RESOLUTION NO. 2410

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE TOWN'S DESIGN REVIEW GUIDELINES AND PROCEDURES, AND DECLARING SUCH AMENDMENTS TO BE A PUBLIC RECORD.

WHEREAS, the Code of the Town of Payson was declared to be a public record by Resolution Number 1536 of the Town of Payson; and

WHEREAS, the Code of the Town of Payson was adopted as a public record by Ordinance Number 588 of the Town of Payson; and

WHEREAS, it is the intention of the Town of Payson to amend Sections 15-02-013(F) (Design Review Within GVRA) and 15-02-014 (Design Review Town Wide) of Chapter 154 (the Unified Development Code) of the Code of the Town of Payson; and

WHEREAS, such amendment may be enacted by reference, pursuant to A.R.S. § 9-802,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. Section 15-02-014 of Chapter 154 of the Code of the Town of Payson is hereby amended, is declared to be a public record, and as amended shall read as set forth in Exhibit A attached hereto.

Section 2. Section 15-02-013(F) of Chapter 154 of the Code of the Town of Payson is hereby amended, is declared to be a public record, and as amended shall read as set forth in Exhibit B attached hereto.

Section 3. If any section, subsection, sentence, clause, phrase or portion of Resolution Number 2410 is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Resolution Number 2410 The Town Council of Payson declares that it would have adopted Resolution Number 2410 and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional.

SEP 04 2008 G.4

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2008, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Samuel I. Streichman, Town Attorney

Exhibit A
to Resolution 2410

15-02-014 Design Review Overlay District

PART I

A. Purpose & Intent

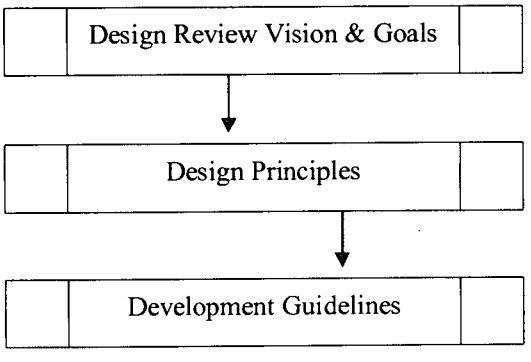
1. The purpose of Design Review is to encourage:
    a. Preservation and enhancement of property values;
    b. Enhancement of public safety;
    c. Promotion of pedestrian safety and comfort;
    d. Preservation of natural landscaping and significant natural features;
    e. Preservation of our quality of life; and
    f. Enhancement of the aesthetic environment.

2. The Town desires to preserve the mountain, forest character of its small, rural community and highly values:
    a. Natural, indigenous building materials, textures and colors that blend with the environment and are compatible with our natural surroundings;
    b. Structures and layouts that compliment pedestrian systems;
    c. Non-contemporary, traditional western style, mountain character building forms; and
    d. Native landscaping and preservation of significant features, such as mature tree growth, rock outcrops, and view sheds.

B. Vision & Goals

1. The design review process is intended to provide the Town with an orderly aesthetic growth pattern in keeping with the cultural and historic foundations of the Town of Payson. Indigenous building materials used by the prehistoric builders and early settlers in the Payson region included the use of the abundant stone and wood timber of the area. These natural materials remain a favorite for use in construction within our community today, thus providing an aesthetic bridge between the past and our promising future as we continue to grow at the edge of the world's largest Ponderosa Pine forest.

2. The goals of Design Review include:
    a. Preservation of the mountain, forest character and heritage of the Town of Payson;
    b. Encourage the use of non-contemporary, rustic style buildings;
    c. Ensuring development is appropriate in terms of scale within the Town and relative to the vicinity of the site.

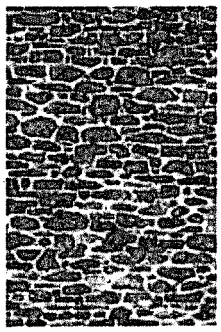


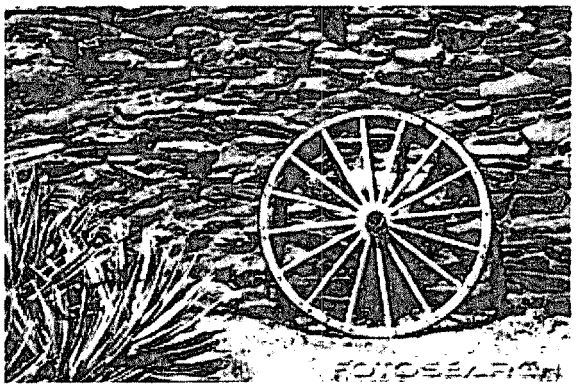
All proposals should strive to meet the vision and goals of design review and address the appropriate design principles. Development guidelines help ensure the established design principles are incorporated into each project and that all new development contributes to the design review vision.

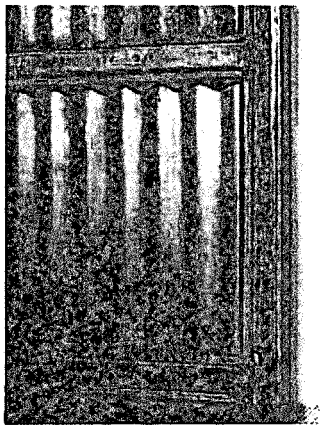
C. Design Principles

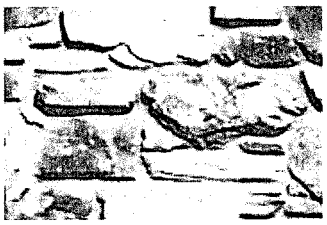
Payson's Design Principles are centered around the belief that development should respect the unique climate, topography, vegetation and historical context of Payson's natural forest and mountain environment. These characteristics help sustain our community, its attractiveness as a tourist destination, and its quality of life. These Design Principles are the essence of and foundation for the guidelines described in this Design Review Manual.

1. Architectural Character





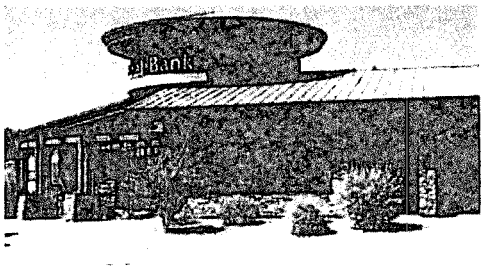


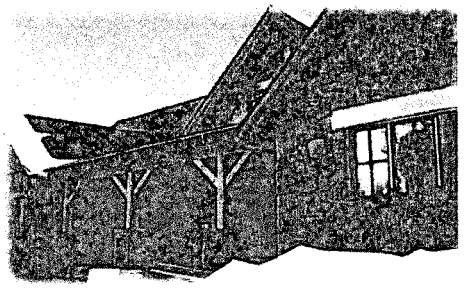


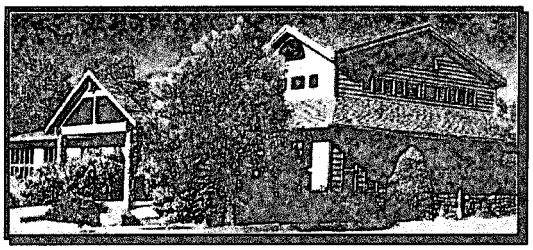
Building style should reflect Payson's mountain look and western heritage.

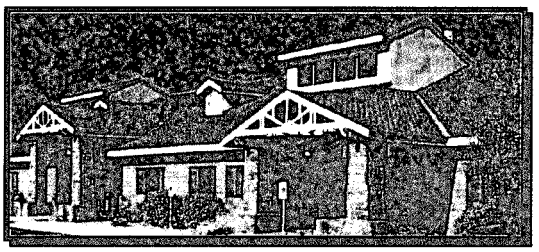
Structures should enhance the human level of commercial developments and respect the scale and character of the Town and adjoining areas.

Materials should compliment the mountain, forest environment through the use of abundant stone and wood.







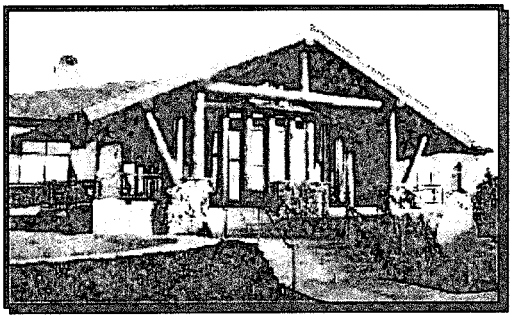


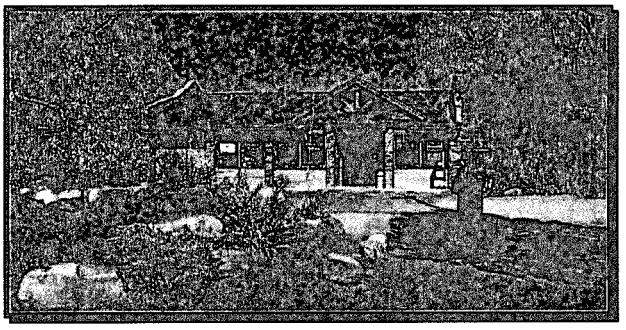
Sloped roofs having a minimum two foot overhang are encouraged.

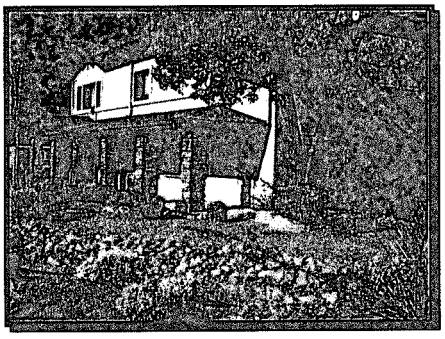
Natural, subdued, mountain brown and forest green colors are encouraged.

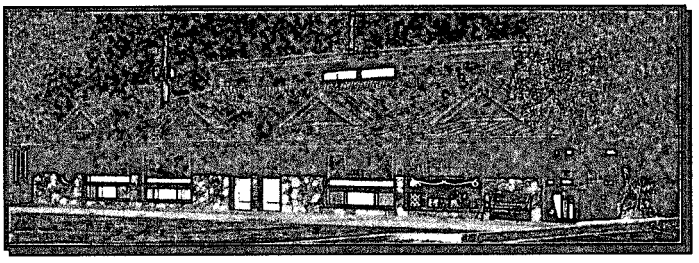
On painted structures, contrast between trim and body colors is encouraged.

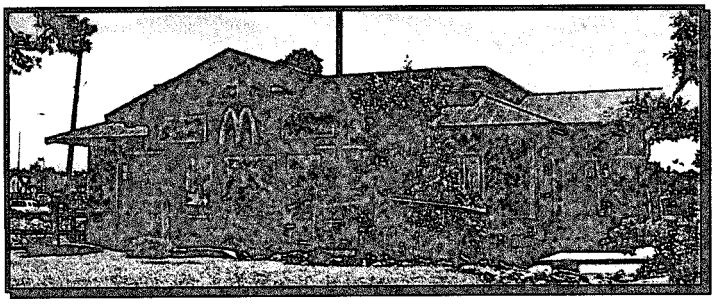
Palette and colors should reflect the predominant natural subdued color of the mountains and the forest.







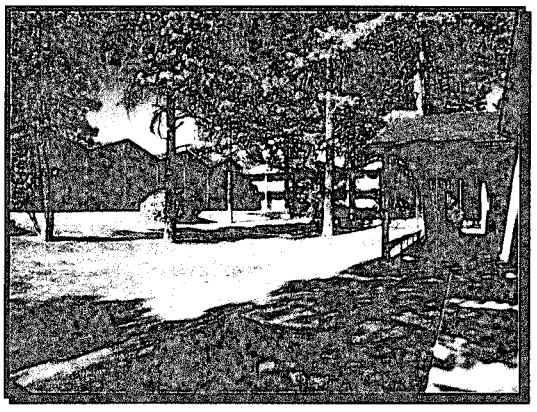




Franchise businesses may need to modify corporate prototypes to fit the character of Payson.

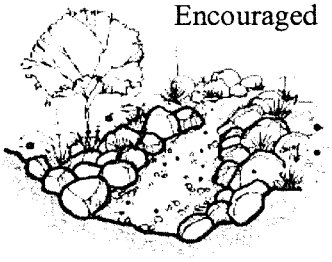
The use of good site planning and design, landscape architecture and civil engineering that enhances the existing and future appearance of development areas is highly valued.

Development and layout of buildings at this site (right) preserved the stand of existing Ponderosa Pine trees in a meaningful open space area, which also doubles as a detention area.



Areas for retention or detention should maintain existing native plants on the site and be landscaped with appropriate materials and integrated into the overall design and layout of the development.

Encouraged



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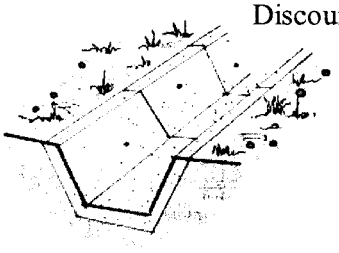
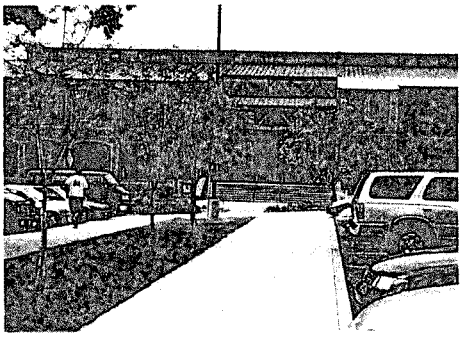
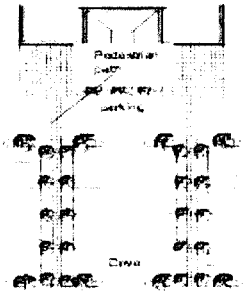
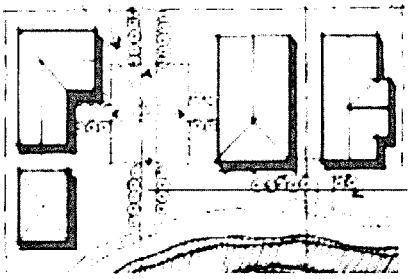


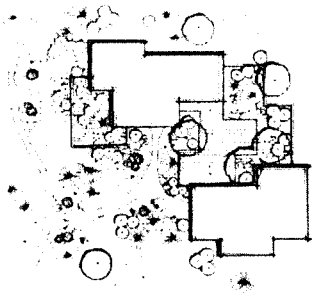
A strong pedestrian connection should be provided from the building to public walkways, and area wide Payson Area Trails System, where applicable.



Walkways should be defined to provide clear, convenient routes through parking lots to building entrances.





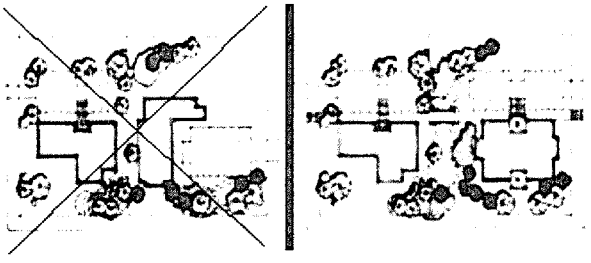


The pedestrian ways shown (left) link adjacent developments and connect to public trails and walkways.

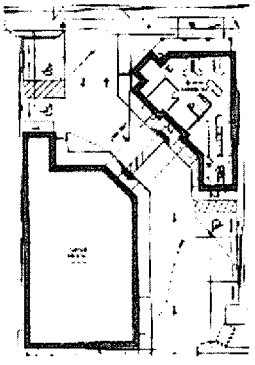
Meandering sidewalks are preferred over rigid, straight alignments.

All development proposals should coordinate pedestrian and vehicular circulation patterns with adjacent buildings and sites.

Shared access drives are encouraged to minimize curb cuts.



Discouraged Encouraged

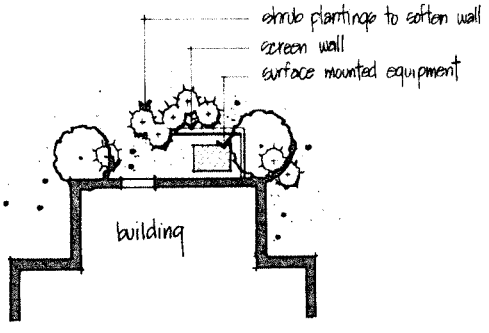


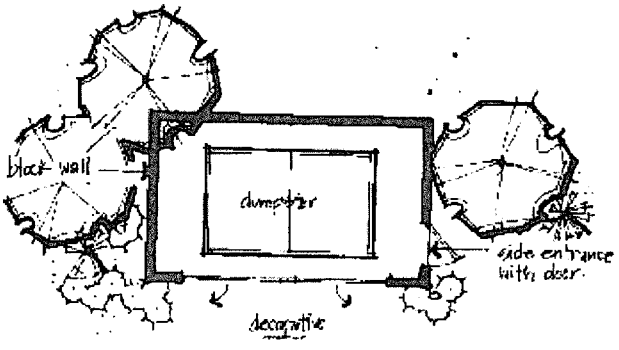
Lots shown (above) have coordinated their layout to maintain continuity of parking areas and building orientation, and also to create more significant natural areas.

Lots shown (right) share a common drive, reducing the number of curb cuts along the street and also share parking and trash enclosure.

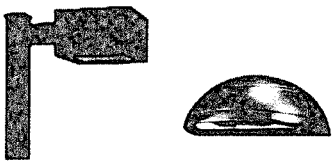
Placement of roads and driveways that follow natural topography wherever possible is encouraged to minimize cutting and grading.

Mechanical equipment, loading/unloading areas and utility areas should be screened and located in an area of the site not readily viewed by the public.

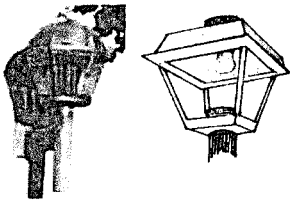




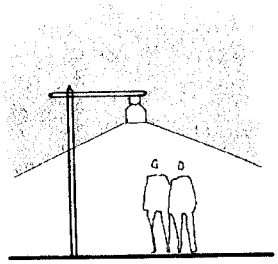
Dark-sky principles should govern the design of all site lighting and signage. Care should be taken to minimize the amount of light spill from structures, including spill from skylights and windows.

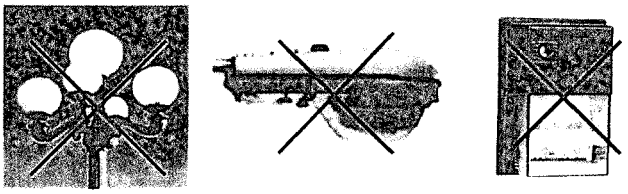


Acceptable fixtures shield the source of illumination from the top and side.



Carriage fixtures that are fully shielded (bulb is located in the upper housing element of the fixture) may be used.

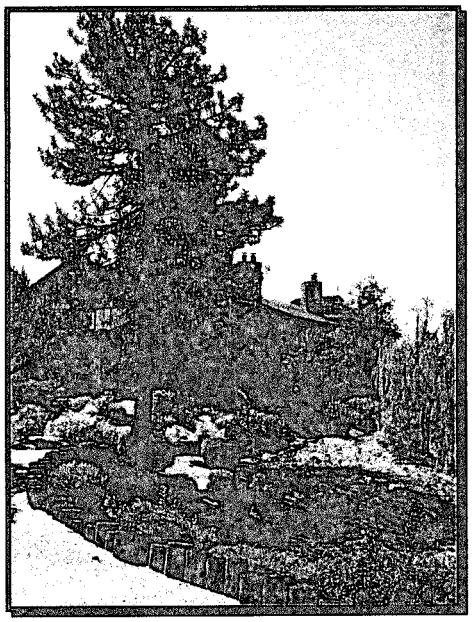




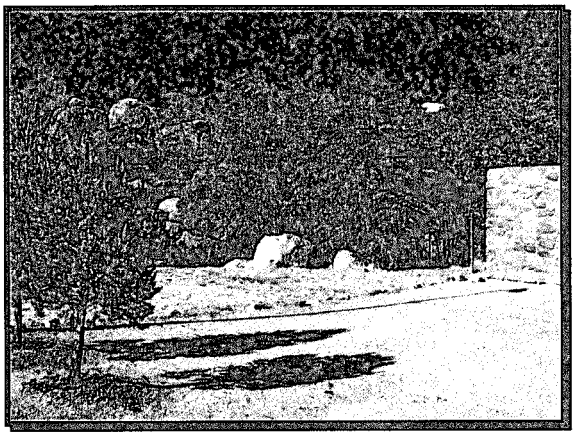
Unacceptable fixtures do not obscure the source of illumination allowing for glare and light trespass.

3. Landscaping

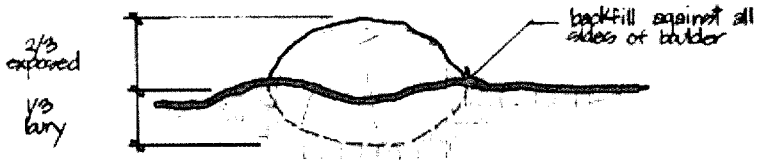
Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The landscape design should contribute to the overall appearance and function of the site as well as the streetscape.

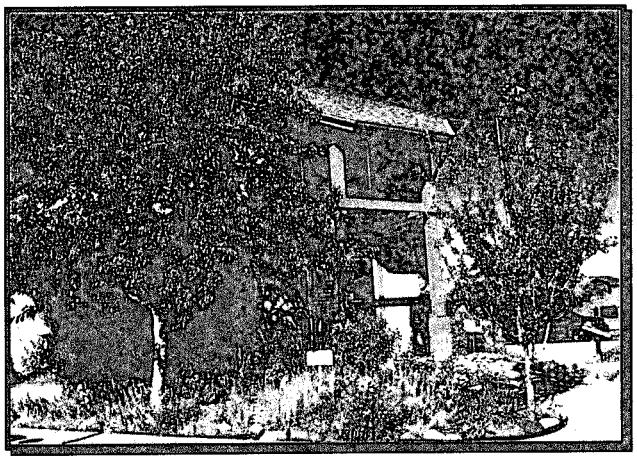


Development should enhance the beauty of the landscape by the preservation of significant natural topographic features, such as rock outcroppings, mature native trees and plants, and floodplains or drainage ways.



Boulders should be "planted" as shown to appear natural.





Low water use perennials are encouraged within planter areas.

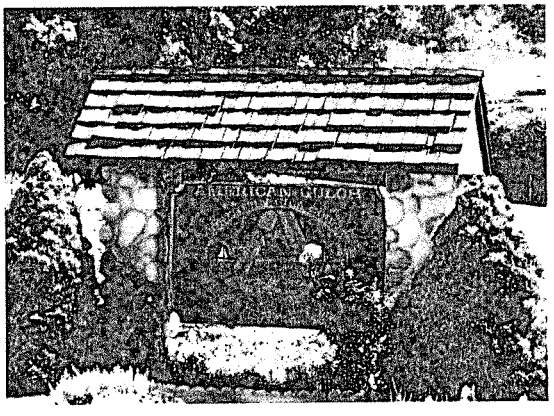
Trees and plants should be provided against all buildings to anchor them to the site and the surrounding environment and help soften the structure.

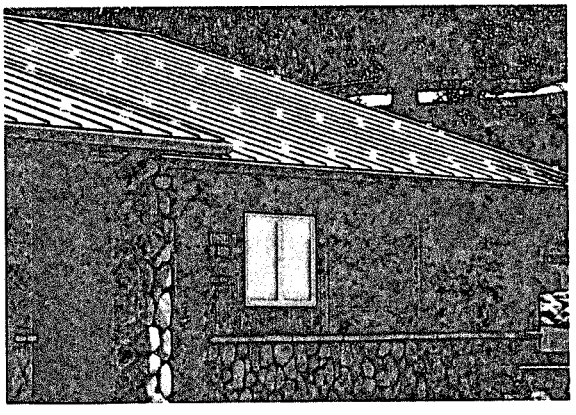
Landscaping in all projects should be maintained in a healthy and attractive condition and replaced as needed.

4. Signs

Signs are a means of communication for the convenience of the public. To make them effective; over concentration, improper placement, and excessive size should be avoided.

Signage should be compatible with nearby public and private property and should be an integral component of the style and character of the building(s) to which they relate.



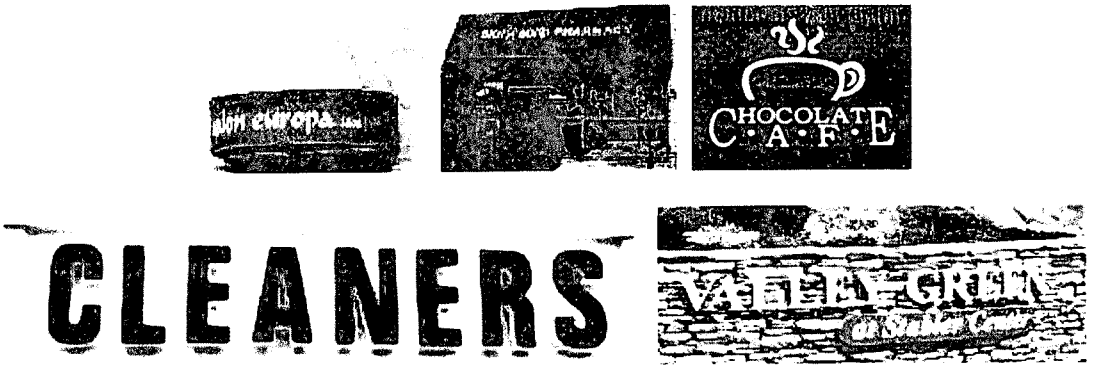


This sign is architecturally integrated with the building through the use of repeating materials, dark-sky compliant through the use of lights recessed under the sign roof, and landscaped appropriately.

Signs on sandblasted rock, engraved wood, and similar creative and distinctive graphics are encouraged.

Non-illuminated, low profile monument style signs are preferred.

The use of channel letters (face lit), or reverse channel letters (halo lit) instead of illuminated box or cabinet style signs is encouraged.



All signs and awnings should be maintained in good repair.

PART II

A. Applicability

1. The Design Review overlay district shall include all property located within the Town of Payson.

2. The following activities occurring within the Design Review overlay district shall obtain Design Review approval prior to the issuance of any grading or building permits or commencement of any construction activity:

    a. Any construction activity requiring a grading or building permit.
    b. Modifications to signage or new signage.
    c. Any exterior painting of a building, fence, wall, or façade.
    d. Changing of a building façade or roof.
    e. Removal or modifications to existing landscaping.
    f. Site modifications including any grubbing, stripping, cutting, excavating, filling, or shaping of the earth, land, soil or material, or removal of vegetation.
    g. Exterior display or storage of merchandise, goods, supplies, or similar items.
    h. Construction of or modifications to accessory structures, fences and site walls.

3. The following activities occurring within the Design Review overlay district shall be exempt from Design Review:

    a. Construction of or modifications to single family detached and two and three family residential units.
    b. Maintenance of the exterior of an existing structure such as repainting, re-roofing, and re-siding where the same materials and colors are used, so long as those colors and materials were previously in compliance with or approved through the Design Review process.
    c. Interior remodeling.

PART III

A. Application Procedure

1. Applications for Design Review consideration of any project shall be made on the forms provided by the Community Development Department.

2. All applicants shall arrange a pre-application conference with the Community Development Director or his/her designee prior to the submittal of a Design Review Application Packet.

3. a. The Design Review Board shall review all Design Review applications except minor changes.
   b. Minor changes shall be reviewed by the Community Development Director or his/her designee.
   c. Minor changes shall mean any of the following:
      i. All resurfacing of existing vertical structures
      ii. All signs that are otherwise in compliance with this Code
      iii. A building or vertical structure that (1) is an addition or accessory structure to an existing building and does not exceed the lesser of 25% of the existing building floor area or five thousand (5,000) square feet and (2) is complimentary with surrounding properties as well as the existing building.
      iv. An addition or accessory structure that does not substantially or detrimentally alter the appearance of the site as seen from off-site.
      v. Additions or expansions of a site, where no vertical structure is involved.

4. All Design Review applications shall be approved or denied within fifteen (15) calendar days from the date of a complete submittal, unless the applicant requests an extension.

5. A design review application shall not be approved unless the applicant demonstrates the following:
   a. Consistency with the purpose & intent, vision & goals, and principles of the Design Review Overlay District; and
   b. Compliance with the Development Standards set forth in 15-02-014, PART IV.

6. The Design Review Board or Community Development Director, on a case by case basis, may make exceptions to the development standards set forth in 15-02-014, PART IV to eliminate or mitigate legal nonconforming buildings, signs or other structures or features of the site.

7. Design Review approval, unless otherwise specified in approval conditions, shall be valid for a period not to exceed 18 months from date of approval.

B. Appeals

1. Any applicant aggrieved by a Design Review decision may appeal that decision, provided the applicant submits an appeal in writing within 15 days of the date of the decision. The applicant shall specify in the written appeal any alleged errors in the decision and shall have the burden of demonstrating why the decision was in error.

    a. An appeal of a decision by the Community Development Director shall be heard by the Design Review Board as soon as is reasonably practicable following receipt of the appeal by the Community Development Department and in accordance with Arizona's Open Meeting Laws.

    b. An appeal of a decision by the Design Review Board shall be heard by the Town Council as soon as is reasonably practical following receipt of the appeal by the Community Development Department and in accordance with Arizona's Open Meeting Laws.

    c. In no case shall the date for an appeal hearing exceed 60 calendar days from the date the appeal is received by the Community Development Department, unless specifically requested by the applicant.

C. Maintenance and Enforcement

1. Prior to issuance of a building permit or grading permit the Building Official shall determine that all requirements of the Design Review have been met.

2. The Community Development Director or Director's designee shall insure that all matters are undertaken according to conditions of the approved plans. Noncompliance with the approved plans shall be grounds for stopping work on the project or for denial of a Certificate of Occupancy.

3. Failure to maintain compliance with the requirements of section 15-02-014 shall be subject to enforcement action in accordance with Section 15-10.

PART IV

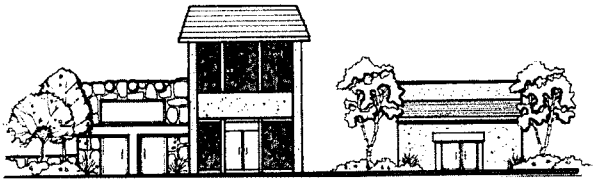
REGULATIONS AND DEVELOPMENT REQUIREMENTS

A. Commercial Zones/Non Residential in Residential Zones

Architectural Character

1. Building Style
    a. Architectural style shall be appropriate to our small, rural, western, mountain town. Examples of preferred architectural style are provided in Part I, Section C.1.
    b. Blank walls or wall sections shall be limited. Walls exceeding 20 feet in length shall have off sets or other architectural features.
    c. All visible facades shall have similar detailing as and be compatible with any street facing façade of the building.
    d. Building pads or structures, parking areas, and other use areas shall be stepped with the terrain and/or divided into a series of smaller components.
    e. Where applicable, buildings shall be stepped down in height as they approach adjacent, smaller structures.

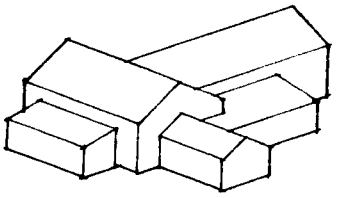
Encouraged



Discouraged

2. Materials
    a. Approved building materials include; wood, stone, faux wood, faux stone, textured architectural concrete masonry, and stucco infill panels framed with other approved materials.
    b. Metal buildings are permitted if they have a façade composed of approved building materials on all visible sides.
    c. Decorative metal such as rails, jambs, trim and limited wall area are acceptable if consistent with the purpose and intent of this section.

3. Roofs
    a. Rooflines shall be offset to create interest. No parapet or ridgeline shall exceed 75% of the linear dimension of the building running parallel to the parapet or ridgeline.



Appropriate: A variation in roof heights add architectural articulation.

b. Visible facades shall give the impression of a sloped roof.
c. Metal roofs (with non-reflective/low reflectance finishes) concrete faux slate and concrete faux wood shingles in natural colors, and architectural 40 year asphalt composition shingles are acceptable.
d. Mission style tile and light colored roofs are not allowed.

4. Windows and Doors
   a. Detail such as trim is required at all doorways and around windows.
   b. Windows and openings shall constitute a minimum of 35% of the area of the first floor entry side, 20% minimum on street sides. (Multi-family residential projects excluded.)
   c. Contemporary forms, details and materials are discouraged.
   d. The use of mill finished aluminum windows and door frames is prohibited.

5. Signage
   a. Signs and their supports shall be architecturally integrated with the buildings for which they apply.
   b. Signs shall be dark-sky compliant.
   c. All freestanding signs shall include landscaping.
   d. Outdoor, internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters and symbols or with a colored (not clear, white, cream, off-white, yellow or other light color) translucent background, with either translucent or opaque letters and symbols. (Opaque means only that the material must not transmit light from the internal illumination source.)

6. Colors
   a. Colors utilized for all structures, including non-copy areas of signage, shall have a light reflectance value of 35% or less.
   b. Glossy or reflective paints or materials are not permitted. Only natural hues and weak chromas of any color will be considered.
   c. Paint and stain colors shall reflect naturally occurring forest elements, surrounding soil, rock, vegetation or other existing natural features of the site.

Site Character

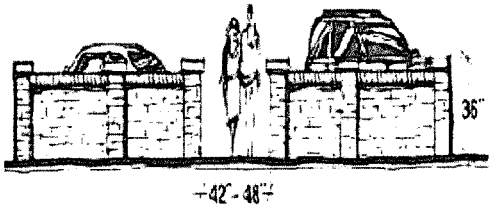
7. Landscaping
   a. Existing natural landscaping shall be preserved wherever possible, including existing native vegetation in building front, side and rear yard setbacks.

b. Natural on site rock outcrops and boulders shall be retained, preserved and augmented where feasible.
c. Any site area not paved or occupied by structures shall be preserved in its undisturbed state or landscaped in a naturally appealing state to provide dust and erosion control and to prevent environmental pollution of the air or waterways.
d. Landscaping shall be provided at the foot of buildings to soften the transition between paved areas on the ground and building materials on the vertical plane.
e. Proposed development shall be required to include street trees, boulders and native vegetation within the adjacent rights of way areas. In areas where an adopted streetscape plan is in effect, tree placement and selection shall be in accordance with the respective plan.
f. Approved landscaping shall be maintained in a healthy condition with adequate watering, fertilization, and grooming in accordance with industry standards.

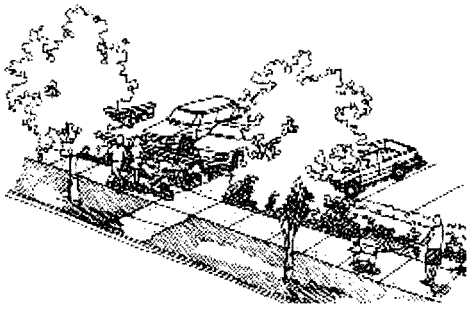
8. Lighting
   a. "Dark Sky", full-cutoff fixtures that shield the source of illumination are required.

9. Fences, walls, and equipment screening
   a. Fences and walls adjacent to public rights of way shall utilize only permitted building materials.
   b. Fences, walls and screening of mechanical equipment and utility boxes shall be compatible with the building style and shall be an integral part of the overall site design.

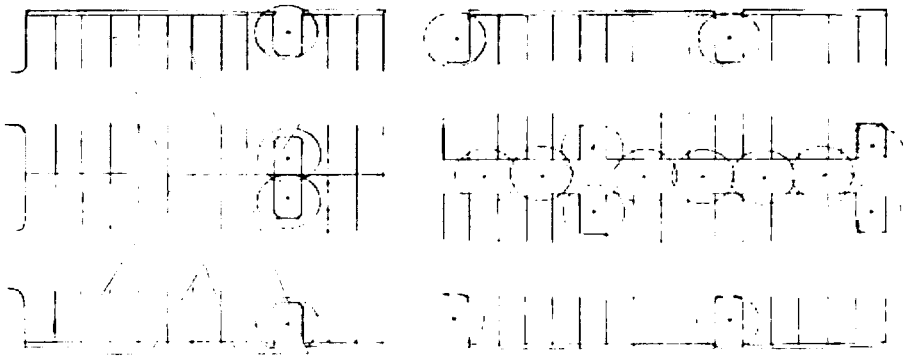
10. Parking and Pedestrian Systems
   a. Pedestrian systems shall be clearly defined and differentiated from parking and driveways with different surface texture and/or color.
   b. Pedestrian systems shall connect the pedestrian system along the public right of way to the main entrance of the building.
   c. Parking areas, including temporary parking for fueling, drive-through areas and similar uses shall be screened from public rights of way with hedges, low screen walls, earth berms or other landscaping.



PARKING LOT SCREENING



d. Planted islands large enough to accommodate trees and low shrubs shall be located at the ends of parking rows, and between opposing rows of parked cars.



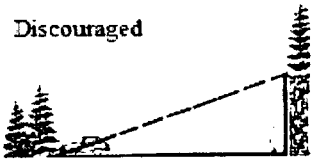
Unacceptable

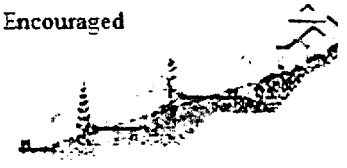
Acceptable landscaping between opposing rows of parked cars

e. Landscape islands within parking areas shall be arranged to protect in place significant native trees over six (6) inches in diameter. Where groves of native trees need to be cleared for parking areas, trees shall be retained within the setback areas of the site and within landscape islands at various locations in the interior of the parking areas.

11. Topography

a. The topography of the existing site shall be strongly considered in the design of the proposed project. Extensive cutting and/or filling is discouraged. The intended result at completion is for a "natural" looking improvement.





B. Multifamily Residential Development – The provisions of section A above shall govern.

C. Industrial Districts – (Reserved for future use)

D. Green Valley Redevelopment Area - The provisions of section 15-02-013F shall govern all properties located within the GVRA Design Review Area as defined by Exhibit # 3 of that section per Ordinance # 645.

E. Government Properties and Buildings, Public Utilities – The provisions of section A above shall govern.

Exhibit B
to Resolution 2410

15-02-013: Special Plan District - Green Valley Redevelopment Area

F. Design Review:

1. For Purpose, Intent, Applicability, Exemptions, Application, Review, and Appeals, see Section 15-02-014 (Design Review Overlay District).

~~1. Purpose & Intent~~

~~The purpose of this section is to provide design standards for commercial and residential development that provide an aesthetically pleasing business and residential environment. The intent of this section is to provide for development which is appropriately designed to accommodate pedestrian and bicycle traffic, as well as, help to preserve the historical building and development styles.~~

~~2. Applicability~~

~~This section shall be applicable to that area of the Green Valley Redevelopment Area as depicted in Exhibit #3. These regulations shall apply to the following activities.~~

~~a. All new building construction~~
~~b. Modifications to existing buildings~~
~~c. Modifications to signage or new signage~~
~~d. All outside display or storage areas~~

~~3. Exemptions~~

~~The provisions of this section shall not apply to the following activities.~~

~~a. Maintenance of the exterior of an existing structure such as repainting, re-roofing or residing where similar materials and colors are used~~
~~b. Interior remodeling~~
~~c. Existing nonconforming aspects of a building or site not addressed in an application for a design review permit~~

~~4. Application Procedures~~

~~Applicable development shall be required to submit seven (7) packets with the following information for design review.~~

~~a. Site Plan that provides the following.~~
~~(1) Pedestrian & vehicular circulation~~
~~(2) Building floor plans showing orientation of windows & doors~~
~~(3) Location and description of signage~~
~~(4) Landscaping (location and type)~~
~~(5) Exterior lighting~~
~~(6) Fences, walls, surface textures~~
~~b. Written Narrative which provides the following.~~
~~(1) Consideration of impact to surrounding buildings~~

~~(2) Photographs of the site and immediate surrounding properties~~
~~(3) The proposed use of the property~~
~~c. Building Elevations which provide the following:~~
~~(1) Facade treatment~~
~~(2) Architectural design~~
~~(3) Building height~~
~~(4) Color board~~
~~(5) Building materials~~
~~(6) Design detail for windows and doors~~
~~d. Design Review Application Checklist~~

~~5. Review Procedures~~
~~Upon submittal of a completed Application, the Design Review Board shall review and approve or disapprove such Application unless such Application requests a Minor Change. For Minor Changes the Community Development Director shall review and approve or disapprove such Application. Minor Changes shall mean any of the following: (i) any and all resurfacing of existing vertical structures, (ii) all signs that are otherwise in compliance with this Code, (iii) a building or vertical structure that (1) is an addition or accessory structure to an existing building and does not exceed the lesser of 25% of the existing building floor area or five thousand (5,000) square feet and (2) is complimentary with surrounding properties as well as the existing building, or (iv) an addition or accessory building that does not substantially or detrimentally alter the appearance of the site as seen from off-site.~~

2. Review Criteria
~~The following criteria shall be used in reviewing the application:~~
a. Site Layout:
(1) Orientation & location of buildings and landscaped areas in relation to physical characteristics of the site, neighborhood character, and the appearance and harmony of adjacent buildings
(2) The comfort and safety of the proposed pedestrian system
b. Architectural Character:
(1) Suitability of the building for its intended use
(2) The consistency of the applications of the design with approved design guidelines
(3) The compatibility of the character of the design with adjacent structures and the intent of these regulations
(4) Preservation of historical structures
c. Landscaping:
(1) The location, height and material of walls, fences, hedges, trees, and xeriscape to ensure harmony with the overall atmosphere and ambiance of the area and the intent of these regulations

(2) The planting of groundcover to prevent dust and erosion
(3) The preservation of healthy trees
(4) Open, pedestrian friendly landscaping

d. Outdoor Signage:
The number, location, color, size, lighting, and landscaping of outdoor advertising signs in relation to pedestrian and vehicular traffic and appearance and harmony with the existing adjacent structures, and the intent of these regulations

e. Overall Compliance with Development Standards:
The Design Review Board or the Community Development Director, on a case by case basis, may make exceptions to Section 3~~7~~, Development Standards due to unique characteristics of the site or economic hardship to the applicant.

~~6. Appeal Procedure:~~

~~a. Any person aggrieved by a decision of the Community Development Director to approve or disapprove a Design Review application may file a letter of appeal to the Green Valley Redevelopment Area Committee within 30 calendar days of the decision. If a decision of the Community Development Director is appealed, the Green Valley Redevelopment Area Committee shall conduct a hearing as soon as is reasonably practical. The Green Valley Redevelopment Area Committee may reverse, affirm or modify the decision of the Community Development Director following the conclusion of the hearing.~~

~~b. Any person aggrieved by a decision of the Green Valley Redevelopment Area Committee reversing, affirming, or modifying the decision of the Community Development Director may file a letter of appeal to the Council within 30 calendar days of the date of the decision of the Green Valley Redevelopment Area Committee. If a decision of the Green Valley Redevelopment Area Committee is appealed, the Council shall conduct a public hearing as soon as is reasonably practicable in accordance with provisions of the Arizona Revised Statutes pertaining to requirements for public hearings. The Council may reverse, affirm or modify the decision of the Green Valley Redevelopment Area Committee following the conclusion of the public hearing.~~

3~~7~~. Development Standards:

a. Pedestrian and Vehicular Circulation
(1) Circulation patterns shall be obvious and simple. All likely pedestrian routes should be considered in the design phase to eliminate "short cuts" that damage landscaped area
(2) Circulation systems shall avoid conflicts between vehicular, bicycle and pedestrian traffic.

(3) New driveways should be sited away from or immediately opposite street intersections.

(4) Where pedestrian routes cross vehicular routes the following shall be provided: a change in grade, materials, textures, or colors.

(5) Pedestrian systems shall be provided to the front entrance.

(6) Bicycle parking facilities may be substituted for automobile parking spaces required at a ratio of five (5) bicycle spaces for one required vehicle parking space. A maximum of 5% of the total required parking spaces may be reduced.

(7) Bicycle parking facilities shall include provisions for locking of bicycle in secure racks. Bicycle spaces shall be as convenient as the most convenient auto space.

b. Building Setbacks

(1) Buildings shall be placed on the front property line except where buildings on adjoining lots have larger setbacks. Where adjoining buildings have a larger setback, the required setback shall be the average setback for the adjoining buildings.

(2) Zero front setbacks are required between McLane Road and the proposed Westerly Street extension on Main Street.

(3) Where no side setback is provided wall construction must be 2 hour fire rated, and the roof must not drain onto adjoining property.

(4) Rear setback is not required except when the adjoining property is residential. Where this occurs a case by case review will determine appropriate setbacks that are compatible with the adjoining properties.

(5) Overhead structures such as porches and balconies shall be placed on the front property line except where adjoining structures have larger front yards.

c. Parking Facilities

Parking facilities shall be located at the rear of the property where feasible, and must be landscaped and screened. Parking shall not be provided between the public sidewalk and the front of the building.

d. Multiple Buildings

Multiple buildings for the same project shall be designed to create a cohesive visual relationship between buildings.

e. Driveways

(1) Shared driveways are encouraged

(2) There shall be a maximum of one driveway per lot or parcel except where the lot has more than one hundred (100) feet of frontage, where additional driveways may be considered.

f. Structural Design

(1) Architectural Features:

(a) Architectural design shall be compatible with the character of the area. Design compatibility shall include complimentary building style, form, size, color, and materials.

(b) Diversity of architectural design shall be encouraged utilizing the preferred architectural designs in the appendix "A".

(c) Detail is required at all doorways and around windows that front on the street or visible side walls.

(d) Rough sawn wood reflecting "pioneer" look is encouraged.

(2) Building Materials:

(a) The preferred building materials include wood, stone, brick, and adobe. Stucco and synthetic materials may be considered.

(b) Metal buildings are permitted if they have a facade composed of appropriate building materials as specified in item (1) above on all visible facades.

(3) Building Colors:

Exterior colors shall be selected from the color board, Historic Colors of America. Trim and body colors shall be complimentary.

(4) Building Height:

a. Buildings fronting on Main Street within the historic study area shall not exceed two stories nor a height of thirty-two (32) feet above grade.

b. All other buildings shall be subject to the restrictions as set forth in section 15-02-003 A.1.b.

(5) Roof Design:

(a) Approved roof materials include galvanized and colored metal, or dimensional asphalt shingles. Noncombustible wood shake or composite material will be reviewed on a case by case basis. No wood shingles are permitted due to fire hazard.

(b) Only gabled, hipped, front sloped (shed), or back sloped roofs with boomtown facades are permitted.

(6) Facade Treatment:

(a) In the areas of restoration/rehabilitation concealing the original facade should be avoided.

(b) Storefront restoration shall return the façade to its original character as much as is reasonably possible and appropriate and meets design review requirements.

(c) Reflective or mirrored glass is prohibited. Tinted glass shall comply with Arizona Standards of 30% maximum reduction of transparency.

(d) A minimum of 35% of the front first floor of the building shall be windows or doors.

(e) No new building or remodeling of an existing building shall use mill finished aluminum windows or door frames.

(f) Glass block windows visible from public walk ways are prohibited.

(g) Where space exists between adjacent buildings, this area shall be landscaped or screened from public view.

(7) Side Walls:

(a) Blank or solid walls or wall sections shall be limited to prevent the disruption of existing architectural patterns and to discourage an undesired street environment.

(b) Side facades, if visible from public streets or rights of way or adjacent property, should be carefully designed with similar detailing and should be compatible with the principle facade of the building.

(c) Visible blank or solid walls will be limited to no more than a 20 foot section of wall without required breaks or other changes.

(8) Signage:

(a) Signs shall conform to the adopted UDC, except as provided in this section.

(b) No roof sign shall be permitted except where significant grade change exists from the building site to the roadway.

(c) Signs may be placed on the Boomtown frontispiece.

(d) Portable freestanding signs are permitted on Main Street. These signs must not exceed three (3) feet in height, six (6) square feet on each face, and must not obstruct pedestrian ways or cause line of sight problems. Only one per parcel is allowable.

(e) Freestanding signs shall not exceed sixteen (16) square feet, and must be low profile.

(f) Colors must be used from the approved color board.

(g) Signs must be properly maintained.

(h) Signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting.

(i) Signs should not be in visual competition with each other.

(9) Lighting:

(a) The lighting plan will conform to the adopted UDC regulations. Colored lighting is allowed but shall not spill over onto adjacent properties, nor be the primary lighting theme, nor contain moving or streaming lights or components.

(b) Lighting fixtures shall be historically appropriate to the area.

(10) Utility Areas:

(a) Mechanical equipment shall be screened and sound attenuated, using approved building materials. Preferred location is the rear of the building.

(b) Utility areas, such as trash receptacles, storage areas, service yards, and loading/unloading areas, shall be screened from public view with approved building materials.

(11) Landscaping

(a) Landscaping shall soften the visual appearance of the site and provide a pedestrian friendly environment.

(b) Any planting within the rights of way shall not create a line of sight nuisance, or be a nuisance to pedestrian and vehicular traffic in any way.

(c) All undeveloped areas, within public view, shall be landscaped.

(d) Use of deciduous shrubs and trees as shown in the Town of Payson plant list shall be used.

(e) Planter boxes are encouraged for flowers.

(12) Hard Scape

(a) This includes colors, textures, and materials selected for walkways, patios, and other ground plane enhancements.

(b) Materials shall not impede accessibility to those with a disability.

(c) The texture and color of hardscape should clearly differentiate between driveways, parking facilities, and those areas used by bicyclists or pedestrians.

(d) Stone, brick, colored concrete, pavers, covered boardwalks, and concrete finishes are acceptable. Synthetic materials may be considered.

(13) Street Furniture

(a) Street furniture shall be of design and character consistent with municipal street scape elements.

(b) Plastic elements are not permitted.

(14) Fences and Walls

When adding fences and walls, the building materials shall comply with the approved building materials in this ordinance.

(15) Overhead Structures

(a) Overhead structures are required on the façade of the ground floor.

(b) A minimum of seven (7) feet vertical clearance is required for overhead structures.

(c) Overhead structures are devices installed on the building facade or freestanding to provide shade and protection to pedestrian areas and display windows. This can include porches, colonnades, trellises, pergolas, canopies, awnings and recessed doorways.

4. In the event of a conflict between section 2 and section 3 above, the provisions of section 3 shall govern.