ORDINANCE NO. 801

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE TOWN'S DESIGN REVIEW GUIDELINES BY ADDING ARCHITECTURAL DESIGN GUIDELINES, REGULATIONS, AND DEVELOPMENT REQUIREMENTS FOR INDUSTRIAL DISTRICTS, M1 AND M2.
(INDUSTRIAL DISTRICT DESIGN REVIEW)

WHEREAS, on April 19, 2007, the Payson Town Council approved Ordinance 713 creating the Town's Design Review Board ("the Board"); and

WHEREAS, the Board was charged with reviewing the Town's Design Review Guidelines ("Guidelines") and making recommendations for changes, amendments, deletions, or additions to the Guidelines; and

WHEREAS, on December 11, 2008, the Council Approved Ordinance 746 which added Section 15-02-014, Design Review Overlay District (commonly referred to as the Payson Design Review Manual) to Payson's Unified Development Code; and

WHEREAS, Part IV, subsection (C) of the Payson Design Review Manual is entitled "Industrial Districts" and was reserved for future use; and

WHEREAS, on January 11, 2011, the Board culminated months of review and voted to recommend amendments to the Guidelines, specifically the addition of design review guidelines for Industrial Districts, M1 and M2 (Part IV, subsection (C)) ("the Amendments"); and

WHEREAS, on February 14, 2010, the Planning and Zoning Commission held a Public Hearing on the Amendments and following such Public Hearing recommended approval of the Amendments; and

WHEREAS, on March 3, 2011, the Payson Town Council conducted a public hearing on the Amendments; and

WHEREAS, the Town finds that maintaining the aesthetic quality of the industrial areas of the Town increases property values, increases economic development and creates financial benefits for the Town's property owners; and

WHEREAS, the Town finds that the Amendments are necessary to regulate, maintain, and promote the aesthetic quality of the Town; and

WHEREAS, it is the desire of the Mayor and Common Council to amend the Code of the Town of Payson by amending Section 15-02-014, Part IV, subsection (C),

Prepared by Town of Payson Legal Department

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FIRST READING AND PUBLIC HEARING

SECOND READING AND PUBLIC HEARING

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

Section 1. That the amendment to Section 15-02-014, Part IV, subsection (C) of Chapter 154 (the Unified Development Code) of the Code of the Town of Payson is hereby amended, and as amended shall read as set forth in Exhibit A attached hereto.

Section 2. If any section, subsection, or portion of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Mayor and Common Council of the Town of Payson declares that it would have adopted this Ordinance and each section, subsection, or portion thereof despite the fact that any one or more sections, subsections, or portions would be declared invalid or unconstitutional.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2011, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

EXHIBIT A
OF
ORDINANCE 801

15-02-014, PART IV

C. Industrial Districts - ~~(reserved for future use)~~ (M1, M2)

Architectural Character

1. Building Style
Step downs in roof ridge lines and wall offsets are encouraged to add interest to the building façade and to create an attractive building massing.

2. Materials
Building materials may include; wood, stone, faux wood, faux stone, textured architectural concrete masonry, stucco, and metal buildings. Other materials will be considered when integral with the business's products.

3. Roofs
Metal roofs (with non-reflective/low reflectance finishes), concrete faux slate, and concrete faux wood shingles in natural colors, and architectural fire resistant asphalt composition shingles are acceptable. Light colored roofs are not allowed.

4. Windows and Doors
Mill finish aluminum frame work is not allowed.

5. Signage
   a. Signs shall be limited to wall or building mounted and/or freestanding low profile signage only.
   b. Sign illumination shall be dark-sky compliant.
   c. All freestanding low profile 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 that the material does not transmit light from the internal illumination source.)

6. Colors
   a. Colors utilized for all structures, including visible roof surfaces and non-copy areas of signage, shall have a light reflectance value of 40% 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. Properties within the airport, properties located along Town designated airplane taxiways, and uses of buildings that are unduly restricted by the application of this provision may be granted relief from this provision by the Design Review Board or Community Development Director as applicable.
   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
   "Dark Sky", full-cutoff fixtures that shield the source of illumination are required.

9. Fences, walls, and equipment screening
   No additional requirements.

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. 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.
   c. 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.
   d. 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.