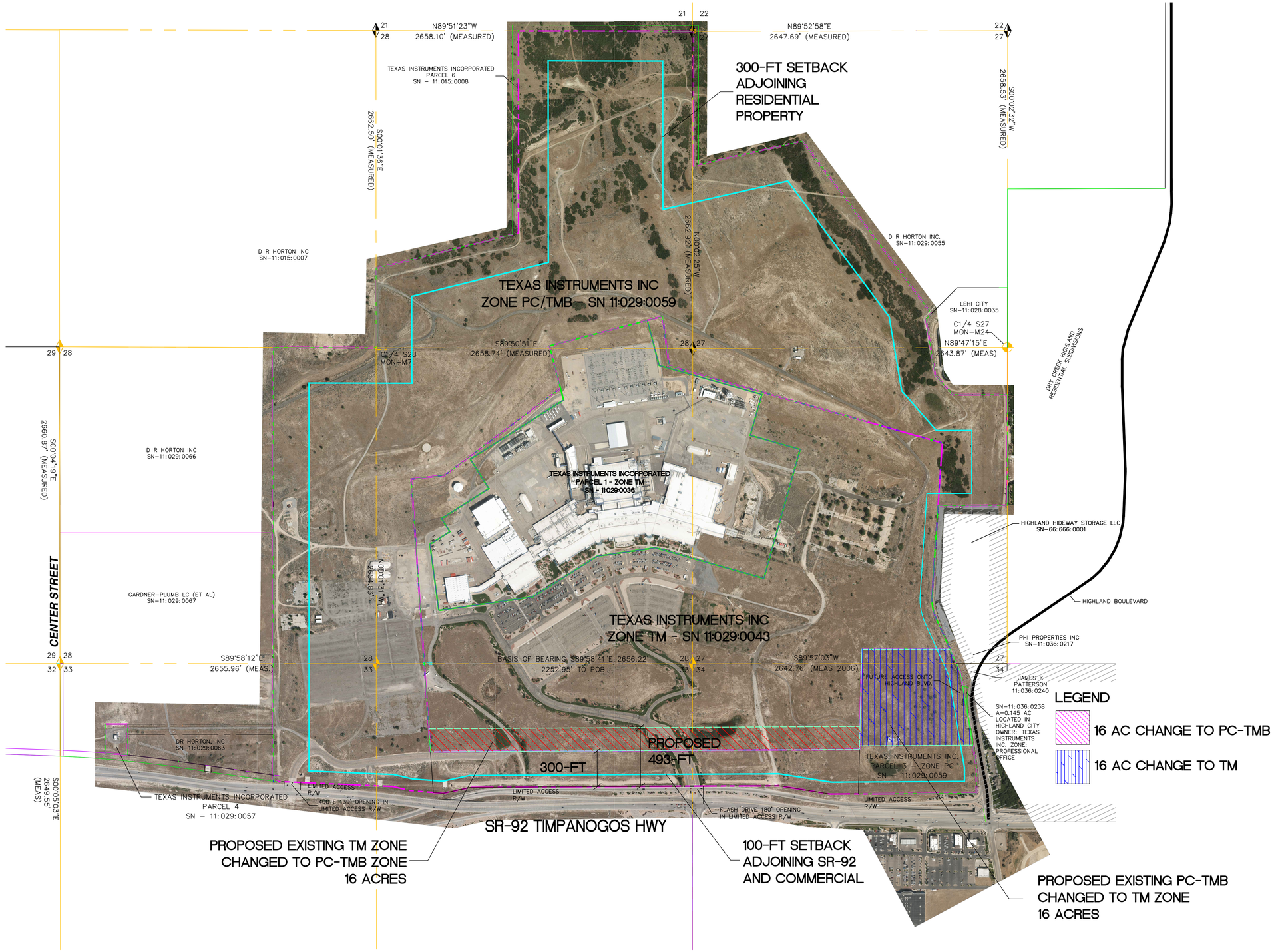

BUILDING

TEXAS INSTRUMENTS

LEHI, UTAH

CONCEPT PLAN: LOT-LINE- ADJUSTMENT

Ruckhill LLC

Project No:	
Project Coord:	
Eng. Coord:	

	Date	Description	By

Approvals

EC	N/A	Arch	Struct
Mech	**Process**	**Elect**	**Controls**

CADD File:	
Scale:	

SKYE AREA PLAN

RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES & STANDARDS

Proposed amendments to Skye Area Plan

by

CORE Architecture

for

CIVIC Properties and the Lehi, Utah Temple

27 August 2024

PREPARED BY:
P3-PLANNING & DESIGN SERVICES
2022

ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS
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1 Introduction to the Skye Area Plan

1.1 BACKGROUND

civic,

Our goal is to create a master-planned, resort style residential community with some high-quality office, professional, retail, and other mixed-use commercial areas. The entire area will be well-connected by trails, walkways and open space corridors that will allow access to both commercial and professional areas as well as to the foothills and other native areas. The residential development area will be a well- planned cohesive community with a variety of home products and price points.

1.2 PURPOSE

The Skye Area Plan Design Guidelines (the "Guidelines") have been created to provide a range of unique but complimentary architectural styles that together contribute to a unified community design. The Guidelines explain the architectural aesthetics, allowed styles and site considerations that are to guide the design and construction of all new single-family homes ~~and~~ townhomes, ~~and~~ home additions and future remodels within the Skye Area Plan, and in full compliance with the general standards and requirements of Lehi City. Illustrations and photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

and civic proje

***These Guidelines are meant to serve as a replacement for Section 37.020 Multi-Family Residential Design Standards specifically for Single-Family and for Townhomes (not including apartments or condos) with the exception of the site design standards (Section 37.020 C) which remains the standard for the Skye Area Plan. Section 37.020 C.1 is also modified due to the steep topography of the Skye Area Plan as follows: The minimum requirement of 50% of the total townhomes that are required to be rear loaded is modified to be 20%.

For residential projects, the...

The architectural styles and characteristics found herein in the Guidelines shall be incorporated into all single-family and townhome design submittals in the Skye Area Plan. To this end, DR Horton will establish an Architectural Review Committee (ARC) to ensure that the design standards herein are adhered to and enforced. This ARC will replace city staff review of elevations. The ARC will be made up of a 3-member panel of DRH employees (or consultants). Upon completion of the development the HOA will review home modifications and landscape plans for existing residences according to the Codes Covenants and Restrictions (CC&Rs).

Please note that all other chapters and sections of the Lehi City Code, as well as Building Code standards, still apply and shall be followed unless specifically modified in this document. This includes all provisions of building review, landscape plans, setbacks, drainage, fire code, etc.

Insert this paragraph: The larger, western Civic property in the Skye Area shall be designated as "Civic 1", and the smaller, eastern property shall be designated as "Civic 2" (see Skye Area map). For projects on the "Civic 1" property, the Civic Design Guidelines contained herein replace Lehi Code Section 37.010 "Nonresidential Design Standards", and Lehi Code Section 12.110 "Outdoor Lighting Standards". The project(s) on the "Civic 2" property shall follow general Lehi codes, design standards, and procedures for review and approval.

RESIDENTIAL

1.3 HOW TO UNDERSTAND THE DESIGN GUIDELINES

The Guidelines are organized into the following chapters and Appendices:

residential

Introduction – Chapter 1 describes the goals and objectives for design within the community. A brief description of the allowed architectural styles (Craftsman, Prairie, Farmhouse, Modern, Transitional) for both single family homes and attached townhomes is also provided.

Community Vision & Character – Chapter 2 describes the overall vision for the Skye Area Plan and the design approach envisioned.

Architectural Design Guidelines – Chapter 3 provides Guidelines and standards for construction, remodeling, renovation, and/or alteration of any building improvements for single family homes and townhomes. This section includes standards on building massing, height, color, and exterior finish design for each of the allowed architectural styles. A description of appropriate architectural influences is included in the chapter.

Architectural Styles – Chapter 4 consists of an in-depth description of each of the architectural styles allowed at S e Area Plan, including the defining characteristics and exterior materials and colors typical of them. The styles, when utilized throughout the community, will create a complimentary palette of homes that will present a fresh, unified approach.

Appendices – The appendices include current and future additions of style designs and details to further assist owners and builders with understanding and implementing the S e Area Plan vision.

Add section:

1.4 HOW TO UNDERSTAND THE CIVIC DESIGN GUIDELINES

Design Standards -- Provides guidelines and standards for design of projects located on Civic properties.

Outdoor Lighting Standards -- Provides guidelines and standards for design of outdoor lighting for projects located on Civic properties.

2.0 Community Vision & Character

2.1 THE SKYE AREA PLAN VISION

The vision of the Skye Area Plan is to create a high quality, diverse community with a variety of established architectural styles to provide a fresh and unique blend of designs. This will in turn create a place that is visually appealing and unique in the area while offering residents a variety of complimentary home styles and types to choose from. The Skye Area Plan offers the opportunity to combine an amazing mountain foothill site with quality architecture and planning. The following principles are at the core of the design philosophy as part of the Skye Area Plan:

- Quality architecture and design
- Mix of established architectural styles and types
- Emphasis on simplified design and flexibility with design elements to create unique sense of place
- Traditional neighborhood structure
- Focus on style and creativity over codified specific requirements

2.2 DESIGN APPROACH

Design in the Skye Area Plan draws inspiration from a variety of architectural traditions, which when combined form a visually cohesive, unified community design standard. A diversity of complimentary ~~home types and~~ styles are combined to provide an appealing aesthetic and interesting vernacular architecture.

For residential projects, five...

design

Five established architectural types are permitted as part of the Skye Area Plan, each with its own set of recognized design elements and criteria. This will result in each street having its own unique mix of homes with its own architectural look and feel within the community, while also forming a cohesive architectural statement. The Guidelines are intended to offer some flexibility in interpretation of the architectural style options to allow for various design approaches.

The overall design aesthetic at the Skye Area Plan is a fresh and updated expression and interpretation of timeless architectural design and traditional neighborhood architecture.

RESIDENTIAL

2.3 KEY DEVELOPMENT & DESIGN PATTERNS

The Skye Area Plan incorporates a localized level of design and planning detail to ensure that each home is connected to the community fabric in a meaningful way. Homes and associated entries are oriented to the street, to parks or to open spaces whenever possible to invite outdoor living and foster relationships with neighbors. Front porches and courtyards are incorporated to invite outdoor living and conversation. The pedestrian experience and connection to area trails are important considerations to development and design.

All the architectural styles allowed under the Skye Area Plan offer design elements and features that foster this type of connection. These elements will be encouraged in all the traditional architectural styles as well as the more modern ones.

RESIDENTIAL

2.4 STYLE AND DETAILS

The architectural styles approved under the Skye Area Plan are listed in the following sections of these Guidelines. A strict and detailed interpretation of any individual style is not necessary, as long as the basic elements of design, massing and detailing are followed. Diversity of interpretation is encouraged to create an end result of a cohesive dynamic community that characterizes many interpretations of many styles.

Authentic architectural styles and details are encouraged under the Skye Area Plan. A diversity of styles, colors and materials is also encouraged, much as is seen in traditional towns and villages around the country.

Architectural Guidelines -- Residential

3 ~~Architectural Design Guidelines~~

3.1 PURPOSE

This section is intended to provide general design criteria and guidance for development of all single-family homes and townhomes at the Skye Plan Area, including how to interpret and utilize the five architectural design alternatives. The Guidelines are not meant to be overly restrictive, but to provide guidance in the design and implementation of a higher level of design quality and direction.

Although there are five (5) architectural design alternatives in the Skye Plan Area, the overall design approach is generally simple in form, regardless of the style. There are few overly complex roof structures, architectural features or excessive use of siding types or colors. New homes should be cohesive with existing homes in their simplicity, in order to maintain and enhance the look and feel of the neighborhood. Building form and massing should be authentic to the style and location, and sensitive with regard to scale.

Residential architecture within the Skye Area Plan should be centered on an authentic, integrated design approach. Residential design standards have been established that apply to all of the residential units without regard to their particular style. These standards, found in the following sections, carry across all architectural styles and help to foster the quality standard for which the project will be known.

3.2 OBJECTIVES

The Skye Area Plan design aesthetic is intended to be authentic and comprehensive, to create a unified mix of homes in the community. Single-family homes and townhomes will comprise a variety of one to two story dwellings, which should be integrated seamlessly into the neighborhood.

In general, the active living portions of the house or townhouse shall be pulled forward with articulated design elements so that they dominate and invigorate the street scene. Front entries and porches, terraces and main living areas shall be oriented to the street where possible.

A major objective is for the authentic styles of architecture to be emphasized that are compatible yet varied enough to create visual interest and diversity. An engaging and dynamic streetscape should be created through variation in architectural styles, floor plans, and elevation plotting.

Groupings or “pods” of same-style architecture are preferred when possible in order to create a more cohesive streetscape. However, no adjacent homes shall be the same floor plan or the same color scheme. Across the street, exact elevation groupings must be staggered by at least one (1) lot from the exact home elevation across the street.

Exterior color variation is encouraged across and within each architectural style, assuming the colors are appropriate to that particular style. Two homes carrying the same color scheme shall be separated by at least one home with different color schemes in order to provide variation along the street and to maintain individual distinction for each home. Each architectural style shall have five approved color schemes.

3.3 GENERAL BUILDING MASSING, FORM AND ORIENTATION

It is important that the massing of homes and townhomes in the Skye Area Plan be scaled in such a way that they relate to the relative size of the lots located there and harmonize with the area as much as possible.

The massing of homes and townhomes should be expressed simply and authentically in both mass and form. The building form, placement and architectural detailing greatly impact how a residential structure contributes to the perception of a quality, inviting neighborhood. Placement of homes should respect existing landforms and contour as much as possible with the existing slope and land massing.

The buildings must not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form provide diversity and visual interest. Massing should generally step down from a central roof form or massing element. Simple box massing shall be avoided. Long expanses of walls or roof ridgelines and large expanses of unbroken single or two-story facades are not permitted. Varying heights are encouraged.

3.4 MASSING FOR SINGLE-LEVEL AND TWO-STORY HOMES

As mentioned, varying heights of single and two-story homes should be utilized to create diversity and visual interest. Single story homes should utilize one or one and a half level massing depending on the architectural style to create a staggered height along the street. Elements such as shed roofs, dormers, roof gables and towers can provide such relief and emphasize a particular style at the same time. Façade breaks can also provide appropriate relief for single story massing.

With two-story homes, the form of the building should be seen as a series of interlocking masses rather than a multi-level box. Various design elements from each architectural style can provide such relief. Second story and higher massing shall be stepped down and recessed to improve the bulk of the massing and improve the street scene. Unbroken two-story façade faces shall be avoided on the front elevation of the home. The utilization of at least one of the following shall be incorporated to soften the massing or each home - porches and porch roofs, balconies, pop out features, dormers and/or other design elements.

NO CHANGES PROPOSED

3.5 FRONT FAÇADE/ENTRY SCALE, MASSING AND DESIGN

The front façade and entry elements are probably the most critical components of quality home design, as they provide the focal point to the home and help create the relationship with the street and surrounding properties. The entry should be human scaled and appropriate to the larger massing of the home as well as embrace the architectural style. Front entries should emphasize and reinforce the front porch and door area as single-story elements.

3.6 REAR/SIDE FAÇADE MASSING AND DESIGN

Rear and side elevations of homes and townhomes are visible from adjoining homes and streets and should be given ample attention and detailing in massing, design and detail. This is especially important with the exposed side elevation of homes on corner lots. Massing on sides and rear should be consistently proportioned with the rest of the home. Design elements of the selected architectural style shall be consistently applied whenever possible to create a cohesive design for the home. This style shall be expressed authentically around the perimeter, and materials and colors shall be consistently applied whenever possible. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes.

3.7 BUILDING HEIGHT

Building heights within the Skye Area Plan must comply with Lehi City Code and Building Code. In addition, the building height and expression should be consistent with the chosen architectural style of the home.

3.8 ROOF FORMS

The following roof types are permitted within the Skye Area Plan (depending on architectural style of home):

1. Partial hip roof
2. Gable roof
3. Full hip roof
4. Flat roof
5. Shed roof or Split shed roof

The following roof types are not permitted:

1. Conical roof
2. Mansard roof
3. Fake Mansard roof
4. Gambrel roof

Roof form and shape is important in terms of expressing the architectural style of the home and organizing the massing elements. The objective in determining roof shape is to enhance the style and establish a visual order to the home.

3.9 ROOF PITCH

Roof slopes at the Skye Plan Area should generally be between 2/12 and 8/12. Refer to each of the architectural styles for guidelines. Flat or shed roofs are appropriate on Modern style homes or as possible accent roof areas on other homes, depending on style.

3.10 ROOF SPAN

In general, long, unbroken roof spans are discouraged. Roof massing should enhance the style of the home. Roof variations on the front of the homes shall be permitted and suggested.

3.11 ROOF OVERHANGS

All of the approved architectural styles allow for roof overhangs. Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character.

Roof overhangs must be contained entirely within the property. The width of roof overhangs should be consistent with the architectural style of the single-family or multi-family home, and generally range between 6" and 24". Overhangs of up to 36" may be allowed if they are consistent with the architectural style of the home. (i.e. Prairie Style)

3.12 FASCIA WIDTH

Roof fascia, when utilized, must have a minimum width of 4" – 12". The incorporation of roof fascia must be consistent with the chosen architectural style of the home or townhome.

3.13 ROOF SURFACING MATERIALS

Roof surfacing materials are important as a means of articulating the architectural style of a home and of blending the new construction into the existing character of the area. Careful selection of these materials can help to relate the buildings to their surroundings.

From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climate conditions, and which are also functionally appropriate. All roofing surfacing materials should be non-reflective.

NO CHANGES PROPOSED

The following materials may be used as roof surfacing materials without coating or other finish:

- Asphalt
- Solar shingles
- Eco-shake
- Ceramic tiles (if appropriate to style)
- Architectural composition shingles
- Corten steel
- Copper
- Zinc
- “Green” roofs
- Steel
- Corrugated metal

Roof murals are not permitted. All roof flashing must be of a color harmonious with roof and/or upper wall surfacing. All types of barrel or “s” tiles, asphalt roll roofing, or reflective metal surfaces are prohibited.

3.14 ROOF APPURTENANCES

Roof appurtenances, such as dormers, clerestories, and skylights, can create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Rooftop access stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined within the roof and within roof dormers, and shall not protrude from the roof to form awkward-looking appurtenances. Cold roof ridge ventilators are permitted.

Skylights are allowed if they appear to be integral to roof structure; skylights may not be highly reflective and must be placed flush against the roof. They should not extend to the eave line. Bubble type sky lights or those that protrude from the roof are prohibited.

Chimney structures, if used, must be complimentary to and proportional with the massing, style and exterior materials of the home. Chimney caps should be in proper proportion with the chimney structure.

All pipe penetrations shall match the flashing or roofing.

NO CHANGES PROPOSED

3.15 MAIN ENTRY PORCHES AND FRONT DOORS

Main entries and front porches should be prominent and integrated into the architecture of the home as a primary focal point. Porches should be covered with support posts, columns and railings that match the design of the home. Wrap-around porches are encouraged on corner lots. If possible, porches should be deep and wide enough for the placement of chairs to create a gathering spot for conversing with neighbors. Porch width should be proportional to the width of the front of the home.

The front door and entry should be oriented to the street and front sidewalk whenever possible, but side entry front doors are also allowed. The door should be made of quality materials and be designed to complement the architectural design of the home.

3.16 GARAGES AND GARAGE DOORS

Garages should be set back if possible and secondary to the front entry area of the home. The visual impact of garage massing should be minimized from the front view as much as possible. Garage size and capacity should be proportional to the size of the lot and should not dominate the front elevation of the home.

Garage doors should be comprised of quality wood or metal, and should complement the design, exterior materials, and colors found on the home. The door should be appropriate to the architectural style of the home. Architecturally appropriate windows are encouraged to be incorporated in garage doors to provide natural light and visual interest.

3.17 WINDOWS

Windows should be appropriately scaled to the massing and architectural style of the home. They should be recessed when possible and encourage natural light and ventilation. Windows should be generally of the same style and pattern and not appear to be placed randomly.

Windows may be quality constructed of wood, wood clad with color-fast vinyl, aluminum, or fiberglass. Metal or metal-covered windows are permitted if coated with an approved finish. All-vinyl windows are also permitted.

Windows should generally be rectangular or square in shape. Angular windows that follow the slope of the roof are also allowed subject to the architectural style of the home. Circular, triangular, elliptical, round, and “fishbowl” windows are not permitted.

NO CHANGES PROPOSED

3.18 EXTERIOR MATERIALS

A critical component of articulated architectural design is the selection of appropriate exterior materials. The exterior materials of a home should be cohesive and highlight the architectural style. Design, textures, and materials should be visually appealing and complimentary. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes. This includes lots backing and facing major roads and open spaces.

Exterior siding elements should incorporate quality materials and a variety of complimentary colors and accents consistent with the architectural style of the home. Exterior material transitions should occur at inside corners or appropriate massing breaks rather than at outside corners. With the exception of corner lots, façade materials shall wrap a minimum of 2' on side elevations. Exterior columns and supports should appear to be visually proportional to the roof features they are supporting.

Acceptable exterior material wall finishes are shown in the sections below. Prohibited exterior materials include the following: plastic or vinyl siding, concrete block, plywood siding, aluminum siding, lava rock, asphalt siding, and slumpbloc weeping mortar.

3.19 PRIMARY WALL FINISHES

The exterior wall materials should convey a sense of scale and harmony with the selected architectural style.

Approved materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

3.20 ACCENT/SECONDARY WALL MATERIALS

Secondary or accent materials can be used to enhance the appearance of the home and help strengthen the architectural design. Accent materials should be cohesive with the primary wall materials and other design elements of the home design.

Accent materials should be used to enhance the architectural style of the home. Accents used will vary as the architectural styles all have different identifying features (as described in the previous section). The colors and finishes of accent materials should be consistent with other exterior materials.

NO CHANGES PROPOSED

Approved secondary materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

3.21 NUMBER OF WALL MATERIALS

Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective is to create walls that are interesting, but not in competition with their surroundings.

Individual walls can be surfaced with two or three (3) different materials, depending on the architectural style of the home. Some architectural styles, such as Modern, may utilize only two exterior materials, while others such as Craftsman should incorporate three.

3.22 COLOR PALETTE

In general, exterior colors should be appropriate for the architectural style of the home and enhance the related design features. For exterior colors, the predominant tone should be toward hues that are not overly bright or flashy, regardless of the style. This will help the home to contrast yet be complimentary with the other homes on the street.

Slightly brighter tones may be utilized on select architectural elements such as front doors but should still be complimentary with the main exterior home colors. Entry door colors shall be approved by the Architectural Review Committee.

3.23 BALCONIES AND DECKS

Balcony and deck designs should be simple and consistent with the architectural style of the home. Balconies and decks should be integrated into the massing of the home and not appear as if they were added on later.

The use of long vertical or horizontal bands of balcony space are discouraged. Balconies should be proportional to the front façade of the home and enhance, not detract, from the main entry area.

Deck columns and railings should also match the design of the home. Designs such as Cottage or Craftsman should have more traditional railings, while Modern could incorporate more modern railings such as cable. Columns should in general be proportional to the roof areas they are supporting. Deck materials should generally consist of wood and/or composite.

Exterior staircases should incorporate materials and finishes that match those on the home. Staircases must be contained within building pads and outside setback areas.

3.24 GUTTERS AND DOWNSPOUTS

Gutters and downspouts, where utilized, shall be integrated into the design of the home as a continuous architectural element. They should not be visually intrusive to the overall design aesthetic of the home.

Gutters and downspouts should be comprised of metal or aluminum and match the exterior color scheme of the home. Plastic gutters and downspouts are not allowed.

3.25 CHIMNEYS AND VENTS

When utilized, exterior chimney elements must be proportional and consistent with the architectural style of the home and with approved exterior materials and colors. “False” chimneys used for ventilation must be consistent with real chimneys in look and proportions.

Chimney and roof vents must be painted to blend in. Reflective and shiny metal finishes may not be used and shall meet the requirements of section 3.14.

3.26 EXTERIOR LIGHTING

Exterior light fixtures should be appropriate to the architectural style of the home and enhance the overall design. Light fixtures should be limited to what is needed for safety and security but not be excessively distributed.

Exterior light fixtures are encouraged to be night sky-friendly, with light sources shielded from direct view and directionally pointed downward. Such compliant fixtures are readily available in all of the architectural styles offered in the Skye Area Plan.

NO CHANGES PROPOSED

3.27 RESIDENTIAL ADDRESS NUMBERS

Each residence should maintain address identification numerals in plain view on the front elevation of the home. Numbers should be proportionally appropriate to the massing of the front entry area of the home as well as the architectural style.

Address identification should not be placed on freestanding signs or markers, nor painted on curbs. The numbers should be mounted near the front entry where they can be seen from the street and shall meet the IRC R319.1 requirements.

4 Architectural Styles -- Residential

The five architectural styles allowed under the Skye Area Plan will together create a community that is visually varied but cohesive, with buildings that complement one another but still have individual expression. This mix of styles builds on the history and long-term success of traditional neighborhoods in town planning, forming a desirable community that will continue to remain relevant. Each style is encouraged to incorporate a simplified design without overly expressed forms, colors and details. The style of the home will determine the architectural expression utilized, including roof pitch, window size and shape, and other architectural detailing.

Allowed architectural styles for Skye Area Plan single-family homes and multi-family housing include the following:

- Farmhouse
- Craftsman
- Prairie (n/a for multi-family)
- Transitional
- Modern

Owners and Builders are encouraged to utilize a mix of styles and variety of plans and elevations. Multi-family buildings to be a single style per building. Groupings or “pods” of same style architecture to be used throughout the community where possible in order to create a more cohesive streetscape. While architectural styles can be grouped, specific plans and elevations shall be varied in order to avoid repetitive homes adjacent to or across the street from one another.

NO CHANGES PROPOSED

4.1 FARMHOUSE

Background and Characteristics

Known for warmth, invitational draw and traditional design, the farmhouse-style has been popular for a very long time. The roots of farmhouse architecture have humble beginnings in the modest rural houses built by American pioneers throughout the 1700s and 1800s. Farmhouse-style homes were traditionally simple and one to two story in form, which made additions on the sides or back quite easy for growing families. The style usually features a front porch that connects the inside to out.

The modern take on this design is slightly stepped up from tradition, with clean contemporary lines and simplistic features. The front porch is still integral to the design. Vaulted ceilings and larger windows are now common to the style.

NO CHANGES PROPOSED

Main Elements of Farmhouse Style design shall include the following:

- Simple forms without excessive ornamentation
- 1 to 2 stories with steeper pitched roofs
- Forward facing gable roof with side wings that are shed, gabled or hip forms
- Large covered front porch with lower slope (2:12 – 4:12), sometimes wrap around; entry and porch oriented to the street
- Simple siding types, usually horizontal/clapboard siding, stucco or vertical board and batten
- Windows are generally vertically oriented single or double-hung windows; bay windows are also utilized; windows centered are common
- Simple square posts/columns and railings (see standard Farmhouse column design)
- Traditional Farmhouse exterior color palette should be single color with additional trim color is common. Although main color and trim can be the same in certain instances. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 6:12 to 12:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

NO CHANGES PROPOSED

4.2 CRAFTSMAN

Background and Characteristics

The American Craftsman style developed out the British Arts and Crafts movement, which dates back to the 1860s during the industrial revolution. This movement included not only architectural design, but interior design, landscape design, applied arts and decorative arts. The Craftsman architectural style was most widely used in small to medium sized Southern California single-family homes from about 1905, so the smaller-scale Craftsman style became known alternately as “California bungalow”. The style spread throughout the country and remained popular into the 1930s and has seen a recent revival.

Craftsman style is known for traditional simplicity, the use of natural materials, and moderate detailing. The style incorporates a visibly sturdy structure of clean lines and a prominent front porch with tapered columns. The roof has a shallow to mid-level pitch on a 1 ½ to 2 story home. Exterior materials include brick and hand-crafted wood, or stonework are common.

NO CHANGES PROPOSED

Main Elements of Craftsman style design shall include the following:

- Thicker, accentuated base with thick tapered columns supporting front porch (see standard Craftsman style columns)
- Gabled roofs incorporating dormers and/or deep overhangs (2’ minimum)
- Asymmetrical massing with horizontal proportions
- Expressive but simplified elements such as exposed rafters, knee braces, brackets and tapered columns (see standard Craftsman style columns)
- Double hung windows are common, larger horizontal windows utilized in front
- Stucco, stone, brick and shingles are common exterior materials, usually n t all used together (limit palette to a single masonry and up to two “siding” materials)
- Single, rectilinear entry door is common
- Traditional Craftsman colors are appropriate. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 4:12 to 8:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

NO CHANGES PROPOSED

4.3 PRAIRIE

Background and Characteristics

The Prairie style emerged in Chicago around 1900 from the work of a group of young architects, including Frank Lloyd Wright, and was inspired to evoke the native prairie landscape. The architects melded the ideals of the Arts and Crafts movement, with its emphasis on nature, craftsmanship and simplicity, and the work and writings of architect Louis Sullivan.

This style is defined by a strong horizontal orientation, hip roofs, well-defined front porches and simple detailing found in simple horizontal banding and Arts & Crafts-style divided light windows.

NO CHANGES PROPOSED

Main Elements of Prairie style design shall include the following:

- One or two-story with strong horizontal orientation and banding, usually below windows
- One-story projections off of two-story center is common
- Lower-pitched roof, usually hip form, broad, overhanging eaves (2’ min. but as much as 3’)
- Wide, prominent front porches are common
- Ribbons of windows emphasize horizontality of overall design
- Entry door and porch integrated into design, thick square columns (see standard Prairie style column design)
- Windows done in horizontal groupings in divided light form; sometimes wrap around corners
- Brick, stucco or siding (horizontal only) exterior, railings can be masonry walls
- Simple, less bright earth-tone colors are best. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 3:12 to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

NO CHANGES PROPOSED

4.4 TRANSITIONAL

Background and Characteristics

Transitional architectural style is a blending of Traditional style with more contemporary or modern design styles. The combined styles create a cohesive feeling that facilitates modern living.

Transitional homes are classic with a contemporary twist. They combine elements of both traditional and modern styles to create a seamless balance between both worlds. The result is an elegantly enduring design that boasts comfort, clean lines, and a strong presence. Traditional style is updated with simplified elements, clean lines, larger windows, and an inviting overall look and feel.

NO CHANGES PROPOSED

Main Elements of Transitional style design shall include the following:

- Elements of multiple styles, traditional mixed with contemporary
- Clean lines and minimalistic approach
- Oversized, often asymmetrical window arrangements
- Gables roofs for primary and upper stories, and hip or flat roofs for lower and secondary elements are typical
- Masonry bases with siding and/or stucco at upper masses
- Porch posts can be steel, stucco, wood or have stone clad bases
- Wide variety of colors possible, from traditional to lighter and brighter, but higher contrast color schemes are common. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be flat roof to 12:12 slopes
- Large gable faces to be accented with “slit” style gable vents

*Architectural Review Committee shall review variances on a case-by-case basis.

NO CHANGES PROPOSED

4.5 MODERN

Background and Characteristics

Modern architecture (or Contemporary architecture) evolved from the early Arts and Crafts movement and later the Prairie home movement and progressed over time along with improvement in contemporary building techniques. It has been around for most of the last century and responded and adapted to the progress of modern technology.

Modern homes are designed with simple, clean lines, open spaces with large windows, and a strong connection between indoors and outdoors. Ornamentation is limited, letting the form and function of the structure stand out. Natural light and simple, natural exterior materials are emphasized. Roof forms are simplified as well, with flat or gently sloped roofs incorporated in the minimalist design.

NO CHANGES PROPOSED

Main Elements of Modern style design shall include the following:

- Emphasis on indoor/outdoor living and functional living spaces
- Simple clean lines and massing of home
- Roof forms are flat, shed, or simple gable in form (no hip roofs)
- Large windows (no mullions or divided lights) offer connection to outdoors and bring in natural light; corner windows are common as are asymmetrical ones
- Porch columns have focus on structure and lightness, such as steel, wood or siding
- Stucco, masonry, or siding (typically horizontal) exterior palette shall be used
- Lighter, brighter home colors with higher contrasting schemes shall be used. Colors and trim schemes will be submitted and approved by the ARC.
- One masonry and two exterior siding and/or stucco materials are appropriate
- Typical main roof pitches shall be flat roof to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

5 Appendices -- Residential

5.1 DEFINITIONS

The terms defined herein shall have meanings as defined below, as set forth in the Design Guidelines for the Skye Area Plan:

1. Architect: A licensed Architect or Designer engaged by an Owner to provide professional architectural services
2. Association: The Skye Area Plan Homeowners Association.
3. City: City of Lehi, Utah.
4. Contractor(s): An Owner's licensed and insured general contractor or builder (including any and all of such Contractor's personnel, subcontractors, agents, suppliers, and other Person working in conjunction with the construction of improvements on Owner's lot.)
5. Developer: The DR Horton development team, their successors, and assigns, also referred to in the governing documents as the "Declarant" for the Project.
6. Landscape Architect: A licensed Landscape Architect engaged by an Owner to provide professional landscape design services for a home or building project.
7. Plans: Any and all site plans, floor plans, elevations, drawings, specifications, models, photos and/or other items submitted.
8. Project: All subject areas included in the Skye Area Plan community.
9. Site: The specific Lot or parcel of real property within the Project.
10. Survey: A technical, topographical study of a Site by a Licensed Surveyor required as part of the home design process.

NO CHANGES PROPOSED

Residential Fencing Design Standards – Skye Area Plan

1. Prior to installation all fences must be approved by the ARC.
2. All fences, walls and hedges shall not exceed six (6) feet in height, unless special exception permit is authorized by both the ARC and Lehi City.
3. Fences, walls or hedges located on the front property line, or which are located within fifteen (15) of a front property line, or located on a side yard property line adjacent to a street, shall not exceed forty-eight (48) inches in height as measured from the adjacent sidewalk or finished grade.
4. Chain link, barbwire and other similar type fences are not allowed.
5. Clear View Area at Street Intersections. In all residential districts no obstruction to public or private street views in excess of three (3) feet in height above the finished road grade shall be placed on any corner lot within a triangular area formed by the streets at the property lines and line connecting them at points 35 ft. from the intersection of the street right-of-way lines.
6. Side yard fences shall be set back a minimum of two (2) feet from the front facade of the house.
7. Fences along trail corridors and adjacent to open space are encouraged. Fencing located on property in the TMB shall not be subject to the residential fencing requirements in these Guidelines. Such fencing is not required to be reviewed or approved by the ARC.
8. Front yards on rear loaded homes may have fencing that is less than 3 ft. in height along the front and side-yard property lines. Privacy fences up to 6’ in height are permitted on the side yard property lines starting 2’ behind the front façade of the homes.
9. Developer reserves right to modify fencing requirements with approval of Lehi City Staff/reviewing departments.
10. Lehi City storage and pumping facilities may have black vinyl coated chain link fences with barbed wire.

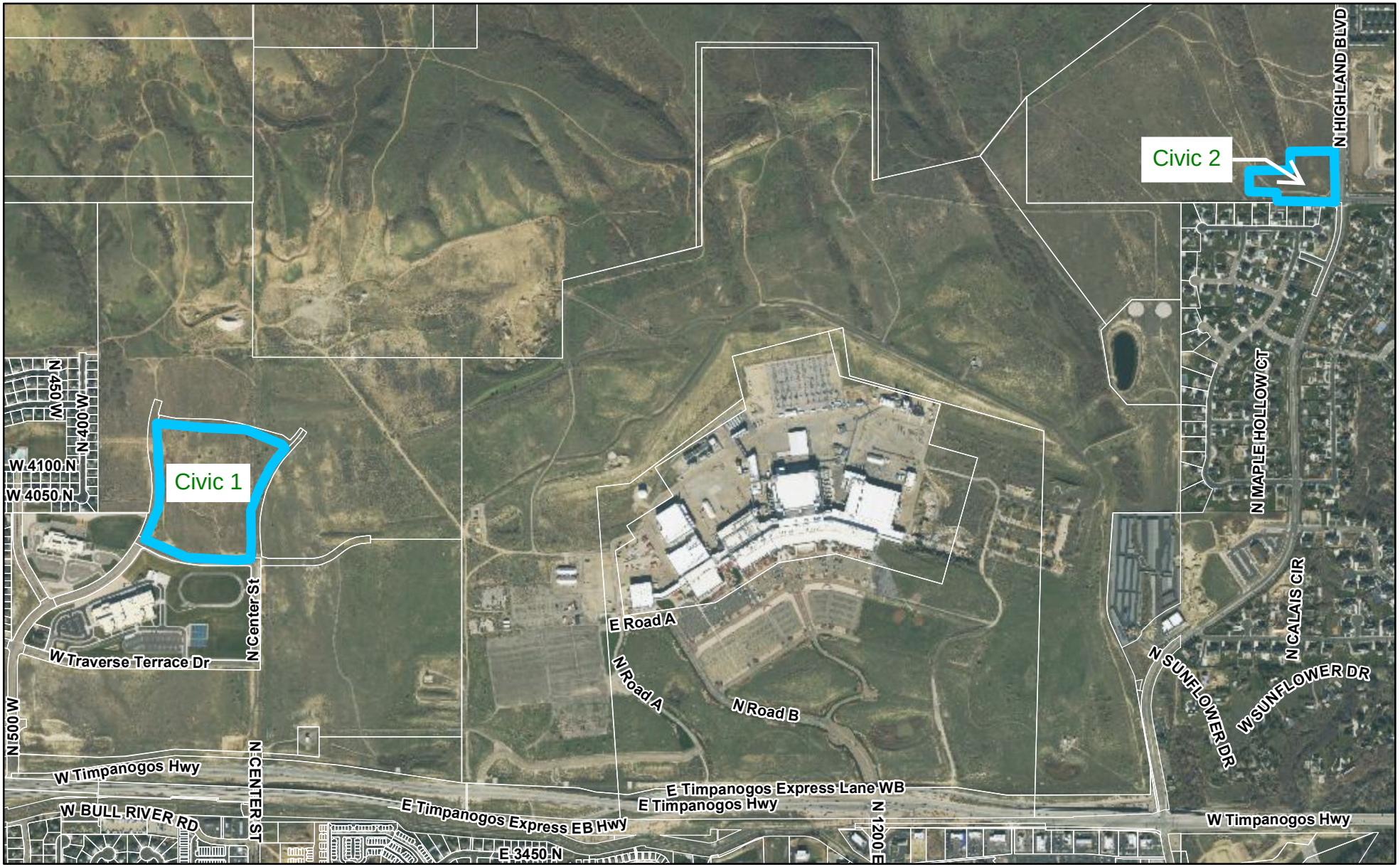
Skye Area Plan Parking Requirements

- Single-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration) to be within a fully enclosed garage.
- Two-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Three-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Four-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Townhouses - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.
- Multi-Family Dwellings with one bedroom or less (>4 dwelling units) - 1 stall per dwelling unit + 1 guest parking stall per 3 dwelling units. 1 stall per unit to be within a fully enclosed garage or parking structure.
- Multi-Family Dwellings with two or more Bedrooms (>4 dwelling units) - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking stall per 3 dwelling units. 1 stall per unit must be within an enclosed garage or parking structure.
- Condominiums - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or parking structure.
- All product types - Street parking can count towards guest parking stalls.

Add Design Standards (attached), and Outdoor Lighting Standards (attached).

Skye Area Plan Amendment- Civic Design Standards

Aerial

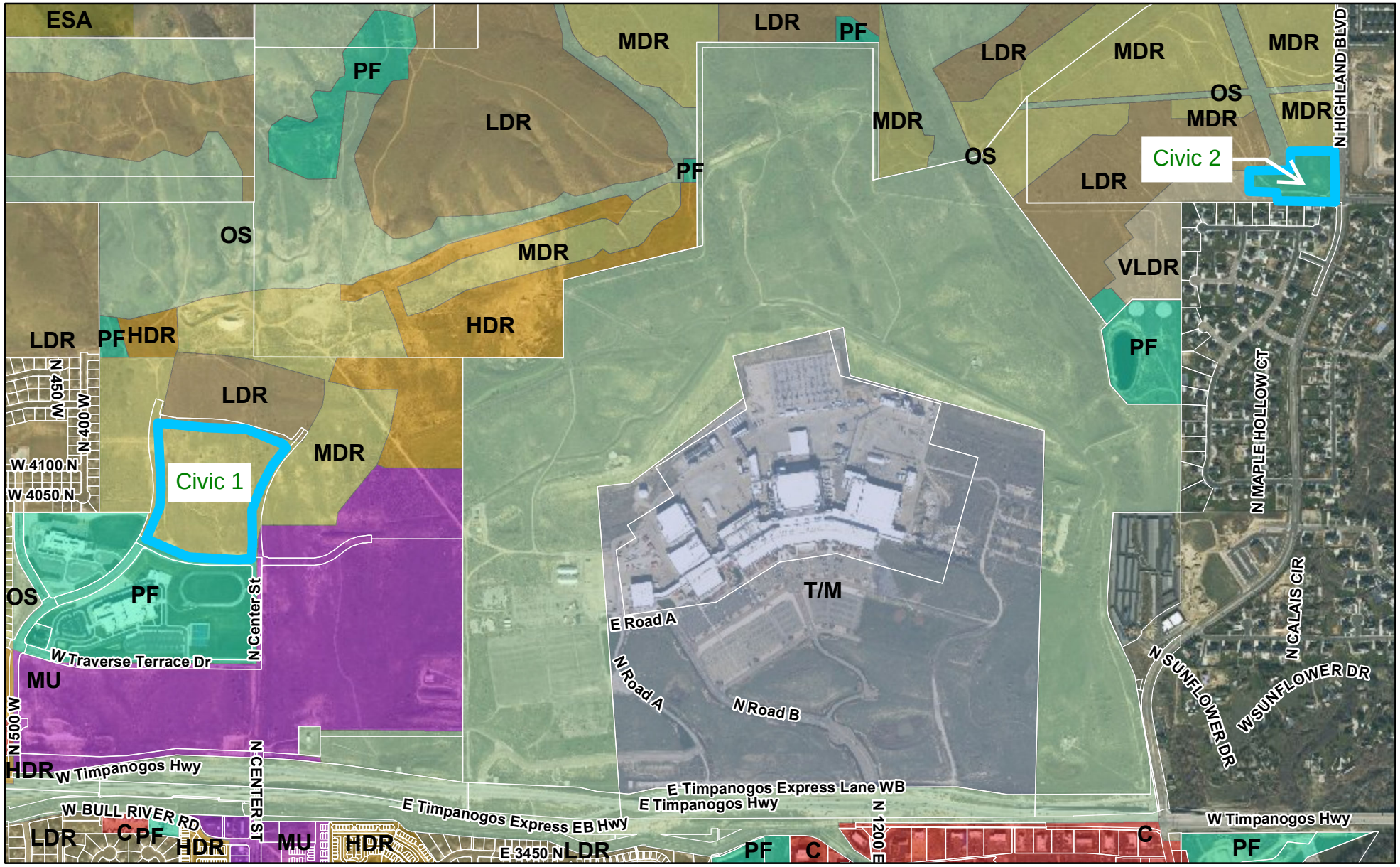


0 1,400 2,800 Feet

LEHI CITY

Skye Area Plan Amendment- Civic Design Standards

General Plan



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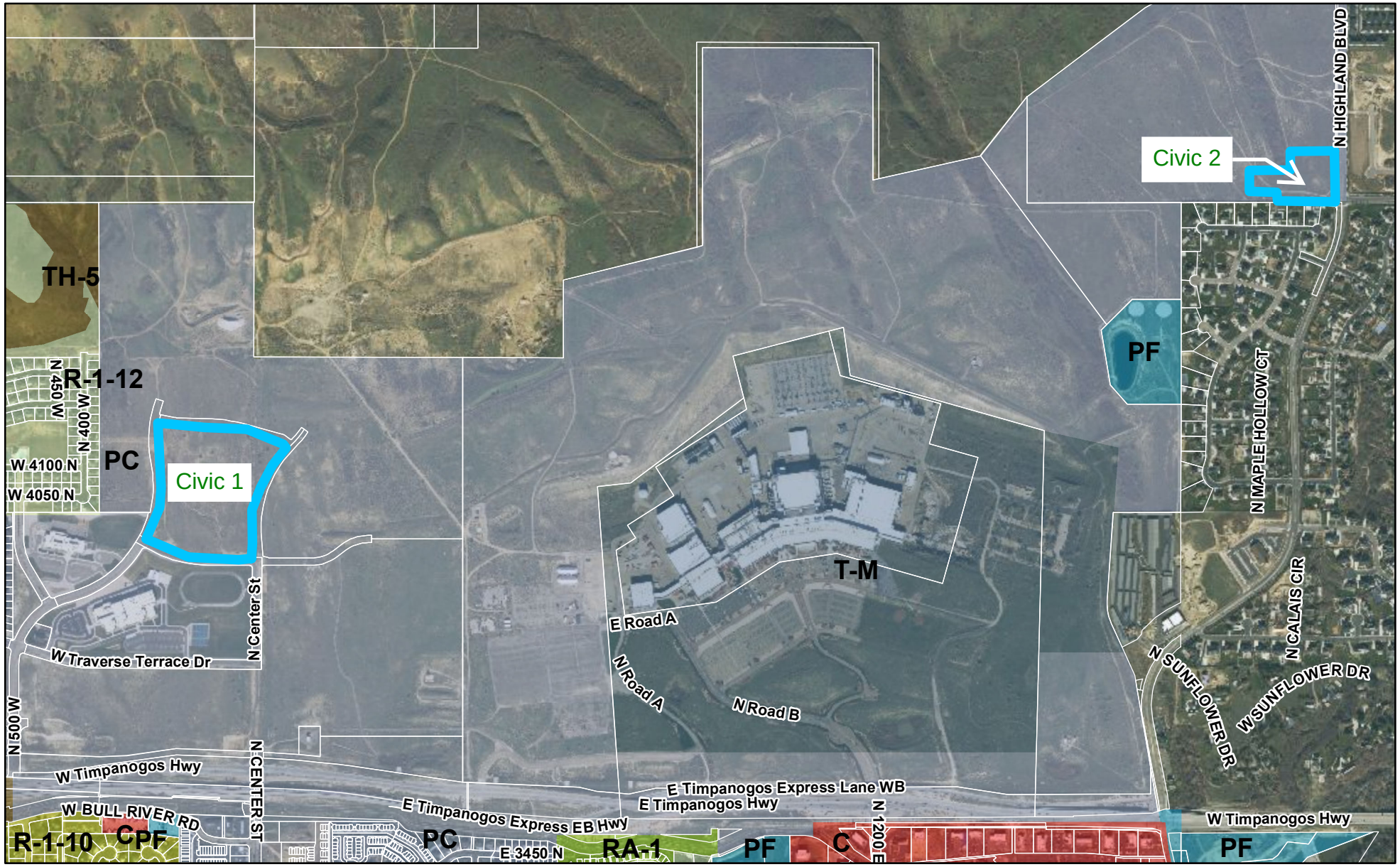
LEHI CITY

Skye Area Plan Amendment- Civic Design Standards

Zoning



0 1,400 2,800 Feet

LEHI CITY

Figure 116. The park strip uses mulch, boulders, and shrubs for landscaping to reduce irrigation overspray that would come with sod.

Revise as shown below. Include in SKYE Area Plan as "DESIGN GUIDELINES - CIVIC". Replace Lehi Section 37.010 in its entirety.

Note: Only two Civic property exist within the SKYE Area Plan and both are intended as Church or Temple properties. Therefore, these revised standards have no effect on Lehi generally.

3. A minimum of 30 trees per acre based on the total project acreage shall be provided in open space areas to contribute towards an urban forest.

4. Landscaping shall be maintained in good condition according to the approved landscape plan. Typical maintenance shall include mowing of grass, removing weeds, and replacing dead plants.

BEGINNING OF SECTION

7. General Nonresidential Design Standards: DESIGN GUIDELINES - CIVIC

a. Purpose and vision:

These design guidelines are intended for the CIVIC properties within the SKYE Area Plan. Development on these properties should be appropriate in character to existing and future uses within the SKYE Area Plan.

The nonresidential areas of Lehi are intended to prioritize aesthetics and walkability which contribute to the long-term sustainability of the city. These standards shall apply to all nonresidential developments in the city that are not otherwise located within a designated design standards district. While these areas are not included as part a specific design standard district, new development should build upon an appropriate character for the area based on the existing and future land use types as depicted in the General Plan.

b. Architectural standards: for small and large civic buildings unless noted otherwise.

Civic buildings shall be classified as small (under 40,000 total SF), or large (40,000 or more total SF).

i. Street facades:

may include

or door systems that include glass

1. The facade facing the street frontage shall include large clear glass windows on the main street level and smaller windows may be allowed on the upper floors. Opaque, heavily tinted, or reflective glass is inappropriate at the street level, and shall not be used on the first floor of a building facing the street (see Figure 117). When glass is tinted, it shall allow for a minimum 60 percent light to pass through the window into the building.

Figure 117. The first floor facing the street includes large clear glass windows.

Glazed window and door openings shall be sized appropriately for the scale of the building and shall be located near building entries.

2. ~~A minimum of 20 percent of the facade area on the first floor facing the street shall consist of glass. Where a building is located on a corner lot of two local streets, a minimum of 20 percent of each facade on the first floor shall consist of glass.~~

ii. Architectural features:

1. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one the following features:

   a. roof tower feature;

   b. pitched roof feature;

   c. parapet extensions; and

   d. articulations in the façade.

2. The hierarchal architectural features around building entrances shall also include at least two of the following features:

   a. differing exterior material types;

   b. awnings or canopies;

   c. decorative lighting; and

   d. increased amount of glass such as side or transom windows.

3. Buildings with multiple entrances shall have at least two separate hierarchal features to distinguish entrance locations (see Figure 118).

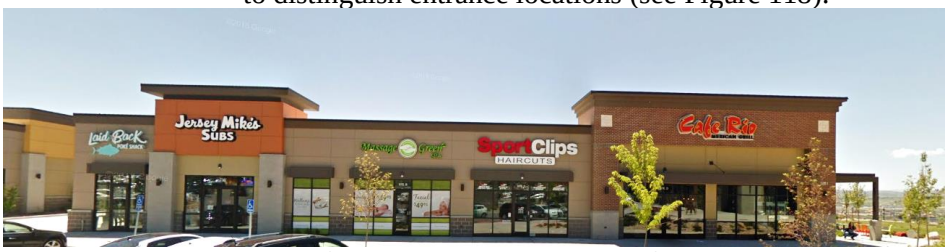


Figure 118. Two hierarchal building features are included on this building for separate entrances.

4. ~~Each building facade shall include at least three of the following features:~~

   ~~a. columns or pilasters;~~

   ~~b. decorative cornice;~~

   ~~c. awnings or canopies;~~

   ~~d. covered walkways;~~

   ~~e. decorative lighting;~~

f. string course of differing color or material;

g. wainscot of a minimum 30 inches in height except for under windows; and

h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

iii. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.

2. A maximum setback of 50 feet shall be allowed from a building to a city street for all uses unless otherwise allowed in Section 37.010.B.5.c.2 and Section 37.010.B.5.c.3.

3. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.

4. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the property line of the 2100 North, Pioneer Crossing, I-15, and SR-92 corridors.

iv. Massing:

1. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 119 and 120).

2. Buildings shall be designed with roofline variations in each facade over 50 feet in width (see Figures 119 and 120).

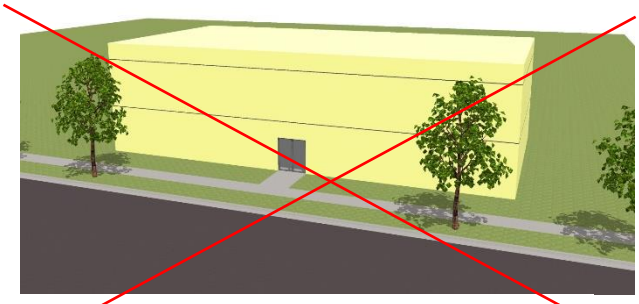


Figure 119 – Inappropriate example of a building with no articulations or roof line variations.

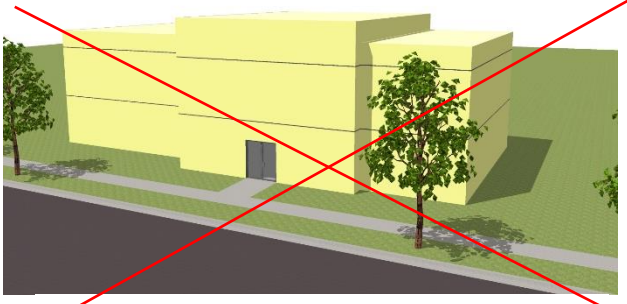


Figure 120 – Appropriate example of a building including facade articulations and roof line variations.

3. ~~Buildings adjacent to residential areas shall reduce the perceived scale of the building through breaking up buildings into smaller individual buildings, setback upper floors, dividing building mass into smaller scale components, or a significant change in the wall plane (see Figures 121 and 122).~~

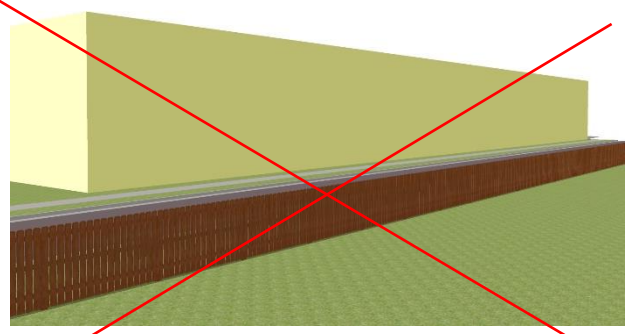


Figure 121 – Inappropriate example of a long unbroken wall plane adjacent to a residential area.

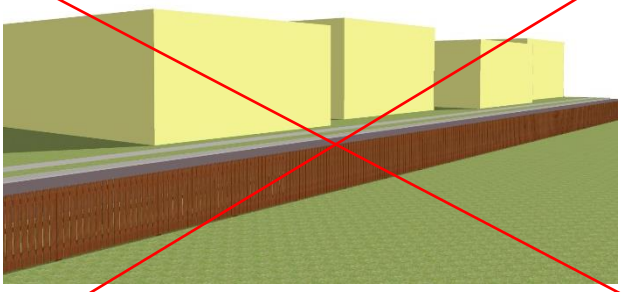


Figure 122 – Appropriate example of a broken wall plane adjacent to a residential area.

v. Building entrances: DELETE ENTIRE SECTION

1. Public entrances shall be developed on all new buildings to face the adjacent street (see Figure 123). Building entrances may be allowed on a side of the building closest to the street if an unobstructed sidewalk connection is provided from the building entrance to the street sidewalk.

Figure 123. Retail building provides public building entrances facing the public sidewalk.

2. Buildings located on a street corner shall either provide a corner entrance or provide two individual entrances facing each street (see Figure 124 and 125).

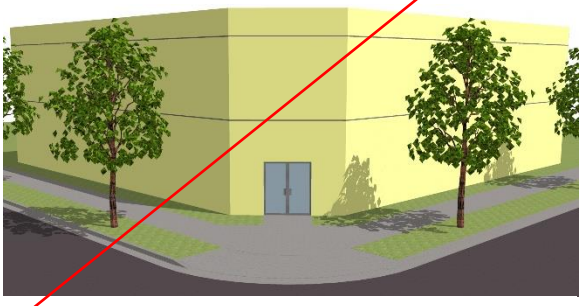


Figure 124 – Entrance addressing the corner.

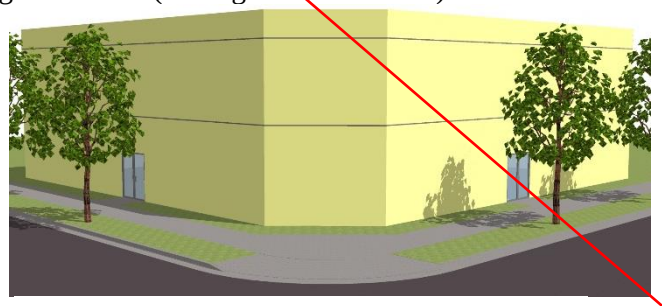


Figure 125 – Two entrances addressing each street frontage.

vi. Building materials:

1. Brick, stone, split face CMU, tilt-up concrete, architectural grade metal (see Figures 126 and 127), fiber cement, and wood may be used for exterior materials.

Figure 126 – The metal used on this building is of a high grade and provides an architectural quality to the building.

Figure 127 – Metal used is an industrial grade and has the appearance of standing seam metal which detracts from the architectural quality of the building.

2. Stucco and EIFS may be used up to 40 percent of each wall area excluding windows and doors as a secondary material only. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features (see Figure 128).

Figure 128. Stucco is only applied to recessed and secondary wall areas, and the hierarchal features use brick and rock.

vii. Screening:

1. Mechanical and utility equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

2. Where mechanical and utility equipment are located along a street frontage, they shall ~~not~~ be located ~~between the building and street~~ to ~~improve aesthetics and~~ provide clearance required from oil-filled transformers to combustible materials. Utility equipment shall be located ~~to the sides or rear of a proposed building~~ as approved by the appropriate utility company ~~(see Figures 129 and 130).~~ New utility equipment shall not be placed in a location that impedes a sidewalk or requires a sidewalk to

or trail,

maneuver around the equipment. Sidewalks may need to maneuver around existing utility equipment if it is impracticable to relocate.

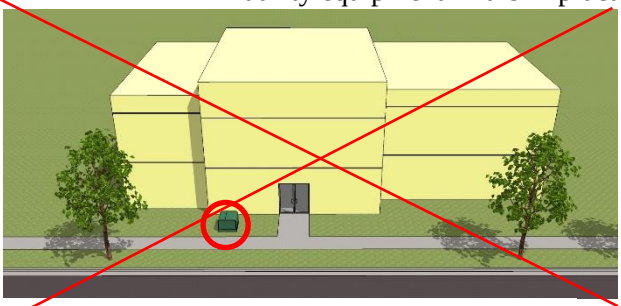


Figure 129 – Inappropriate example of a utility box being placed in front of the building.

Figure 130 – Appropriate example of a utility box being placed to the side of a building.

c. Site design standards:

i. Building orientation: DELETE ENTIRE SECTION

1. Buildings shall be oriented toward the adjacent public or private street with no off-street parking or drive aisles located between the building and street sidewalk (see Figure 131).

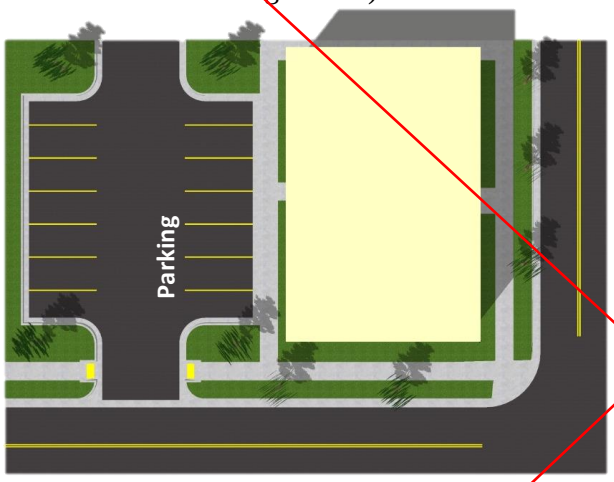


Figure 131. Parking area is located behind the building with an entrance facing and connecting to the public sidewalk.

2. Buildings located on corner lots shall be oriented to both streets with no parking located between the building and the sidewalk of either street.

3. Buildings on properties with more than two street frontages shall be placed on the corner most conducive to pedestrian travel. An area with a higher expected rate of pedestrian traffic could be toward a transit stop or across the street from a complimentary use such as an office building across the street from a restaurant.

4. Buildings located on landlocked parcels without any street frontage shall place the building in the location most convenient for pedestrian access to the nearest street.

5. Parking may be located between the building and street for ~~institutional or public~~ civic uses ~~that require access on all sides of a building~~. ~~For the purposes of this section, institutional and public uses include only the following uses:~~

   a. hospitals;

   b. fire stations;

   c. utility buildings and structures;

   d. transit stations;

   e. parks; and

   f. public schools.

6. Uses that are industrial in nature shall be oriented toward the public street with an allowed maximum of one parking module which includes a single drive aisle with a row of parking on each side. This standard applies only for the following uses:

   a. cabinet and woodworking shop;

   b. manufacturing uses;

   c. office/warehouse;

   d. recycling/collection center;

   e. storage units;

   f. warehousing and wholesale distribution; and

   g. welding shop.

ii. Off-street parking:

1. ~~Parking areas shall be located to the rear and sides of buildings located along public streets.~~

2. Where possible, shared parking agreements shall be utilized to reduce the overall amount of off-street parking provided for multiple uses.

3. ~~It is encouraged that parking areas be constructed of a pervious hard surface material.~~

Add item: Bicycle parking stalls for small civic buildings shall be 2.5% of the occupancy of the main assembly area, and for large civic buildings shall be 1% of the occupancy of the main assembly area.

iii. Pedestrian circulation:

1. Sidewalk connections shall interconnect the building entrance, public and private street sidewalks, parking areas, master planned trails, and adjacent properties.

2. Sidewalks shall be a minimum five feet in width and may be constructed of concrete, asphalt, brick pavers, or other material as approved by the City Engineer.

Note: Based on current design, meetinghouse = 22 bike stalls, temple = 14 bike stalls

3. Pedestrian walkways shall include ramps and crosswalks where they cross streets, internal roads, drive aisles, and parking areas. Crosswalks shall be painted or delineated with brick pavers, stamped and colored asphalt, or stamped and colored concrete (see Figure 132).

Figure 132. Allowed pedestrian crossing treatments are each represented in this figure. Pedestrian crossings include curb cuts and pathways through landscaped areas.

4. Raised central median strips, bulb-outs and other traffic calming elements may be required by the City Engineer based on recommendations from a licensed traffic engineer.

d. Landscaping standards:

Replace with: These standards shall apply to sites for both large and small civic buildings.

~~i. Water-wise landscaping:~~

~~1. Each site shall provide a minimum 50 percent water-wise landscaping.~~

~~2. Sod shall not be used within park strip areas and shall only be used as accents within larger landscaped areas on a site (see Figure 133).~~

Replace items 1 and 2 with:
Site landscape design shall promote water efficient landscape through at least five of the following methods:
1. Lawn areas shall be a maximum of 35% of the total landscape area (normal sites are 50-75% lawn).
2. No lawn in park strips less than 8' wide.
3. Lawn areas shall utilize water reducing technology products including:
   a.Pressure regulating nozzles.
   b.SAM (seal-a-matic) heads for low head drainage.
   c.Cycle and soak controller management to reduce runoff on sloped lawn areas.
4. Smart Water Technology control system (smart controller with local weather data driving the watering and rain shut-off device).
5. Hydro-zone plants for sun/shade and slope.
6. Drip irrigation for all plantings (trees, shrubs, and ornamental grasses).
7. At least 20% of trees, shrubs, and ornamental grasses shall be water-wise.

10

3. A minimum of ~~30~~ trees per acre based on the total project acreage shall be provided in open space areas to contribute towards an urban forest.

Add Item: Intermediate landscape islands and peninsulas within rows of parking shall not be required.

4. Landscaping shall be maintained in good condition according to the approved landscape plan. Typical maintenance shall include mowing of grass, removing weeds, and replacing dead plants.

END OF SECTION

~~8. Exceptions:~~

~~Exceptions to Section 37.010 may be approved by the Planning Commission provided the following:~~

in all cases be on the same lot as the use they are intended to serve. In no case shall required loading and unloading spaces be part of the area used to satisfy the parking requirement.

C. Collective Action Relative to Loading and Unloading. This Code shall not be construed to prevent the joint use of loading and unloading spaces for two or more buildings or uses if the total of such spaces when used together is not less than the sum of the spaces required for the various individual buildings or uses computed separately.

D. Mixed Uses. In the case of mixed uses, the required loading and unloading spaces shall be the sum of the required loading and unloading spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required loading and unloading for any other use.

BEGINNING OF SECTION

Section 12.110 Outdoor Lighting Standards

A. Purpose. The purpose of this Chapter is to provide regulations for outdoor lighting that will:

1. Reduce annoyance and inconvenience to property owners and traffic hazards to motorists;

Removed deletion

2. Curtail light pollution, reduce skyglow, and improve the nighttime environment for astronomy;

3. Ensure that sufficient lighting can be provided where needed to promote safety and security, while also enhancing safety along roadways, pathways, and trails;

4. Help protect and enhance wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas;

5. Help protect the natural environment from the adverse effects of night lights from gas or electric sources; and

6. Promote lighting practices and systems that conserve energy and reduce dependence on fossil fuels.

B. Definitions.

1. Clutter. Excessive groupings of light sources that are bright and confusing.

2. Foot-candle. A measurement of light intensity defined as the illuminance on a one-square foot surface from a uniform source of light. For the purposes of this code, lighting shall be measured in foot-candles.

3. Glare. Intense and blinding light that reduces visibility and causes discomfort.

4. Light pollution. Any adverse effect of artificial light including, but not limited to glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

5. Light trespass. When light falls where it is not wanted or needed

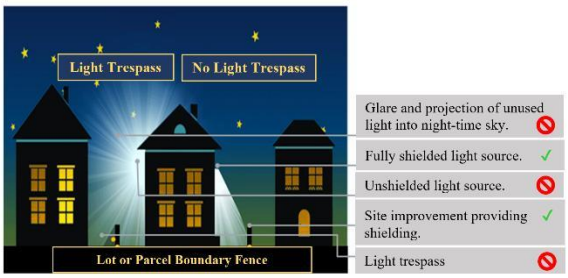


Figure 7 illustrates light trespass

6. Photometric design. A plan showing the amount of light trespass. For the purposes of this code, a photometric design shall be submitted for review at the time of development approval.

7. Skyglow. The brightening of the night sky over inhabited areas.

C. General Regulations. All new and replacement outdoor lighting shall be installed in conformance with the provisions of this ordinance, applicable building and development codes, and other City regulations. Where conflicting provisions occur, the more restrictive shall govern.

parking and walkway

1. Shielding of fixtures. Outdoor lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2:

Insert Paragraph: Civic buildings shall be classified as small (under 40,000 total SF), or large (40,000 or more total SF). These outdoor lighting standards apply to large civic buildings and their sites only unless noted otherwise. For small civic buildings, see Lehi general outdoor lighting standards.

Figure 8 illustrates the acceptable and unacceptable lighting fixtures.

may be turned on daily at 4:00 am, and 12:00 am

parking and walkway

2. Direction. Direct lighting downward and inward, towards the interior of the site, to minimize sky glow, glare, and light trespass. The allowable maximum intensity measured at a residential property line shall be 0.2 foot-candles.

3. Height. Light poles on private property shall conform to the following:

(a) When adjacent to residential uses, no light pole shall be erected unless set back a distance equal to its height from all residential property

(b) On tracts or lots over three acres in size, the maximum height for poles with lights is 30 feet.

(c) On tracts or lots less than three acres, the maximum height of poles with lights is 20 feet.

(d) Special lighting or lighting higher than 30 feet may be approved as specifically noted on an approved site plan.

(e) Lighting materials shall be of a non-galvanized material and color to be approved at final site plan.

(f) On properties less than three acres, but greater than one acre, the maximum height of poles with lights shall be 30 feet provided:

(i) the subject property has a minimum 300-foot separation from any residentially zoned property as measured from the property lines;

(ii) the property is located adjacent to an arterial or State road; and

(iii) the lighting fixtures used shall be new precision luminaires with flat lenses. Fixtures shall conform to the light trespass requirements in this section, and a photometric design shall be submitted as part of the site plan requirements.

4. Light curfew. All outdoor lighting shall be turned off by ~~10:00 pm or within one hour after the close of business, whichever is later~~, except for the following:

~~(a) Residential uses;~~

(b) Lighting to illuminate the entrance of the building;

~~(c) Safety lighting of parking lots and pedestrian areas;~~ Parking and walkway lighting

(d) Lighting necessary for after-hours businesses; and

(e) All lighting exempt by Section 12.110 (D) of this code.

(f) Building tower, monument signs, and US flag.

5. Lighting levels. Limit the total amount of light installed by designing for appropriate light levels. This can be achieved by the following:

(a) Use the lowest adequate bulb intensity

(b) Use timers, motion sensors, dimmer switches, and turn lights off when not in use.

on both small and large civic buildings and their sites.

6. Lighting color. Blue-rich lighting brightens the night sky, increases glare, and compromises human vision. It should not be used. Warm-colored, or long-wavelength lighting, with a color temperature of ~~3,000~~ Kelvin or less, shall be used. Limit high-temperature LED lighting, as they emit an excessive amount of blue light.

4,000

Revise diagram as shown

Figure 9. shows the permitted color range for lighting

Replace item 7 -- see attachment

~~7. Residential lighting and glare standards. Residential lighting for security and night recreation use is permitted in all Residential Zoning Districts provided:~~

~~(a) Direct lighting over ten feet in height is shielded from adjacent property;~~

~~(b) No light pole or other stand-alone light source on private residential property shall exceed 20 feet in height; and~~
~~(c) Lighting shall not directly shine on adjacent dwellings.~~

D. Exemptions. The following are not regulated by this ordinance:

1. Lighting within public right-of-way for the purpose of illuminating streets or roads;

2. Traffic control devices consistent with the manual on uniform Traffic Control Devices;

3. Temporary and seasonal lighting, provided individual lamps are less than 10 watts and 70 lumens;

4. Lighting that is used under emergency conditions;

5. Lawfully permitted fireworks displays; and

6. Short-term lighting associated with sporting events, special event permits, or other activities authorized by a valid temporary use permit.

END OF SECTION

Section 12.120. Supplementary Requirements for Agriculture and Residential Districts. *(Amended 3/14/00; 10/10/00; 11/18/03; 11/13/12; 12/10/13; 08/26/14; 07/28/15; 9/13/16; 11/14/23)*

A. Average Front Yard Setback Permitted. The required front yard setback for any dwelling located between two existing dwellings may be the average of the two existing dwellings.

B. Storage of Commercial Vehicles in Agriculture and Residential Districts Prohibited. The storage of commercial vehicles, excluding agricultural machinery and equipment ancillary to an agricultural use, and the storage of construction equipment shall not be permitted on any lot in any agricultural or residential district, provided that construction equipment may be stored on a lot during construction of a building thereon, but shall not exceed one year.

C. Additional Height for Public Buildings Allowed. Public buildings may exceed the maximum height allowed in agriculture and residential districts in which they are located, provided approval is granted following the Conditional Use procedures contained in this Code.

D. Keeping of Animals in Agricultural, Residential, and Planned Community Districts.

1. Category One Farm Animals. Category One animals include cattle. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category One animals is permitted limited to the following:
   (a) For properties with five acres or more within the A-5, A-1, RA-1, and TH-5 Zoning Districts, the keeping of Category One animals is permitted with no defined maximum number.
   (b) One Category One animal may be kept for every half acre of lot area on properties with a minimum of one acre located in the TH-5, A-1, RA-1 and R-1-22 Zoning Districts.

2. Category Two Farm Animals. Category Two animals include horses, donkeys, mules, and burros. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category Two animals is permitted limited to the following:
   (a) Stallions shall be adequately contained within a secure enclosure as to prevent escape from the owner's property.
   (b) For properties located in the A-5 and properties of five acres or larger within the TH-5 and A-1 Districts, the keeping of Category Two animals is permitted with no defined maximum number.
   (c) Two Category Two animals may be kept for every half acre of lot area for properties located in the A-1, RA-1, R-1-22, and TH-5 Districts.
   (d) Two Category Two animals may be kept for every half acre of lot area located in any Residential Zoning District, subject to approval of a Conditional Use Permit. The following conditions may be required:
      (i) Corrals, pens, and barns shall be located in the rear yard of the lot.
      (ii) Screening from adjacent properties with the installation of a solid fence of six feet in height.
      (iii) Subject to all setback and maintenance requirements listed in this section of the Development Code.
      (iv) Any other conditions deemed necessary by the Planning Commission to mitigate negative impacts on a case-by-case basis.

Lehi Skye Area Plan Amendment

Outdoor Lighting Standards

Sections to Add:

Section C

7. Architectural lighting. Controlled architectural uplighting is allowed to illuminate building facades, monument signs, and the flag of the United States. Fixtures used for architectural lighting shall control light dispersion by means of “barn doors” or other similar methods, and light shall be focused on the building façade, sign, flag, or tower.

(a) Primary building facades, monument signs, and flags may be lit at a maximum of 10.0 foot-candles average.

(b) Building towers and steeples may be lit at a maximum of 12.0 foot-candles average.

Lehi City Council

Skye Area Plan – Amendment Application

27 August 2024

Summary of Proposals

1. Amend the Skye Area Plan to address design issues related to the two Civic properties within the Skye Area.

2. Designate "Civic 1" (western, larger), and "Civic 2" (eastern, smaller) properties on Skye Area maps. Make civic design and lighting standards within the Skye Area Plan applicable to the "Civic 1" property only. (Design of the "Civic 2" site follows Lehi standard procedure.)

3. Divide Civic buildings into small (under 40,000 SF), and large (40,000 or more total SF).

4. Adapt the Lehi "General Nonresidential Design Standards" and "Outdoor Lighting Standards" to fit the design objectives for "Civic 1" property in the Skye Area Plan and add them to the Plan to control certain aspects of design as follows:

FOR "SMALL" CIVIC BUILDINGS AS THEIR SITES	**FOR "LARGE" CIVIC BUILDINGS AS THEIR SITES**
Remove requirement for "large clear glass windows" at main level	Remove Requirement for "large clear glass windows" at main level
Remove requirement for "20% glass in façade of first floor"	Remove requirement for "20% glass in façade of first floor"
Remove 50 foot maximum front setback	Remove 50 foot maximum front setback
Remove requirement to break roofline and façade massing	Remove requirement to break roofline and façade massing
Allow parking between the building and the street	Allow parking between the building and the street
Bicycle parking 2.5% (new Lehi standard)	Bicycle parking 1.0%
Outdoor lighting follows Lehi general standard*	Building uplighting not allowed during curfew hours (excludes tower, monuments signs, flag)
*Outdoor light color temperature changed to 4,000 Kelvin	Outdoor light color temperature changed to 4,000 Kelvin
Architectural uplight not allowed	Architectural uplight limited to 10 foot-candles average on the main façade, and 12 foot-candles average on the tower