters.

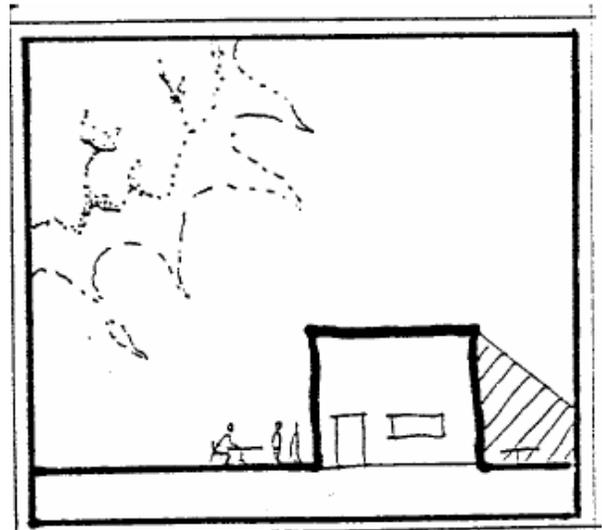
STANDARD #12 Building design shall consider the impact of creating cold exterior spaces.

GUIDELINE #12 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. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Things to bear in mind: buildings, vegetation and land forms can 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.



STANDARD #13 Site design must consider the placement and screening of service areas and auxiliary structures. Outdoor vending machines shall not directly face any public street. Vending machines shall not be internally illuminated if clearly visible from any public street.

GUIDELINE #13 Site design should consider the placement and screening of service areas and auxiliary structures.



Utility meters and service functions shall not be visible on the primary facades of buildings or in front yard areas. Minimize the visual impact of trash storage and pickup areas. Screen trash and service areas with landscaping, berming or fencing. Provide three-sided enclosures for trash collection areas visible from any public street. Consider snow accumulation in planning access to trash receptacles and service areas.

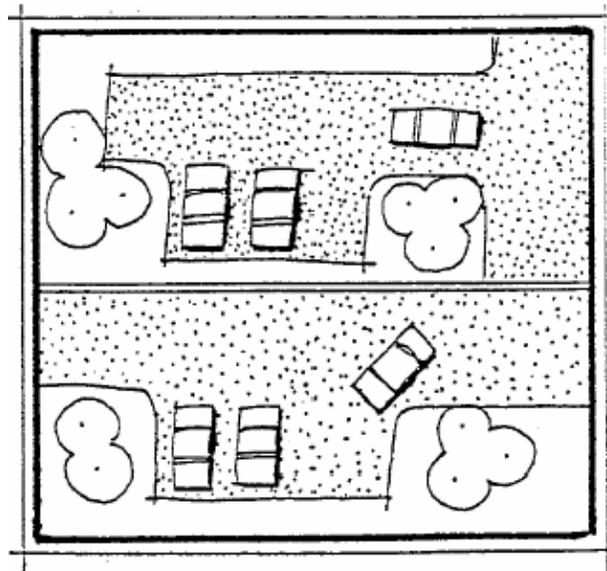
❑ **STANDARD #14** Parking shall be located to the rear or sides of buildings. In the design of large parking areas, arrange bays of stalls which are separated by landscaping. Design the landscaping to provide snow storage areas in the winter. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade. Loading areas shall facilitate deliveries with little visual impact to other users of the area. When loading areas and docks cannot be located in a segregated area of the building it must be screened or buffered to de-emphasize the docks location and the trucks that perform the deliveries. Sufficient truck storage shall be maintained on-site to allow efficient delivery service without conflicts while that service is being performed.

GUIDELINE #14 Minimize the visual impact of off-street parking and loading areas.

❑ **STANDARD #15** On-site parking shall be designed to allow vehicles forward entry and exit from the site.

GUIDELINE #15 On-site parking should be designed to allow vehicles forward entry and exit from the site. Parking design that proposes the use of the street frontage as the approach for each parking stall is discouraged. Developing a single approach helps confine vehicular/pedestrian conflict to limited locations, allows more buffering of the parking area and can preserve the street frontage for pedestrian traffic.

❑ **STANDARD #16** Conflicts between different circulation needs and uses shall be minimized. Delivery trucks shall be able to operate without blocking public rights-of-way. Pedestrians shall be able to access the development from existing pedestrian walkways with little or no traffic conflict. Drop off zones large enough for buses are required in major developments.



GUIDELINE #16 Conflicts between different circulation needs and uses should be minimized. There are three major types of circulation used in most development settings. They are service/delivery, clientele or general automobile, and pedestrian. The designer should identify location where these activities take place and make clear separation

between the uses. These circulation patterns should be connected to the general circulation patterns legibly and conflict free.

Consideration should be given to off-site uses that will effect onsite circulation. Delivery trucks should be able to operate without blocking public rights-of way. Pedestrians should be able to access the development from existing pedestrian walkways with little or no traffic conflict. Drop off zones large enough for buses are encouraged in major developments.

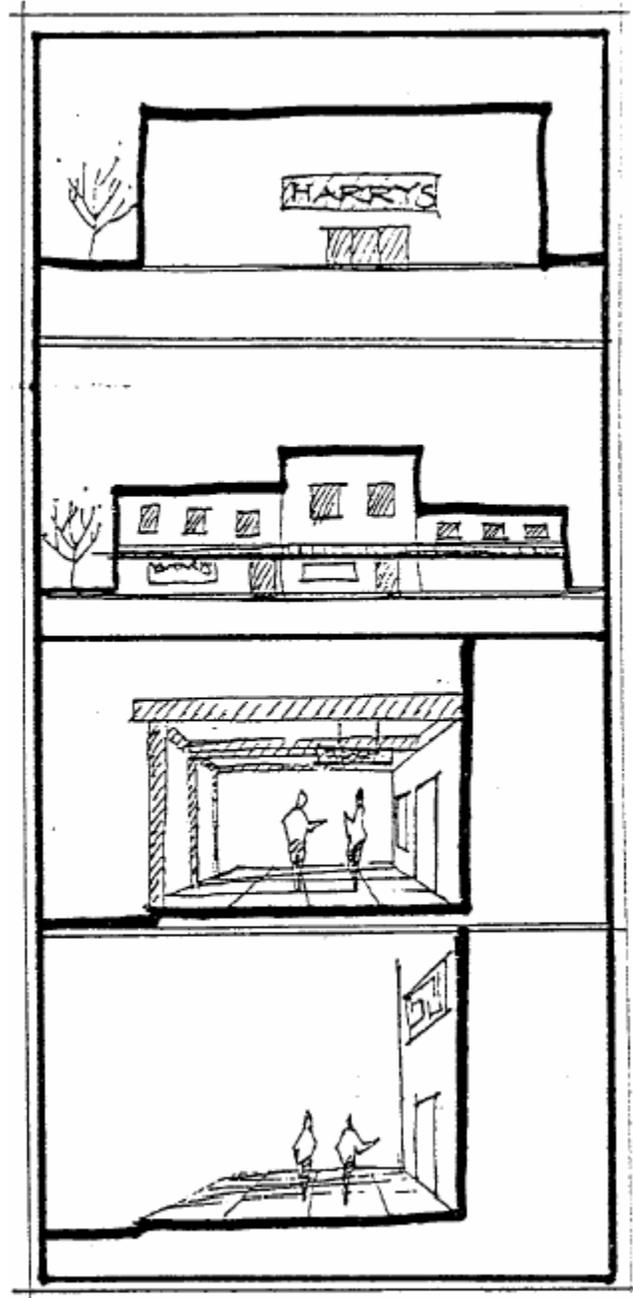
B. ARCHITECTURE

□ STANDARD #17 Building designs shall enhance and/or continue the classic styles found in old town Victor.

GUIDELINE #17 Building designs should enhance and/or continue the classic styles found in old town Victor. New interpretations of historic details may be introduced. The design styles of the following Victor buildings will be encouraged: 28 S. Main, 13 S. Main, 217 S. Main, 70 Depot Way, 182 N. Main, 176 N. Main, and 170 N. Main.

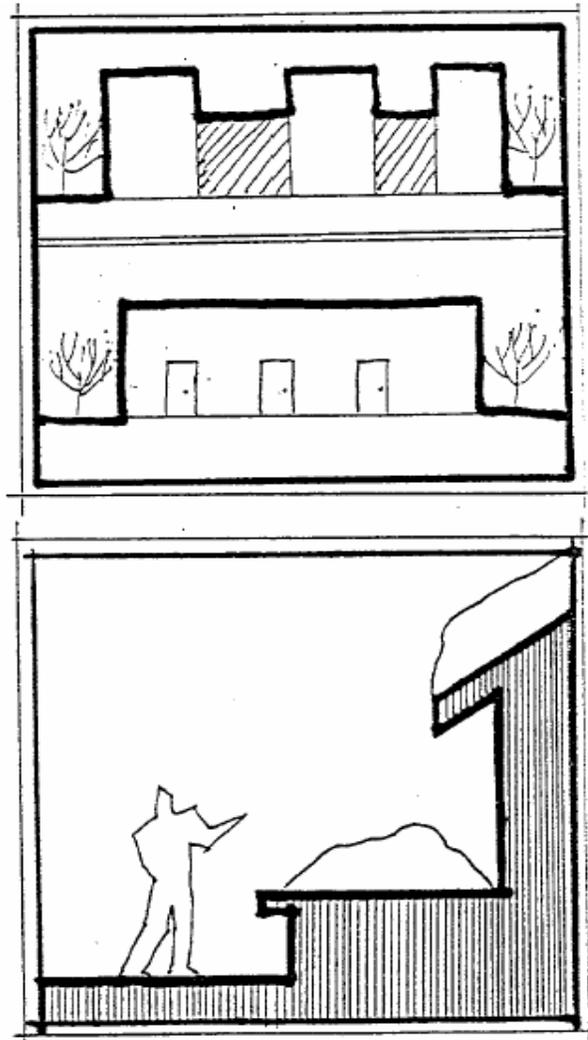
□ STANDARD #18 Building designs shall minimize the apparent scale of buildings. Buildings two stories in height shall incorporate roof elements, or upper decks, balconies or other design elements where the upper portion of the building is stepped or angled back, in order to avoid a boxy appearance. Doors, windows, roof shapes, siding, lighting, and signs shall all be considered carefully in order to create an appropriate scale of development.

GUIDELINE #18 Building designs should attempt to 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”. Some of the ways this can be achieved is by utilizing voids and masses, as well as details, textures, and colors on building facades. Buildings two stories in height



should incorporate roof elements, or upper decks, balconies or other design elements

where the upper portion of the building is stepped or angled back, in order to avoid a boxy appearance. Another way is to define the human area by structural elements like colonnades and covered walkways, overhangs, canopies, entries, landscaping, berms, and screening walls, creating 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 variation of voids vs. mass and little or no fenestration and detail. Such buildings are discouraged. 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 Victor will be enhanced through the addition of buildings which complement rather than dominate the landscape.



□ STANDARD #19 Any addition to an existing building shall be designed to appear as though it were part of the original building, or appropriately designed to enhance the original building. Additions shall carry through rooflines, materials, colors, and/or other architectural features that are primary features of the original building.

GUIDELINE #19 Any addition to an existing building should be designed to appear as though it were part of the original building, or appropriately designed to enhance the original building. Additions should carry through rooflines, materials, colors, and/or other architectural features that are primary features of the original building. Alternatively, the original building may be altered to appear to be an extension of the new building, in order to achieve the goals of these guidelines.

□ STANDARD #20 Buildings shall coordinate roofline design and structure to complement adjacent properties.

GUIDELINE #20 Rooflines of buildings should be designed to be compatible with building forms that enhance the character of the City.

❑ **STANDARD #21** Mechanical equipment and solar panels on roofs must be hidden or de-emphasized so that it is not readily visible from nearby properties.

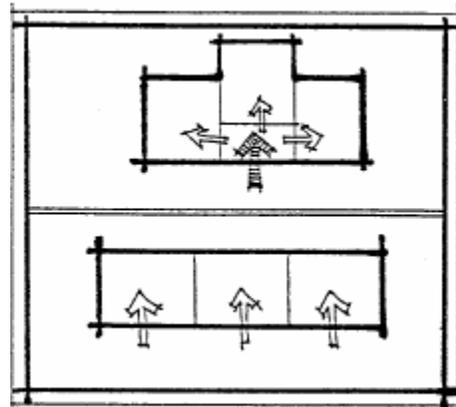
Roof to access, stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined with the new roof or within roof dormers and shall not protrude from the roof to form awkward looking appurtenances. Reflective materials shall be thoroughly shielded. The use of alternate energy source hardware shall be incorporated as an integral part of the building's design.

GUIDELINE #21 Mechanical equipment and solar panels on roofs should be hidden or de-emphasized so that it is not readily visible from nearby properties.

Roof to access, stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., should be confined with the new roof or within roof dormers and shall not protrude from the roof to form awkward looking appurtenances. Skylights and solar panels must be designed to fit flush with the roofs surface or up to a maximum of 2' above the roof's surface. No reflective materials may be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties. The use of alternate 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.

❑ **STANDARD #22** Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in rooflines or walls, or other human scale elements. Facades and roofs of buildings shall be broken up so as to avoid long uninterrupted edge surface, which often accompanies large buildings.

GUIDELINE #22 Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in rooflines or walls, or other human scale elements. The small scale of the historic residences and shops is an important characteristic of Victor. Breaking the facades and roofs of buildings softens the institutional image, which may often accompany large buildings. The form and massing of Victor's original buildings, but not building details, may provide direction for the form and massing of new buildings.



❑ **STANDARD #23** The use of long, vertical, or horizontal balconies or horizontal bands of balcony space is not allowed. Balconies shall be designed to prevent snow accumulation, interior leaks, and icicle buildup and shall be located so that neither snow nor ice falling on or from them can endanger pedestrians.

GUIDELINE #23 Balconies and porches like other wall features should be designed as interesting architectural features.

☐ **STANDARD #24** Doors shall be located to complement design of the building as well as serve intended function. Where possible, doors shall open onto exterior areas which receive sunlight.

GUIDELINE #24

Doors should be located in a manner that complements the design of the building as well as serving their intended function. Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency. Where possible, doors should open onto exterior areas which receive sunlight.

☐ **STANDARD #25** Building shall be constructed of wall materials that are similar in texture and finish to wood, brick and stone. The use of natural materials such as wood, brick, and stone is encouraged and should complement other materials. Wall materials shall convey a sense of human scale and warmth. Stones shall be laid in a manner that conveys the appearance of a structural element.

GUIDELINE #25 Building should be constructed of wall materials that are similar in texture and finish to wood brick and stone. The use of natural materials such as wood, brick, and stone is encouraged. Wall materials should convey a sense of human scale and warmth. Stones should be laid in a manner that conveys the appearance of a structural element rather than as a veneer facing.

☐ **STANDARD #26** Shop front design shall be simple and direct and should provide arcades, porches, or overhangs. Signage shall be designed to complement the building design, scale and coordinate with other tenants. Shop fronts shall avoid gimmickry, garishness, and excessive ornamentation.

GUIDELINE #26 Shop front design should be simple and direct and depend mainly on views of the interior of the shop and merchandise for interest. It is recommended that consideration be given to protecting shop views from the elements by providing arcades, porches, or overhangs. Signage must be designed to complement the building design, scale and coordinate with other tenants. Shop fronts should avoid gimmickry, garishness, and excessive ornamentation.

☐ **STANDARD #27** Exterior wall colors shall harmonize with the site and surrounding buildings. On exterior walls the predominant tone shall tend toward warm earthy hues. Accent colors shall be confined to entries and gatherings points, which do not disrupt the overall harmony of the area. Bright and dramatic color can be used for accent on exterior wall areas hidden from general view. Doors shall be painted an accent color or they may be left natural wood finish. Harshly contrasting color combinations shall be avoided. Brilliant, luminescent, or day-glow colors are not allowed. Color samples shall be

presented to the Commission on sample boards large enough to provide adequate representation. Color renderings of the front façade shall also be presented.

GUIDELINE #27 Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls the predominant tone should tend toward warm earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain or other coating. Accent colors on the wall surfaces can enliven buildings; however, their location would be confined to entries and gatherings points which do not disrupt the overall harmony of the area. In most cases only one or two accent colors should be used in addition to the base color. Doors may be painted a bright accent color or they may be left natural wood finish. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors will not be approved.

The colors found in the landscape around Victor, the dark green of forests, the gray-brown of the desert hills, blue-green of the sagebrush and the tan of grasses all relate well to limestone, brick and masonry of Victor's construction. Color samples should be presented to the Commission on sample boards large enough to provide adequate representation. Color renderings of the front façade should also be presented.