

10-4-20: ARCHITECTURAL REGULATIONS FOR ALL STRUCTURES:

These regulations are intended to guide the architectural character of all buildings. They are intended to ensure unity in "function", the relationship of the spaces that meet specific needs, "structure", including the method used to enclose the space, and "beauty" or the artistic character. They are intended to allow and promote creativity in design within the context of a mountain character that is desired in the Snyderville Basin. Variety, interest and elegance in architectural designs shall be incorporated into all designs. All designs shall also be compatible with the desired mountain design character as indicated in these standards and described in the general plan.

A. Prohibited Architectural Styles And Motifs: The following architectural styles and motifs are not permitted. Any style that is determined to represent an extreme statement of the architectural style or period is not appropriate.

1. A-frame structures.
2. Geodesic dome structures.
3. Mediterranean motifs.
4. Tudor or mock Tudor styles.
5. Swiss chalet or Tyrolean motifs.
6. "Ornate" Victorian.
7. Colonial.
8. Standard prefabricated corporate/business structures, such as, but not limited to, metal, corporate colored gasoline island canopies and building facades, typically found in other areas unless specifically found to be compatible with these requirements.
9. The use of same template or repetitive architecture within the same large scale building and/or the mere copying of adjacent building architecture or form.
10. Other overstated historical or period design motifs, such as the egregious use of mining or barn style architecture, or that have a strong connection or association with other regions or that are not representative of an alpine environment.

B. Siding Materials:

1. The siding materials considered most typical of the mountain environment are wood siding, log, heavy timber and glu-lam materials, native stone and lichen rock, and stucco. These principal materials shall be incorporated in each building design in a

manner that is consistent with the design objectives herein. Appropriate use of other materials not identified in subsection B5 of this section will be considered by the county. Concrete products that replicate angular native stone are discouraged but may be permitted only if approved through the review process.

2. No single wall shall contain a single or predominate treatment, but shall include an appropriate balance of the desired principal materials identified in subsection B1 of this section.

3. Colored, textured, or split faced concrete block is strongly discouraged. If it is permitted, there must be an appropriate balance of siding materials described in subsection B1 of this section incorporated in the design and only when the principal design materials described in subsection B1 of this section are included on those portions of all buildings seen from roadways and other public areas. At any rate, the use of colored, textured, or split faced concrete shall be minimized. Special consideration will be given to industrial buildings only, so long as supplemental materials and sufficient landscape materials are used to break up the uniform look of the architectural block.

4. The application of a stone wainscot on the lower base of the building as the only stone application is discouraged. The design may include such wainscot applications only when applied in other areas of the buildings, such as at entry points, prominent walls, and other similar applications.

5. The following materials have proved to be unsuitable for use in this area due to the extreme climate, incompatibility with the mountain environment, or because their appearance is such that the values of adjoining or abutting properties are adversely affected. These materials are to be limited in use or prohibited. Materials labeled as discouraged may only be used if specifically approved by the BCC:

- a. Slump block, weeping mortar - prohibited.
- b. Plastic or vinyl siding - discouraged.
- c. Plain concrete block - prohibited.
- d. Colored or architectural concrete block - discouraged.
- e. Fish scale cut shingles - discouraged.
- f. Match stick wood or other inlays - discouraged.
- g. Lava rocks, clinkers - prohibited.
- h. Half timbered stucco - discouraged.
- i. Asphalt or hardboard siding - prohibited.

j. Plywood siding - prohibited.

k. Aluminum siding - discouraged.

C. Exterior Wall Architecture: Some buildings are visible from more than one public area, such as a roadway, a public parking lot, a park, or residential area. In these instances, the wall treatment on all such sides of a building shall be of a character and quality as the image presented on the front side of the building.

D. Exterior Wall Appurtenances:

1. Features such as awnings, flower boxes, balconies, exterior decks, and other similar enhancements shall be considered. However, the color, use of logos and words, and number of such features will not be allowed to over decorate the wall. Exterior decks, when incorporated on an exterior wall, shall be of sufficient size to suggest depth and shall be scaled appropriately to the overall size of the building.
2. The mass of the balusters and the railings, when used, should be a substantial visual element of the buildings design. Balusters and railings should be designed in a simple, straight forward manner. Ornate balusters and railing suggesting Swiss or historic motifs are prohibited.
3. Balconies shall be designed to prevent snow accumulation, interior leaks and icicle buildup. They shall be located so that neither snow nor ice falling on or from them can endanger passersby.

E. Color Palette And Texture:

1. The predominate tones shall be colors selected from warm earthy tones or a muted natural color and light to dark shades of wood. The colors found in the mountain forest canopy, the meadow grasses, and hillside vegetation are appropriate.
2. A uniform color and texture for walls is not acceptable. While color and texture changes shall be accomplished through the use of various principal materials described in subsection B1 of this section, accent colors should be used. Such colors shall be compatible with the predominate color tones of the building and shall not be used as attention getting (advertising) devices.
3. Primary and closely related colors are strongly discouraged.

F. Roof Materials And Fire Ratings:

1. Complimentary Materials: The materials used on a pitched roof shall compliment the building design and encourage compatibility with the surrounding environment. The color of materials on a flat roof shall blend with the color of surrounding vegetation. Primary and closely related colors are not permitted.
2. Prohibited Materials: The following materials are prohibited on any roof:

a. Reflective materials (the color and slope of metal roofs shall be carefully considered since steeper slopes may increase reflectivity).

b. Any bright colored or highly visible material.

3. Fire Rating Requirements: Roof materials on residential dwelling units shall be constructed with the minimum of UL listed class A fire rated roofing materials. Examples may include asphalt shingles, the roofing material, metal roofing material, sheet iron, and other appropriate materials; provided, however, roofing materials on any residential dwelling unit in a mountain/remote area designated on the land use plan maps or any area containing a high or extreme wildfire hazard rating shall have a roofing material that carries the minimum of a UL listed class AA fire rating. Subdivision CC&Rs will reflect the type of building materials required for use and specify materials that are prohibited.

4. Screening: In areas designated mountain/remote or in any area with a high or extreme wildfire hazard rating, the exterior openings from the roof, attic, eaves and floor areas will be screened to reduce the chance of flying embers entering a structure.

5. Chimneys And Stovepipes: Any solid or liquid fuel burning appliance must have spark arresters or screens equipped on stovepipes and chimney outlets.

G. Roof Shapes:

1. In immediately adjacent buildings, groups or clusters, particularly in a village, town or resort center, a general roof shape should predominate but not constitute the only shape in the group. The predominate roof shape should be set by existing adjacent buildings. Subsequent adjacent developments are expected to adhere to their precedents unless there are compelling reasons not to follow this example. Such an instance is where smaller commercial structures will be constructed adjacent to a larger scale, flat roof building. In this instance, the smaller buildings shall consider an appropriately pitched roof, or a mix of flat and pitched styles.

2. Where a pitched roof is provided on larger multiple-family, commercial or industrial structures, overhangs of at least thirty six inches (36") shall be provided. Overhangs of greater size may be required to ensure that they are appropriately scaled to the size of the building.

3. Large unbroken expanses of roof area shall not be permitted.

4. Roof design techniques may be required on two (2) and three (3) story buildings that help to minimize the scale of the building (i.e., extending the eaves line below the ceiling level of the upper story). The basis for using such techniques will depend on the visibility of the building from public roadways and pedestrian areas.

5. The following roof shapes are prohibited:

a. Geodesic domes.

- b. Conical roofs.
- c. Onion shaped roofs.
- d. A-frame or modified A-frame roofs.

H. Mechanical Equipment On Roofs: Mechanical equipment on a roof must be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts.

I. Roof Appurtenances: Features including, but not limited to, shed dormers, gable dormers, hip dormers and/or articulation of the roof shall be considered on pitched roofs to add visual interest and character. Such features may be required on large pitched roofs as a means to minimize the massiveness of the roof. When provided, dormers shall be in scale with the roof on which they are located. However, dormers and other similar features shall not be allowed to over decorate the exterior appearance.

J. Window And Door Treatments:

1. Architecturally significant window treatment is encouraged, particularly where there is an associated pedestrian streetscape in town, resort and village centers. Such treatment is also encouraged in other buildings and complexes of buildings to minimize the repetitive nature of a uniform window treatment.
2. Untreated aluminum or metal window frames are prohibited. Windows shall be adequately trimmed on the exterior and the size of the trim shall be in scale with the building facade. In most instances larger trim will be required as the scale of the building facade increases.
3. An area containing a large amount of window surface shall not be flush with the plane of the principle facade. The amount of offset shall be commensurate with the amount of window surface (the more window surface the greater the offset).
4. Careful consideration should be given to the ratio of solid wall area to window area. Inappropriate ratios will not be permitted. In certain instances, larger and smaller windows should be used on a facade. Window selection and placement shall avoid the monotony of many identical windows or the confusion of too much variation in the windows.
5. Treatments which obscure the visual distinction between windows and walls are not permitted.
6. Smokey or tinted windows are permitted, while mirrored glass is not permitted.

K. Facade Length And Variations:

1. All walls described in subsection C of this section that are greater than sixty feet (60') in length, but less than one hundred feet (100') in length, must exhibit a prominent shift in the facade of the structure so that no greater than seventy five percent (75%) of

the length of the facade appears linear. The shift shall be in the form of at least a ten foot (10') change in facade alignment. A series of shifts may be appropriate; provided, that the cumulative offset is at least ten feet (10'). A combination of both a roofline and facade change is encouraged, particularly when they occur at the same point.

2. All walls described in subsection C of this section that exceed one hundred feet (100') in length shall provide a prominent shift in the mass of the structure so that no greater than seventy five percent (75%) of the length of the facade appears unbroken. The shift or series of shifts in height and/or alignment that reflect a change in function and scale is required. A shift shall be in the form of at least a fifteen foot (15') change in facade alignment. A combination of both a roofline and facade change is encouraged, particularly when they occur at the same point on the facade. A series of shifts may be appropriate; provided, that the cumulative offset is at least fifteen feet (15').

3. The required shift in facade alignment shall not be created by add-on features such a porticos, porte cocheres, exterior vestibules, decks, and other similar features.

4. Any long horizontal building shall include vertical design elements to break up the building mass. The number and scale of such elements shall be commensurate with the length of the facade.

5. Required vertical and horizontal elements shall not be created by using paint schemes on the siding material.

6. Commercial structures comprised of various tenant spaces shall emphasize the individuality of units by variation in rooflines and/or walls or other appropriate design techniques.

L. Prototypical Structures: While prototype designs may be used in a development consisting of a number of structures, it may be necessary to include an appropriate number of such designs to provide appropriate variety and vitality within a development project, particularly in residential development. Simply using various color schemes or changes in materials selections will not be adequate. Changes in prototype designs shall include, among other things, a variety of roof, facade and window treatments, together with changes in color schemes and materials.

M. Interpretation Of Standards: The above architectural requirements shall be promoted in all applicable building designs. These standards are not meant to encourage the overuse of an existing architectural style or feature. In fact, such practices will be discouraged. These regulations are intended to establish restrictions on a limited number of architectural approaches that are not considered desirable and provide guidance only. Appropriate latitude shall be allowed and creativity promoted to achieve interest and vitality throughout the Snyderville Basin. (Ord. 323, 3-9-1998)