



City Center Design Criteria

NORTH LOGAN CITY CENTER
MASTER PLAN AND DESIGN CRITERIA



Purpose and Objectives

The purpose of the City Center Design Criteria is to establish the North Logan City Center as a model of excellence for site planning, landscape design and architectural design. The quality of the design provides a strong foundation to structure the City Center.

Approach

The design standards and guidelines for the North Logan City Center will have the following structure:

Intent

Intent statements are provided to define the goals that the standards and guidelines are created to achieve. In circumstances where the appropriateness or applicability of a standard or guideline is in question or under negotiation, the intent statement will provide additional direction.

Design Standard

Design standards are objective criteria that provide specific direction based on the stated intent. Standards address issues that are considered critical to achieving the stated intent. Standards use the term

“shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- The alternative better achieves the stated intent.
- The intent that the standard was created to address will not be achieved by application of the standard in this particular circumstance.
- The achievement of the stated intent will be improved by not applying this standard.
- Unique site factors make the standard impractical or cost prohibitive.

Design Guidelines

Design guidelines provide further consideration to promote the goals defined by the intent statement. Guidelines use the term “may” or “should” because they are considered relevant to achieving the stated intent and will be pertinent to the review process, but will not be required for approval. Guidelines will, however, be strongly considered when there is a request to waive a referenced standard.





The sidewalk becomes the meeting place of the City Center - landscape and paving combine to make a welcoming space



Buildings face the street with entrances opening out onto the sidewalk



Corner architecture is crucial to establishing a sense of place and identity



Recognizable building entrances and entry treatments increase wayfinding ability in urban environments

Urban Design Vision

The vision for the North Logan City Center is drawn from the ideas of the community members and leaders themselves. During a two day visioning charrette, attendees were asked to brainstorm what a future city center might look like. The overall concept relates to an active moderately dense village or town center that is both “Timeless” and “Traditional” in character, interpreting architectural themes and building massing from existing precedents in Cache Valley, greater Utah, and the Inter-Mountain west.

Additionally, the urban design of the North Logan City Center must be forward looking in appearance and execution - an attractive and community-oriented place for generations to come. As such, the City Center will incorporate the latest proven thinking on sustainability, technology, and what makes a good place for people.

Ray Oldenburg, in his book “The Great Good Place”, describes what makes up great gathering places that serve as the heartbeat of a community. Designated as the “third place” (other than home and work) - bookstores, cafes, hair salons, post offices, etc, all serve as the “hangout” of a community where social interaction and innovation occur. The North Logan City Center will strive to be a collection of those “great good places”.

Finally, the North Logan City center will serve as the business card of the city - a place that attracts investment, jobs, people and innovation to serve as a catalyst for the future prosperity of the community. The city center will be a destination throughout the year and a juxtaposition to the sprawling characterless development occurring elsewhere in the valley.

Building Orientation, Placement and Setback

Intent

Building location defines and contains the street space. It concentrates and reinforces pedestrian activity and creates a sense of place. Building height and setback should be uniform to spatially define the street. Adequate space between structures and public spaces accommodates associated activities in a human-scaled environment.

Standards

- Primary building facades shall be parallel to adjacent streets, except when creating public plazas or gathering spaces of special significance. Where the street form is circular or curvilinear, primary building facades should be concentric with the street.
- Large parcels greater than one acre shall provide for internal site circulation that route pedestrians to a main entrance on the most active street.
- Large parcels which contain mid-block buildings shall orient the main face of the building on a plaza or other pedestrian oriented public space.
- Ground floor tenants or residential units shall have entrances oriented to adjacent streets or pedestrian paths rather than interior halls, courts, or corridors.
- Buildings shall be built to a “build-to” setback line that sites buildings at the street, increasing visibility and fostering a pedestrian environment.

Guidelines

- Use building orientation and geometries to maximize passive solar orientation where possible.
- Ground floor uses should be suitable for transparent store fronts.
- Uses which require more visual privacy, such as medical offices should be located on less active streets.

Entry Location & Treatment

Intent

Primary entries of each building should have a clear relationship to the street and pedestrian realm. Buildings with an orientation parallel to the street help to define the pedestrian zone and bring life to the street. Main entrances should be recognizable for pedestrian wayfinding.

Standards

- Main entrances shall orient toward public streets.
- Walkways and plazas shall be linked to main entrances.
- Corner treatments (minimum height of 25 feet within 20 feet of intersections) shall be used at main streets.
- Corner entries shall help identify the area by making a strong statement at the intersection.

Guidelines

- Architectural features such as towers or cupolas are encouraged as corner treatments.
- Functional entrances should occur every 50 feet or less where possible.

Connecting Walkways

Intent

To provide a network of pedestrian paths on larger projects that link primary building entries to other building entries within the project, the public street and parking areas.

Standards

- Connecting walkways shall link the street with each primary entry that is not located adjacent to the public street.
- Landscaping shall be provided to distinguish the walkways from surrounding parking lots.

Guidelines

- Visual linkage between street and entry should be emphasized.

Shared and Private Outdoor Space

Intent

To ensure that a certain amount of land on all parcels with a residential component be set aside as usable open space for residents and visitors. Shared open spaces are not required for mixed-use buildings.

Standards

- Minimum private usable open space for Residential: 36 square feet per unit.
- Porches, stoops, balconies, and landscaping within setbacks may count towards this requirement. They may be covered or uncovered, but not enclosed.
- Multifamily - Minimum shared open space for Residential: 200 square feet per unit up to maximum lot requirement

Sidewalk Cafes

Intent

Inviting restaurant activity outside onto the sidewalk in an organized manner activates the public corridor and draws pedestrians to the city center.

Standards

- A sidewalk cafe may be located on the sidewalk immediately adjacent to the indoor restaurant.



A distinctive entrance opening onto a public space



Connecting walkways should be inviting and safe



Outdoor dining should not block pedestrian traffic



Street trees and ground planting create an attractive and welcoming environment



Banners and informational kiosks familiarize pedestrians to events and activities



Paving bands help the streetscape feel more cohesive when adjacent to varying architectural facades.



Site furnishing provide comfort and keep the streetscape clean

Streetscapes

Intent

The streetscapes in North Logan will benefit from the thoughtful mix of residential, office, retail and entertainment opportunities designed to create a walkable community. Active ground-floor uses will enhance the sense of community, promote walking, and provide citizens a place to connect with one another.

Street furniture, street trees, and other amenities are intended to unify the public rights-of-way with a unique character. Furnishings add variety and identity to the streetscape, and trees provide comfort for pedestrians and serve as a buffer to automobile traffic. Trees also serve as a method to mitigate the heat-island effect experienced in many urban areas.

Several typical streets are represented in the North Logan City Center, and typical sections have been provided in the City Center Master Plan chapter of this document. The character of each typical street is presented in the following portion “Road Cross Sections”.

Site Furnishings

Standards

- Site furnishings should be high quality, durable materials. Wood benches are not appropriate.
- Street lights and other amenities shall be clustered to minimize visual clutter in the streetscape, and shall be placed 2’-6” from the back of curb to define the edge of the pedestrian zone.
- Furnishings and amenities shall be of a consistent style and color throughout the North Logan City Center. Specify colors that have a semi-flat finish and are cool to the touch when in direct sunlight.
- Litter receptacles shall be placed near key activity nodes and a minimum of 6 feet from benches or seating areas. Provide 30-32 gallon receptacles with plastic liners.

- One ash urn shall be provided for every two trash cans and be placed at a minimum of 25 feet from any building entrance.
- Tree grates shall be installed in locations where street trees are planted within paved areas. The edge of the grate shall be within 6 inches of the back of curb.
- If appropriate, newspaper vending machines shall be placed in a manner consistent with the streetscape.
- Informational kiosks shall complement the character of the streetscape.
- Bike racks shall be installed on paved surfaces and in well-lighted areas. Provide a minimum clearance of 15 feet between racks and buildings.
- Sight triangles shall be protected at intersections and driveways.

Guidelines

- Pedestrian connections should be provided at a spacing of approximately 200’ or less, but no more than 450’.
- Furnishings color should complement sidewalk and plaza paving materials.
- Furnishings material should be of high quality, durable materials.
- High quality benches with backs should not exceed lengths of six to eight feet.
- Movable chairs and seating for sidewalk cafes are encouraged in public open spaces and sidewalk areas.
- Seating style should reflect and be compatible with street lighting fixtures.

Street Trees

Standards

- See Appendix A for the Recommended Plant Materials Matrix.

- Street trees shall be spaced 30 to 35 feet as measured from the center.
- The same species of tree shall be installed along both sides of any street, and placed at a consistent distance from the curb.
- Where there is a park strip between the sidewalk and back of curb, trees shall be centered in the strip. Where there is a park strip, lawn shall not be installed in areas less than 35 square feet, or less than 5 feet in width.
- Street trees, furnishings, and other amenities shall not block a 10' wide (minimum) clear pedestrian zone or make maintenance of a clear walking surface (such as snow removal) difficult.
- Street trees within districts shall be of the same species. Development and approval of a streetscape planting plan is required prior to installation.
- Trees shall be a minimum of 3" caliper, but a recommended 5" caliper at the time of installation.
- Trees shall be installed in tree grates in at-grade planters no less than 16 square feet. Where trees are installed in tree grates, a continuous tree trench should be used in order to provide the best possible conditions.
- Protection of existing trees and their root systems are required through the use of barricades and fencing.

Guidelines

- Where trees are installed in tree grates, a continuous tree trench should be used in order to provide the best possible conditions.

Paving Materials

Standards

- Specialty paving treatments shall be used to accent areas such as crosswalks, primary pedestrian corridors, plazas, courtyards, and other key pedestrian zones.

- Paving materials shall be high quality, durable materials. Colors and materials shall be approved by the Design Review Committee.
- Pavers should reduce reflected light and glare
- Pavers should be slip resistant

Guidelines

- Where utility lines are buried beneath paving areas, unit pavers such as brick or interlocking pavers should be used. This permits easy access, quick repair, and they can be reused.
- A paving band should be incorporated where paving material runs along a building face. The paving band will help the streetscape feel more cohesive, despite variation in architectural facades.

Transit Shelters

Standards

- Transit shelters shall be placed on paved surfaces.
- A minimum of 6 feet shall be provided between transit shelters and the face of the curb for pedestrian traffic.

Guidelines

- Modular transit shelters should be provided to adapt to different conditions.
- Transit shelters should be designed to resist local snow loads and wind conditions.



Durable transit shelters protect riders and provide information



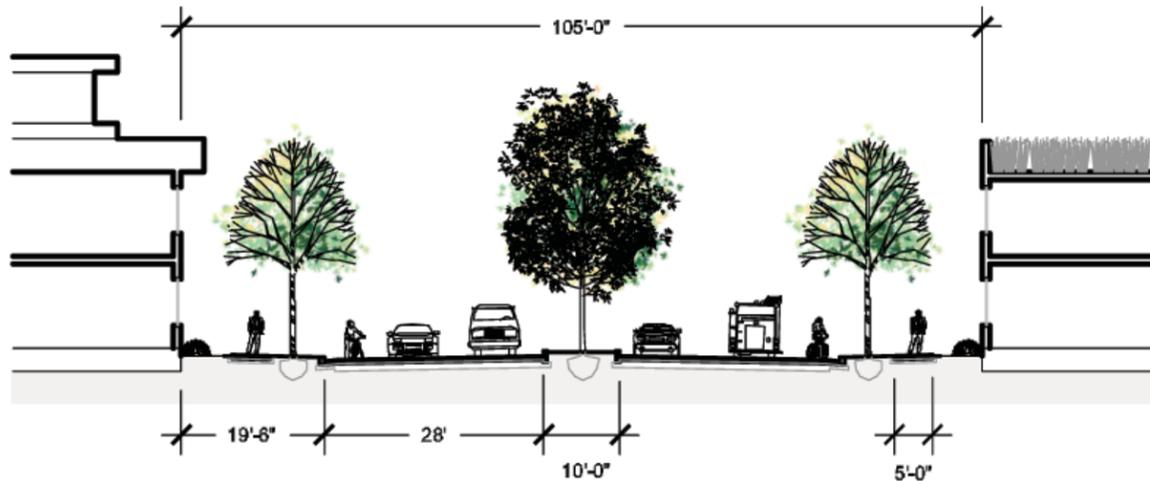
Bollards protect pedestrians and add character to the street



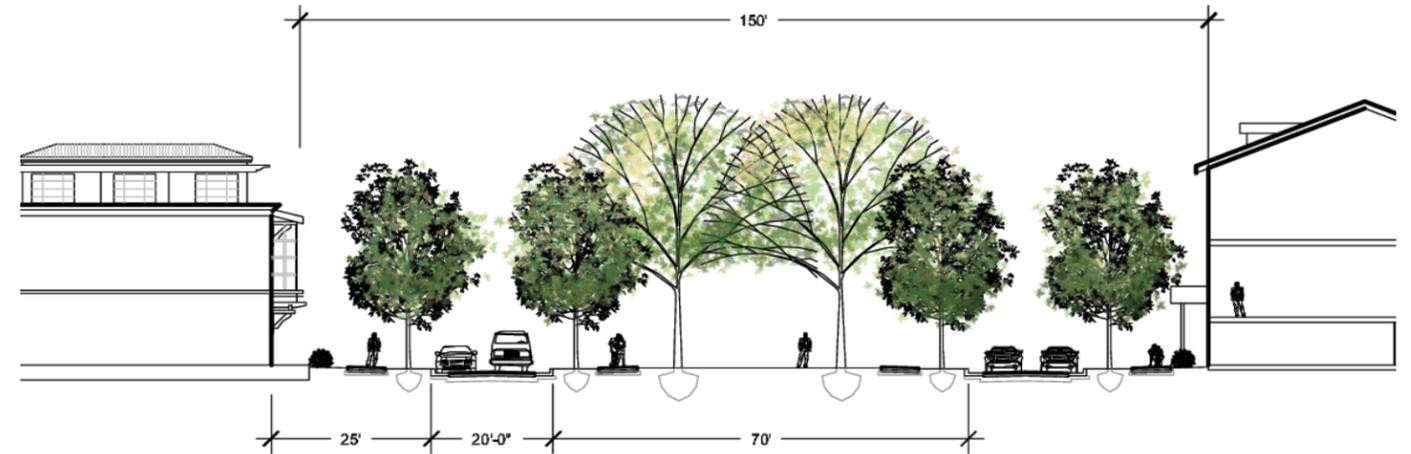
Newsstands should be unobtrusive and consistent with the overall character

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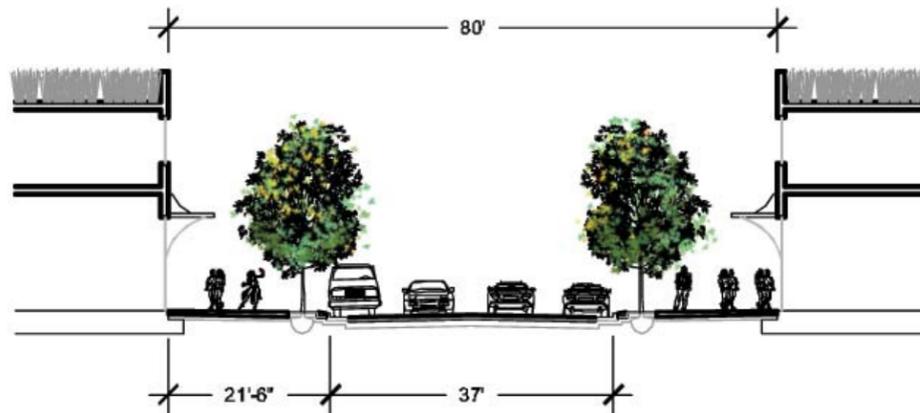
Urban Design



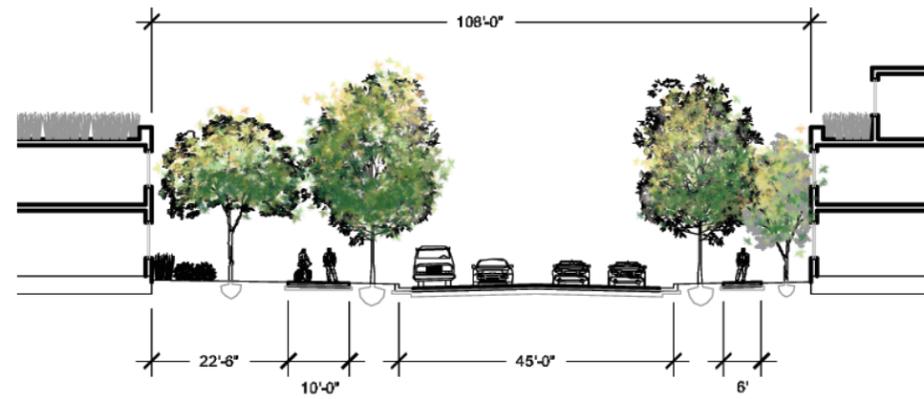
200 East: A 4 lane arterial with a central planted median and no commercial curb cuts to maintain through traffic flow.



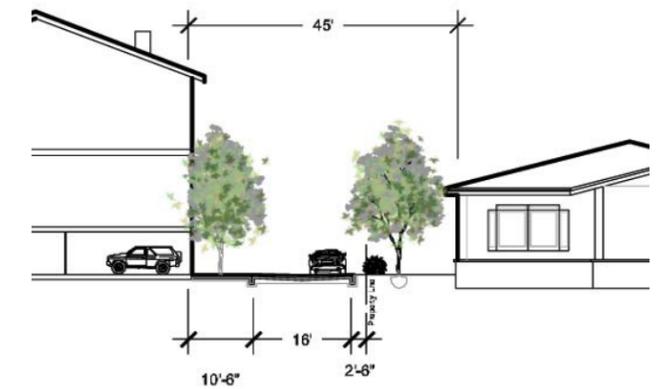
Typical Parkway: A local neighborhood street with one travel lane each way and parallel parking separated by a planted parkway.



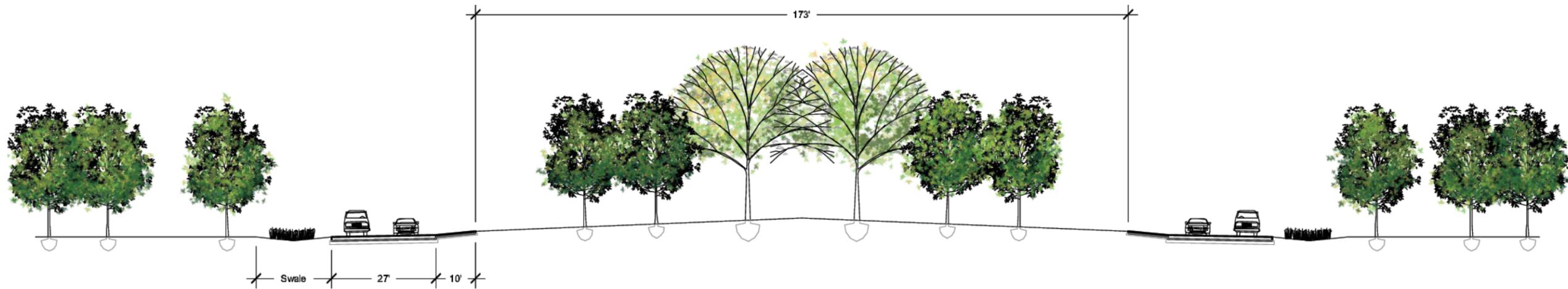
Typical Retail Street: A local street with 1 travel lane each way with parallel parking and generous sidewalks adjacent to retail.



1800 North: A higher traffic local connector with one travel lane each direction with on-street parking and a regional trail on the north side of the street.



Typical Alley: Alleys may serve as access for off-street residential parking and service access.



Typical Roundabout: The planned roundabouts in the City Center will serve as gateways

Road Cross Sections

1800 North

1800 North connects the Eastern neighborhoods of North Logan to the rest of Cache Valley. The street is planned to be two lanes with parallel parking on both sides. The street also accommodates a regional trail as well as an overhead power transmission line. Commercial and pad retail uses face 200 East.

200 East

200 East is planned to be a regional arterial. Accordingly, emphasis is on minimizing traffic disruptions, but also integrating the street with the city center. A planted median serves to minimize the effect of four travel lanes and also serves as a haven for pedestrians. Office uses face 200 East.

Neighborhood Streets

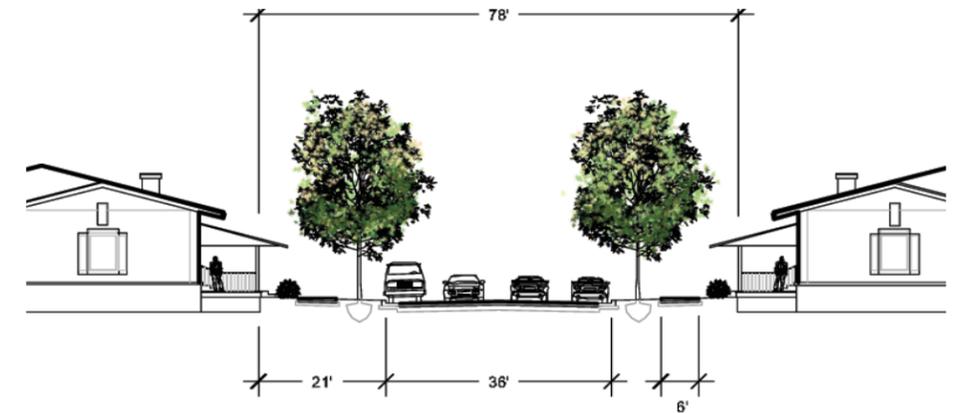
Neighborhood Streets are meant for local traffic and are sufficiently narrow to encourage lower speeds and a visual connection across the street.

Parkway Streets

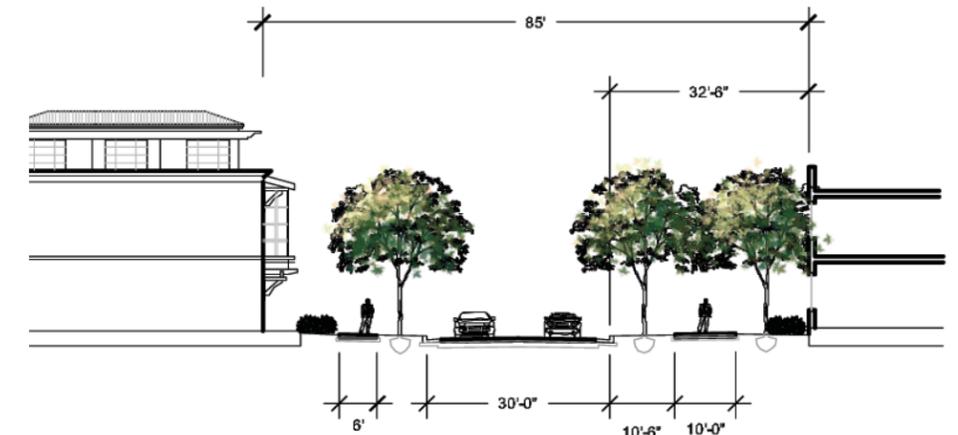
Parkway streets serve as pedestrian and vehicular connectors to the city center and terminate on the Village Green. The separated traffic lanes encourage lower speeds and the central green space can be utilized for recreation or festivals.

Retail Streets

Retail Streets in the city center are the most “urban” in nature, having paving and street furnishings, providing for on-street parallel parking and indicating a “place of privilege” for automobiles - emphasizing the pedestrian and access to local businesses.



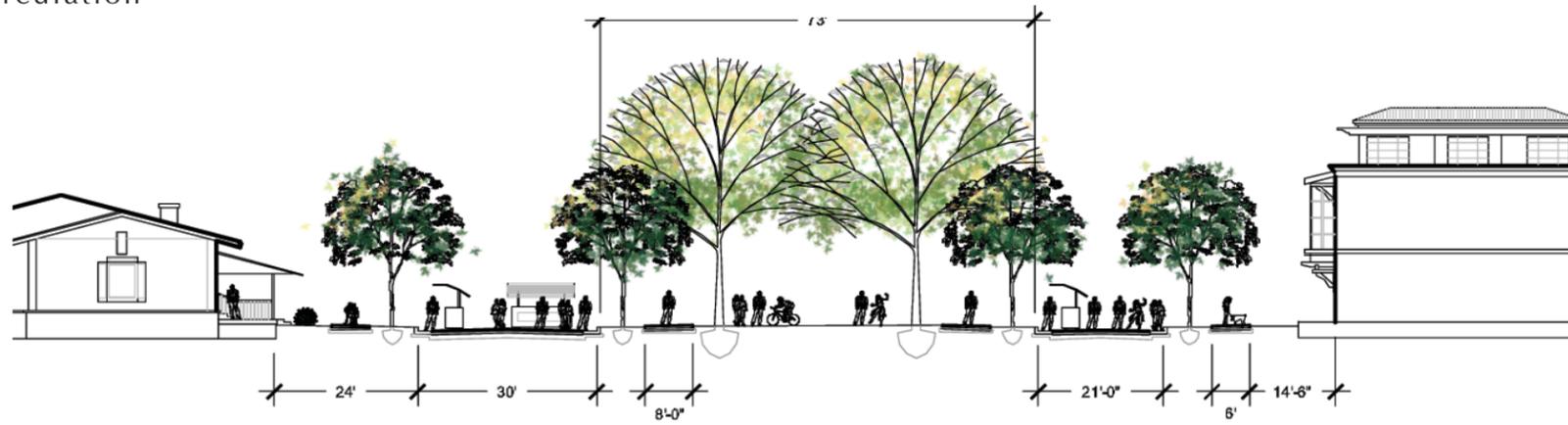
Typical Neighborhood Street: Single Family Residential



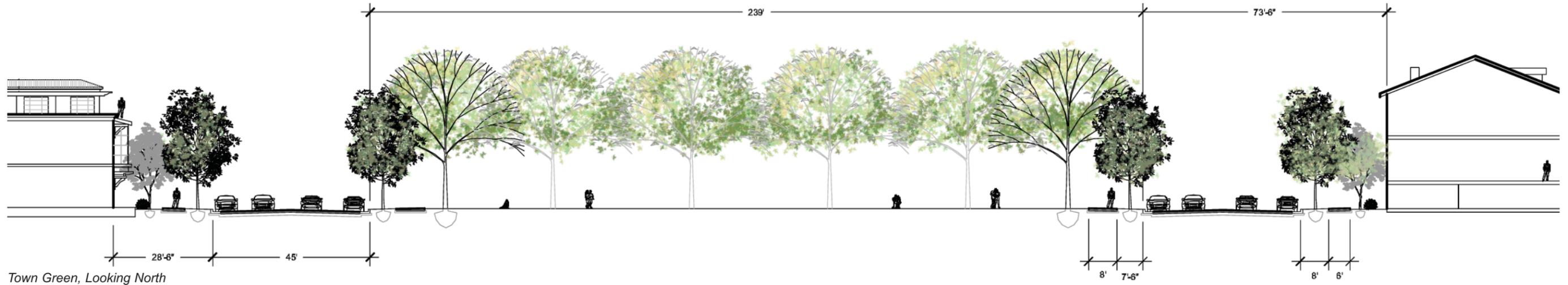
Typical Neighborhood Street: Multi-family / Mixed Use

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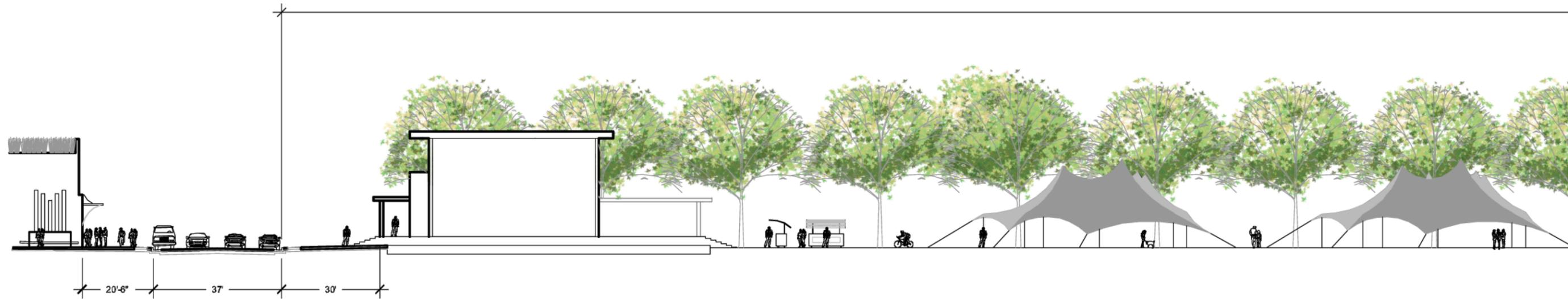
Circulation



Town Green Festival: The parkways leading to the Town Green can be closed off for special events and serve as a location for vendors.



Town Green, Looking North



Town Green, Looking West.

North Logan Town Green

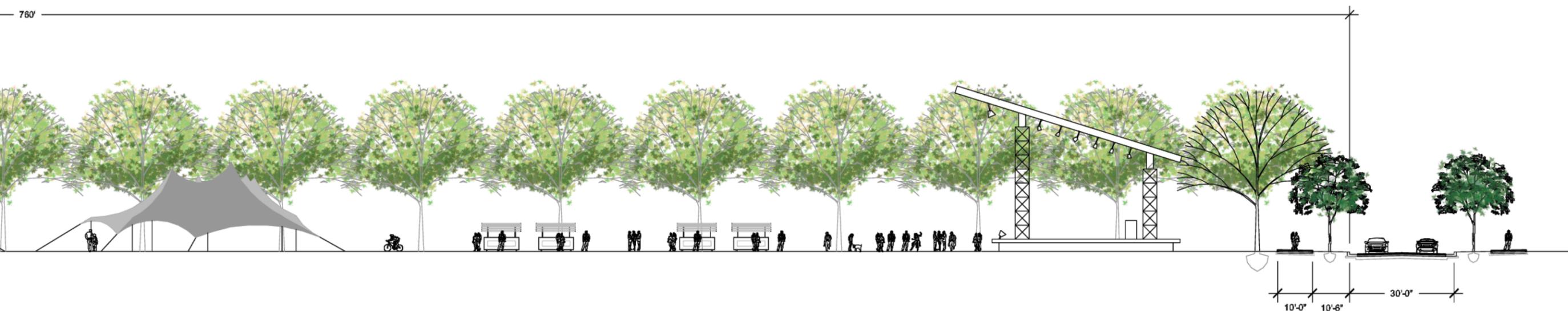
Town Green Streets

The Town Green has been sized to provide expansive space for the North Logan community, while at the same time, encouraging social interaction. A town green too large presents safety issues and feels dead due to vast unoccupied spaces the majority of the time. A town green too small limits the events that can happen.

The streets surrounding the Town Green and parkways are intended to be closed during community celebrations and festivals. This serves a variety of purposes:

- Increases the usable space.
- Provides for security and access control.
- Allows businesses to be connected to/sponsor festival activities.
- Provides a location for street vendors and equipment.
- Allows for circulation around the Town Green.

In a festival, the Town Green's size and shape can host a concert for 5000 people with additional room for services and vendors.





Street parking buffers pedestrians from traffic



Appropriate planting can help to blend parking into an urban setting



Trees reduce the heat island effects of parking fields

Access

Intent

To provide proper access to parking areas while maintaining good traffic flow and minimizing the intrusion of curb cuts in the streetscape.

Standards

- Wherever possible, curb cuts and driveways shall be shared or common between multiple projects.
- Curb cuts shall be aligned across the street.
- Driveways should be oriented perpendicular to the street.
- The distance from an intersection to a curb cut/driveway shall comply with North Logan City standards.
- Driveway lanes crossing a sidewalk shall be no wider than the minimum required per entry or exit lane.

Parking, Service and Utility

Parking Lots

Intent

To create parking lots that are functional, pleasant and convenient for users. To mitigate environmental effects of impervious surfaces, such as storm-water runoff (poor water quality, increased quantity) and heat island effect.

Standards

- Parking lots shall comply with North Logan City General Plan/ordinances (confirm).

- Parking lots shall provide for pedestrian circulation and access from the interior of parking areas to adjacent buildings or open spaces.
- LEED™: Provide shade (within five years) and/or use light-colored/high albedo materials and/or open grid pavement for at least 30% of the site's non-roof surfaces, including parking lots/walkways, plazas, etc.
- The Urban Land Institute's Shared Parking Standards, or equivalent, shall be used to calculate the total number of shared parking spaces.

Guidelines

- Porous pavement should be installed where possible.
- All storm water should be retained and infiltrated on site.
- Space should be provided for winter snow storage.

Parking - Required Dimensions

Intent

To accommodate the full range of expected vehicles while minimizing the overall size of parking areas.

- Parking stalls shall have the following minimum dimensions:
 - Stall Width = 9 feet
 - Stall Length = 18 feet
 - Backup/Drive Lane = 24 feet
 - Dimension increases of more than 25% require approval of the Manager of Design Review.
- Accessible parking stalls shall comply with ADA standards.
- Site distance triangles shall be maintained per North Logan City standards.

Parking - Special Programs

Intent

To create incentives that promote sustainable transportation options.

Guidelines

- LEEDTM High Occupancy Vehicles: Provide preferred parking for carpools capable of serving 5% of the building occupants.
- LEEDTM Bicycle Parking: Provide facilities for a minimum of 5% of all regular building occupants in a secure, weather-protected, highly visible location.

Parking Structures

Intent

To promote the use of parking structures while minimizing any negative visual and physical aspects of a parking structure. Structured parking may be below and/or above grade.

Standards

- Parking structures, where utilized, shall be compatible in massing, scale and materials with the buildings they support or surround.
- Parking structures should utilize materials and architectural detailing found in the primary development being served.
- Parking structures shall be designed to conceal the view of all parked cars and internal light sources from adjacent public right-of-way or open space for the full height of the structure.

- Facade openings that face any public right-of-way or open space shall be vertically and horizontally aligned and the floors fronting on such facades shall be level.

Guidelines

- Landscape material, such as vines and/or planters can be incorporated to soften the edges of parking structures.

Service Areas

Intent

To reduce the visual and functional impact of service areas on public spaces.

Standards

- Service access shall be located away from primary building frontages.
- Service, recycling and delivery areas shall be located away or buffered from the primary public access points. Buffering from public view may be accomplished with berms, landscape material (mature within two years), walls, etc. Avoid using blank walls and/or solid fences.
- Adequate loading and maneuvering space for trucks and other service vehicles shall be provided.
- Service areas shall be shared or co-located with adjacent buildings where possible.
- Dumpsters, recycling bins, etc., shall be contained within solid, architecturally appropriate, non-chain link enclosures.



A rich vocabulary of street paving and planting soften the effect of cars



Bulb-outs decrease the distance pedestrians take to cross the street and slow traffic



The agricultural history of northern Utah is an important influence on modern architectural forms.

Architecture Vision

The character of North Logan is of a strong western farming community with traditional architectural forms. The central guiding principal for design and development within North Logan is that the architecture should preserve and strengthen the character of the existing town and its neighborhoods, creating a compatible character in newly developed areas. The primary architectural intent is to be “Timeless Traditional”. It is not the intention of the Design Guidelines to promote “historical reproductions” of any existing architectural style or building type. Developers and designers are free to explore new ideas, forms and materials and to seek project design approval through the process outlined in this document. It is the intent of the Design Guidelines that the designers and developers take time to understand the patterns inherent in the existing architectural character of North Logan and design new structures that relate to the existing context without impeding innovation, and projects. It is expected that the new designs will strengthen and enhance the existing architectural patterns.

Architectural Pattern

An architectural pattern is any unique organization of elements which can be repeated. For instance a pattern could be how close a building is to the street or to the adjacent building, or the way that a window and door openings are organized in the facade of a building. It could also be the predominant slope and shapes of roofs in a neighborhood, or what type of materials are present and how they are used. The totality of all the patterns in an area describe and determine its architectural character.

Basic Principles

Building Orientation: Entrances to buildings or building complexes shall face onto or be clearly visible from a public street.

Building Massing: The massing, or three dimensional form, of larger buildings should be broken into smaller components that more readily relate to the human scale. Building massing should generally conform to buildings in the surrounding vicinity.

Building Components: A building shall have three distinct components that establish a human scale and promote a relationship to people using the building. A building shall have a base, a middle and a top, which can be achieved for any architectural style or building type.

Facade Composition: The design of building facades shall incorporate elements that help to break up long, undifferentiated walls or sides of buildings and facilitate a relationship with the building’s users.

Relationship to the Human Form: Building facades that are visible from public streets shall incorporate design features and architectural elements that relate to the scale of the pedestrian.

Building Typologies

This document covers five building typologies:

- Commercial
- Single and Multi-Family Residential
- Mixed-Use
- Industrial and Office Buildings
- Public and Institutional

Commercial Buildings

The standards and guidelines in this section give design guidance for the architectural components of all commercial development in North Logan City.

Building Scale

Standard

- Buildings shall be architecturally subdivided into horizontal increments at both the ground floor and the upper stories.

Guidelines

- Large building volumes should be broken into a number of smaller components both vertically and horizontally to decrease its apparent mass and volume, and thus reduce its visual impact.
- Reducing the visual impact of mass can be accomplished by creating building insets or projections, stepping back upper floors and varying the height of the roof line.
- Changes in vertical mass should be used in an architecturally appropriate way to add interest and reduce the appearance of building height and bulk.
 - Buildings should have a base that relates to the human scale.
 - The appearance of mass should be broken up through the use of changes in material and color especially larger buildings with large store fronts.
 - Moldings or cornices should be provided to accentuate various floor levels.

Facade

Standard

- Main building entries shall be accented with strong architectural definition.
- Buildings shall have a clearly defined base and roof edge so that the facade has a distinct base, middle and top at a scale that relates to an individual person.

Guidelines

- Larger commercial developments should break up storefronts through the use of various materials and colors.
- Building facades should be varied and articulated to add visual variety, distinctiveness and human scale.
- Design details for the top of a building, including cornice lines, parapets, eaves, brackets, fenestration and other detailing.
- Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, pilasters, columns, decorative lighting, alcoves, balconies and window boxes.
- Design details for the base of the building, shall include recessed entry areas, covered outdoor areas, alcoves and wainscoting of a contrasting material or color.
- Facade articulation should add three dimensional interest to the facade and not rely on “false” detailing. All detailing of the building facades should be integral to the architectural design and not tacked onto the surface. Facades without any openings or architectural interest are discouraged.
- Projecting elements such as awnings, trellises and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the facades and enhancing the senses of entry into the building.
- Decorative lighting fixtures, such as goose neck fixtures, are strongly encouraged creating a Street Level Interest. Lighting should generally be designed to include cut-offs to minimize the negative effects of lighting of the sky.

*Commercial building materials and color**Articulation and architectural definition on townhomes*



Varying window placement and articulation of roof lines add visual interest



Fenestration and cornice details on a infill commercial building

Roof Form

Standards

- The form, color and texture of the roof shall be an integral component of the building design.
- Parapet detailing delineating a strong roof line is encouraged.
- Flat or shallow pitched roofs shall have parapets or architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and microwave towers. Sections indicating site lines should be submitted for design review to indicate how roof-top equipment will be screened.

Guidelines

- Roofs should be compatible with the design character of the building.
- The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.
- False fronts, applied mansard forms and other artificial roof lines should be avoided.
- Roofs should be proportionate to building mass and incorporate horizontal bands, cornices, eaves and overhangs.



Entrances and fenestration on mixed-use buildings establish character.

Building Entrance and Fenestration

Standard

- Entrances shall draw focus to themselves with either taller masses above or volumes that protrude from the rest of the building surface.

Guidelines

- Providing shelter from the weather and shade through the use of awnings or overhangs is recommended. A projecting canopy or awning can be used to accomplish this goal. A recessed entry or bay in the facade will create the transitional spaces required between street and buildings.
- Buildings should include vertically proportioned facade openings with windows that have a greater height than width. Where glazed horizontal openings are used they should generally be divided with multiple groups of vertical windows. Exceptions may be appropriate where horizontal windows are consistent with the architectural style of the building.
- Tinted glass or applied films should not be permitted.
- Windows should maintain consistency in shape and location across the facade and be coordinated with facades of adjacent buildings. Unifying patterns should include a common window header line or sill line and aligned vertical center lines of windows and doors. The overall effect should create a harmonious pattern across the street wall.
- Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds or lintels, should be used to enhance openings and add additional relief. Window frames should be substantial, not flush against the walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows. Windows with awnings are encouraged.



A public building facing open space

Building Materials and Color

Standards

- A variety of building materials and combinations of materials should be utilized within an architectural theme.
- The number of different materials used on the exterior of a structure shall be limited to an appropriate and varied palette of materials.
- Genuine materials shall be utilized rather than simulated materials.
- Where simulated materials are used, they shall be used in keeping with the character and properties of the material being simulated.
- Use of accents materials, such as metal or wood shall be used on all facades of the building, not just the front of the building.
- Consistent architectural materials shall be used throughout the site to establish an integrated design theme.
- Exterior building colors shall be compatible with surrounding buildings.
- Primary colors and other bright colors can be used as accents to enliven the architecture, but shall be used sparingly. Use colors to enhance visual interest. Exterior building colors shall not become signs for the building tenant.

*Brick and steel panel facade***Single and Multi-Family Residential Buildings**

The standards and guidelines in this section give design guidance for the architectural components of all single and multi-family residential development in North Logan City.

Building Scale

Standard

- Open space areas between buildings shall be scaled to the size of the buildings so that the height of buildings does not overwhelm the adjacent space.

Guideline

- Building massing should be varied by employing a variety of techniques, such as recessed porches, varying window sizes and roof forms.

Facade

Standards

- Facades shall be designed to include entries, porches and other architectural elements that relate to the human scale.
- Residential entries shall be located on the front facade and shall directly access the sidewalk or street.

Guidelines

- Building design should not be limited to any particular style. However, it should generally be compatible with surrounding residential development.
- Additional architectural features should be used to create interesting articulated facades such as architectural trim with substantial depth and detail.

*Brick and lap siding**Multi-family which includes front porches**Multifamily and single family incorporated around open space*



Use of color and texture in residential



New residential in Georgia alludes to traditional forms through porch and roof design

Roof Form

Standards

- Flat roofs are generally discouraged unless part of a distinct architectural style. Flat or shallow pitched roofs should have architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and antennas. Sections indicating site lines should be submitted for design review to indicate how roof-top equipment will be screened.

Guidelines

- The form, color and texture of the roof should be an integral component of the building design.
- Roofs should be compatible with the design character of the building.
- The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.
- Parapet detailing delineating a strong roof line is encouraged.
- Roofs should be proportionate to building mass and incorporate eaves and overhangs. Eaves should be of a depth to create shadows on the facade.
- Soffits should be designed as a visible feature and incorporated into the overall architectural design.



Dormers add visual interest to the roof

Building Entrance and Fenestration

Standard

- Front porches are encouraged to facilitate activity in front yards and to provide a semi-public transition zone between the street and the residence. Porches shall be of sufficient size to provide functional outdoor space.
- All windows within a building and across a facade shall be related in design, operating type, proportions and trim.
- Windows shall be used as architectural elements that add relief to the facade and wall surface.
- Windows shall employ designs details, if appropriate to the architecture, such as mullions, to break the scale of the facade into smaller components.

Guidelines

- “True divided light” windows are recommended. Snap-in muntins and those located between the glass are not preferred.
- Clear glass is recommended, and reflective glass is prohibited. Low emissive glass and external shade devices should be used for heat control and an increase in energy efficiency.
- Garages are encouraged to be in the back or side of the building of the residence. The primary architectural feature of the front facade should not be the garage door.

Building Materials and Color

Standard

- A variety of materials shall be used that emphasize a differentiation between the various components of the building. The combination of materials on a building facade shall be appropriate to its style and design.



Porches come close to the street to enhance neighborhood appeal and connection

Guidelines

- Materials and detailing should be used on all sides of the building, not just on the front facade.
- Natural materials such as brick, wood lap siding and shingles and stucco are encouraged. Vinyl and aluminum siding are discouraged.
- It is particularly important that the use of materials reflects that of the surrounding development in order to contribute to the cohesive visual character of the area.
- Materials to be used as the primary cladding on buildings include wood horizontal lap siding, cementitious siding, vertical siding such as board and batten and smaller wood shingles may be suitable.
- Elements in the trim detail should be used to compliment the overall building design. Full size brick and rock veneer is preferred to thin tile-like veneers. Masonry should be mortared to give the appearance of structural stability. Masonry veneer should wrap around outside corners and die into inside corners to minimize the veneer appearance. Stucco or Exterior Insulation and Finish Systems (EIFS) or stucco-like finishes are acceptable.
- Attention should be paid to detail and high quality installation. Colors should be coordinated with other surface building colors.

Mixed-Use Buildings

The standards and guidelines in this section give design guidance for the architectural components of all mixed-use development in North Logan City.

Building Scale

Standard

- Buildings should be articulated to reflect a small-scale street frontage rhythm of building bays.

Guideline

- Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential uses above.

Facade

Standards

- Primary building entries shall be accented with strong architectural definition.
- Buildings should have a clearly defined base and roof edge so the facade has a distinct base, middle and top at a scale that relates to an individual person.
- Building facades shall have elements that relate to the scale of a person. All facades shall emphasize three dimensional detailing such as cornices, window moldings and reveals to cast shadows and create visual interest on the facade.

Guidelines

- Building facades should be varied and articulated to add visual variety, distinctiveness and human scale.
- Facades without openings or changes in wall planes should be avoided. Articulation should add three dimensional interest to the facade and not rely on “false” detailing.
- Detailing of building facades should be integral to the architectural design and not tacked onto the surface.
- Projecting elements such as awnings, trellises, and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the facades and enhancing the sense of entry into the building.
- Elements that are recommended to articulate a buildings facade include:
 - Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
 - Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns and decorative lighting.
- Design details for the base of a building should include recessed entry areas, covered outdoor areas and alcoves.



Cornices delineate rooftops



Glass used to address presence on a street corner



Light industrial entrance



Commercial buildings meeting a street corner

Roof Form

Standards

- All buildings shall provide cornice or parapet detailing in order to delineate a strong roof line along the primary facades.
- All roof-mounted electrical and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view and architecturally integrated into the building design. All buildings shall be designed to provide a parapet that is taller than the highest point on any mechanical equipment being located on the roof. Screening of rooftop equipment shall be architecturally consistent with the building and match the existing building materials. Sections indicating site lines should be submitted for design review to indicate how roof-top equipment will be screened.

Guidelines

- False fronts, applied mansard forms and other artificial roof lines that are not integral component of the architectural design should be avoided.
- Roofs should be proportionate to the building mass and incorporate cornices, eaves and overhangs.
- Flat or shallow-pitched roofs should be ornamented with shaped parapets or cornice treatments that terminate the top of the parapet wall.

Building Entrance and Fenestration

Standards

- Entries to ground floor retail areas shall occur from main streets, and shall be accented with features such as moldings, lighting, overhangs or awnings.
- Building entries shall be recessed into entry bays to create transitional spaces between the street and buildings.
- All windows on a building shall be related in design.
- Deep tinted glass or applied dark films shall not be permitted. Non-reflective films, coatings, low emissive glass and external and internal shade devices shall be used for heat control and glare. Clear glass is recommended.

Guidelines

- Entrances should incorporate one or more of the following treatments:
 - Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
 - Accented by special architectural elements, such as columns, overhanging roofs awnings and ornamental light fixtures.
 - Indicated by a recessed entry or recessed bay in the facade.
 - Sheltered by a projecting awning or canopy or permanent architectural canopy utilizing materials from the primary building.
- Windows should be detailed with architectural elements, such as projecting sills and lintels.
- Windows should maintain consistency in shape and location across the facade. Unifying patterns should include common windows and doors. The overall effect should create a harmonious pattern along the streetscape.

- Ground floor retail windows should be a storefront design and larger in proportion than retail windows. Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront.
- Windows should be subdivided and separated by mullions. Snap-in muntins should not be used.
- Commercial storefronts should include street-oriented display windows. These windows should provide visual access to the inside of the building, while also serving as an area for merchandise display.
- Enclosed display window areas should be provided where actual windows cannot be provided.
- Decorative treatments on windows or balconies are recommended and should be consistent with building style.
- Shaped frames and sills, detailed with architectural elements such as projecting sills or lintels, should be used to enhance openings and add additional relief.

Building Materials and Color

Standard

- Exterior building colors shall not become signs for the building or tenant. Avoid monotony among colors, however building colors should not be gaudy.

Guidelines

- Within a design theme, a variety of durable materials and textures is strongly encouraged. Such materials may include both traditional materials, such as wood and stucco. Alternative materials such as concrete, structural steel and other high-quality durable metals which have not been traditionally used in “Main Street” architecture.
- Differentiation of architectural elements is encouraged. A variety of materials is recommended to articulate different building elements, such as ground floor facade, the building base, horizontal break bands, pier or column bases, roof terminations, sills, awnings and similar building components.

- Building materials should be used to differentiate between commercial and residential uses and should create smooth transition between the two.
- The number of different materials used on the exterior of a structure should be limited to an appropriate and varied palette.
- Genuine materials should be utilized rather than simulated materials. Where simulated materials are used, they should be used in keeping with the character and properties of the materials being used.
- Materials should be harmonious with adjacent buildings. Use of accent materials, such as metal or wood, should be used on all facades of the building, not just the front facade of the building.
- Exterior building colors should be compatible with surrounding buildings.
- Primary colors and other bright colors can be used as accents to enliven the architecture, but should be used sparingly.
- Use accent colors to enhance visual interest.
- Colors should be used to enhance architectural elements.



Transit Center



Mixed-use street



Fire Station building character



Public building with screened mechanical equipment.

Light Industrial, Research and Office Buildings

The standards and guidelines in this section give design guidance for the architectural components of all industrial and Office Building development in North Logan City.

Building Scale

Standards

- Buildings shall be designed with elements that relate to the human scale and incorporate various components such as outdoor patios, awnings, overhangs and trellises.
- Unbroken facades excessively long, without changes in wall planes, shall be avoided. Changes in the facade plane shall be employed to add shade and shadow patterns that will render the facade more interesting and aesthetically pleasing.
- Buildings shall have a clearly defined base, middle and top. The base of a building should be defined by appropriate contrasting material or color. A building base should appear heavier at the base than at the top so that it appears to be firmly grounded and not top heavy.

Guidelines

- Industrial and office development should include a variety of building types and designs rather than the metal building types which is commonly used.
- Office development and uses in the industrial and business park zoning district should be of high quality architectural design, which provides great variety and interest.

Facade

Standard

- The type, form, material and color of all building projections, including awnings, trellises and canopies, shall be consistent with the overall building design.

Guidelines

- Facades should incorporate structural or design elements to break wall expanses into smaller parts. Windows, doors and other openings should be incorporated into this rhythm.
- Vertical breaks may be structural elements such as columns that define a rhythm, window openings or facade components that are recessed or enhanced.
- Building designs should include the following guidelines to help break larger buildings into smaller-scaled components.
- Enhanced entry elements or entry plazas may break long facades into smaller components.
- Atriums and interior courts connected through to the exterior facades may create points of interest.
- Upper floor setbacks may break a facade into smaller components and present a less dominant presence on a parcel.
- Dynamic building and roof forms may create greater visual interest and variety.
- Cornices, parapets and eaves can denote the top of a building and provide greater visual interest on tall facades.
- Awnings, balconies and trellises may break up long facades and provide a place for employee related activities.

Guidelines

- Materials and detailing should be used on all sides of the building, not just on the front facade.
- Natural materials such as brick, wood lap siding and shingles and stucco are encouraged. Vinyl and aluminum siding are discouraged.
- It is particularly important that the use of materials reflects that of the surrounding development in order to contribute to the cohesive visual character of the area.
- Materials to be used as the primary cladding on buildings include wood horizontal lap siding, cementitious siding, vertical siding such as board and batten and smaller wood shingles may be suitable.
- Elements in the trim detail should be used to compliment the overall building design. Full size brick and rock veneer is preferred to thin tile-like veneers. Masonry should be mortared to give the appearance of structural stability. Masonry veneer should wrap around outside corners and die into inside corners to minimize the veneer appearance. Stucco or Exterior Insulation and Finish Systems (EIFS) or stucco-like finishes are acceptable.
- Attention should be paid to detail and high quality installation. Colors should be coordinated with other surface building colors.

Mixed-Use Buildings

The standards and guidelines in this section give design guidance for the architectural components of all mixed-use development in North Logan City.

Building Scale

Standard

- Buildings should be articulated to reflect a small-scale street frontage rhythm of building bays.

Guideline

- Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential uses above.

Facade

Standards

- Primary building entries shall be accented with strong architectural definition.
- Buildings should have a clearly defined base and roof edge so the facade has a distinct base, middle and top at a scale that relates to an individual person.
- Building facades shall have elements that relate to the scale of a person. All facades shall emphasize three dimensional detailing such as cornices, window moldings and reveals to cast shadows and create visual interest on the facade.

Guidelines

- Building facades should be varied and articulated to add visual variety, distinctiveness and human scale.
- Facades without openings or changes in wall planes should be avoided. Articulation should add three dimensional interest to the facade and not rely on “false” detailing.
- Detailing of building facades should be integral to the architectural design and not tacked onto the surface.
- Projecting elements such as awnings, trellises, and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the facades and enhancing the sense of entry into the building.
- Elements that are recommended to articulate a buildings facade include:
 - Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
 - Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns and decorative lighting.
- Design details for the base of a building should include recessed entry areas, covered outdoor areas and alcoves.



Cornices delineate rooftops



Glass used to address presence on a street corner

Building Materials and Color

Standards

- Exterior building colors shall be compatible with the surrounding natural and built environment.
- Building color shall not serve as signage or business identification.
- Primary colors, or other bright colors, shall generally be used only as accents to compliment and enhance the architectural design. Painted or stucco bands should be avoided.

Guidelines

- The use of a variety of related or appropriate contrasting materials is encouraged within the design theme of the building.
- Contrasting materials can include concrete - smooth or textured - plain or rusticated concrete masonry units (CMU), or exterior plaster stucco.
- Use of accent materials, such as stone, metal, bricks or wood, should be used on all visible facades of the building, not just the front of the building.

Public and Institutional Buildings

The standards and guidelines in this section give design guidance for the architectural components of all public building development in North Logan City.

Building Scale

Guideline

- The design of new public facilities should reflect the scale, massing and articulation of neighboring buildings and compliment their surrounding environment.

Facade

Guideline

- The architectural design should convey the public nature of the building through the use of materials, architectural ornament facade detailing and exterior lighting.

Roof Form

Standards

- The form, color and texture of the roof shall be an integral component of the building design.
- Roofs shall be compatible with the design character of the building.
- The roof shape shall reflect the configuration of the building's mass and volume, and shall be consistent in its character from all vantage points.
- Flat roofs are generally discouraged unless part of a distinct architectural style. Flat or shallow pitched roofs shall have architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and antennas. Sections indicating site lines shall be submitted for design review to indicate how roof-top equipment will be screened. Roofs shall be proportionate to building mass and incorporate eaves and overhangs.

Guidelines

- Parapet detailing delineating a strong roof line is encouraged.
- Eaves should be of a depth to create shadows on the facade.
- Soffits should be designed as a visible feature and incorporated into the overall architectural design.

Guidelines

- Materials and detailing should be used on all sides of the building, not just on the front facade.
- Natural materials such as brick, wood lap siding and shingles and stucco are encouraged. Vinyl and aluminum siding are discouraged.
- It is particularly important that the use of materials reflects that of the surrounding development in order to contribute to the cohesive visual character of the area.
- Materials to be used as the primary cladding on buildings include wood horizontal lap siding, cementitious siding, vertical siding such as board and batten and smaller wood shingles may be suitable.
- Elements in the trim detail should be used to compliment the overall building design. Full size brick and rock veneer is preferred to thin tile-like veneers. Masonry should be mortared to give the appearance of structural stability. Masonry veneer should wrap around outside corners and die into inside corners to minimize the veneer appearance. Stucco or Exterior Insulation and Finish Systems (EIFS) or stucco-like finishes are acceptable.
- Attention should be paid to detail and high quality installation. Colors should be coordinated with other surface building colors.

Mixed-Use Buildings

The standards and guidelines in this section give design guidance for the architectural components of all mixed-use development in North Logan City.

Building Scale

Standard

- Buildings should be articulated to reflect a small-scale street frontage rhythm of building bays.

Guideline

- Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential uses above.

Facade

Standards

- Primary building entries shall be accented with strong architectural definition.
- Buildings should have a clearly defined base and roof edge so the facade has a distinct base, middle and top at a scale that relates to an individual person.
- Building facades shall have elements that relate to the scale of a person. All facades shall emphasize three dimensional detailing such as cornices, window moldings and reveals to cast shadows and create visual interest on the facade.

Guidelines

- Building facades should be varied and articulated to add visual variety, distinctiveness and human scale.
- Facades without openings or changes in wall planes should be avoided. Articulation should add three dimensional interest to the facade and not rely on “false” detailing.
- Detailing of building facades should be integral to the architectural design and not tacked onto the surface.
- Projecting elements such as awnings, trellises, and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the facades and enhancing the sense of entry into the building.
- Elements that are recommended to articulate a buildings facade include:
 - Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
 - Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns and decorative lighting.
- Design details for the base of a building should include recessed entry areas, covered outdoor areas and alcoves.



Cornices delineate rooftops



Glass used to address presence on a street corner



Use of color and texture in residential



New residential in Georgia alludes to traditional forms through porch and roof design

Roof Form

Standards

- Flat roofs are generally discouraged unless part of a distinct architectural style. Flat or shallow pitched roofs should have architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and antennas. Sections indicating site lines should be submitted for design review to indicate how roof-top equipment will be screened.

Guidelines

- The form, color and texture of the roof should be an integral component of the building design.
- Roofs should be compatible with the design character of the building.
- The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.
- Parapet detailing delineating a strong roof line is encouraged.
- Roofs should be proportionate to building mass and incorporate eaves and overhangs. Eaves should be of a depth to create shadows on the facade.
- Soffits should be designed as a visible feature and incorporated into the overall architectural design.



Dormers add visual interest to the roof

Building Entrance and Fenestration

Standard

- Front porches are encouraged to facilitate activity in front yards and to provide a semi-public transition zone between the street and the residence. Porches shall be of sufficient size to provide functional outdoor space.
- All windows within a building and across a facade shall be related in design, operating type, proportions and trim.
- Windows shall be used as architectural elements that add relief to the facade and wall surface.
- Windows shall employ designs details, if appropriate to the architecture, such as mullions, to break the scale of the facade into smaller components.

Guidelines

- “True divided light” windows are recommended. Snap-in muntins and those located between the glass are not preferred.
- Clear glass is recommended, and reflective glass is prohibited. Low emissive glass and external shade devices should be used for heat control and an increase in energy efficiency.
- Garages are encouraged to be in the back or side of the building of the residence. The primary architectural feature of the front facade should not be the garage door.

Building Materials and Color

Standard

- A variety of materials shall be used that emphasize a differentiation between the various components of the building. The combination of materials on a building facade shall be appropriate to its style and design.



Porches come close to the street to enhance neighborhood appeal and connection

Building Materials and Color

Standards

- A variety of building materials and combinations of materials should be utilized within an architectural theme.
- The number of different materials used on the exterior of a structure shall be limited to an appropriate and varied palette of materials.
- Genuine materials shall be utilized rather than simulated materials.
- Where simulated materials are used, they shall be used in keeping with the character and properties of the material being simulated.
- Use of accents materials, such as metal or wood shall be used on all facades of the building, not just the front of the building.
- Consistent architectural materials shall be used throughout the site to establish an integrated design theme.
- Exterior building colors shall be compatible with surrounding buildings.
- Primary colors and other bright colors can be used as accents to enliven the architecture, but shall be used sparingly. Use colors to enhance visual interest. Exterior building colors shall not become signs for the building tenant.

*Brick and steel panel facade***Single and Multi-Family Residential Buildings**

The standards and guidelines in this section give design guidance for the architectural components of all single and multi-family residential development in North Logan City.

Building Scale

Standard

- Open space areas between buildings shall be scaled to the size of the buildings so that the height of buildings does not overwhelm the adjacent space.

Guideline

- Building massing should be varied by employing a variety of techniques, such as recessed porches, varying window sizes and roof forms.

Facade

Standards

- Facades shall be designed to include entries, porches and other architectural elements that relate to the human scale.
- Residential entries shall be located on the front facade and shall directly access the sidewalk or street.

Guidelines

- Building design should not be limited to any particular style. However, it should generally be compatible with surrounding residential development.
- Additional architectural features should be used to create interesting articulated facades such as architectural trim with substantial depth and detail.

*Brick and lap siding**Multi-family which includes front porches**Multifamily and single family incorporated around open space*



Varying window placement and articulation of roof lines add visual interest



Fenestration and cornice details on a infill commercial building

Roof Form

Standards

- The form, color and texture of the roof shall be an integral component of the building design.
- Parapet detailing delineating a strong roof line is encouraged.
- Flat or shallow pitched roofs shall have parapets or architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and microwave towers. Sections indicating site lines should be submitted for design review to indicate how roof-top equipment will be screened.

Guidelines

- Roofs should be compatible with the design character of the building.
- The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.
- False fronts, applied mansard forms and other artificial roof lines should be avoided.
- Roofs should be proportionate to building mass and incorporate horizontal bands, cornices, eaves and overhangs.



Entrances and fenestration on mixed-use buildings establish character.

Building Entrance and Fenestration

Standard

- Entrances shall draw focus to themselves with either taller masses above or volumes that protrude from the rest of the building surface.

Guidelines

- Providing shelter from the weather and shade through the use of awnings or overhangs is recommended. A projecting canopy or awning can be used to accomplish this goal. A recessed entry or bay in the facade will create the transitional spaces required between street and buildings.
- Buildings should include vertically proportioned facade openings with windows that have a greater height than width. Where glazed horizontal openings are used they should generally be divided with multiple groups of vertical windows. Exceptions may be appropriate where horizontal windows are consistent with the architectural style of the building.
- Tinted glass or applied films should not be permitted.
- Windows should maintain consistency in shape and location across the facade and be coordinated with facades of adjacent buildings. Unifying patterns should include a common window header line or sill line and aligned vertical center lines of windows and doors. The overall effect should create a harmonious pattern across the street wall.
- Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds or lintels, should be used to enhance openings and add additional relief. Window frames should be substantial, not flush against the walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows. Windows with awnings are encouraged.



A public building facing open space

Farmer's Markets, Festivals and Temporary Uses

Intent

Using open spaces or parking lots for seasonal sales or using sidewalks for short-term sales activates public spaces and presents an environment that changes with events and the time of the season.

Standards

- Seasonal sales, such as pumpkin or Christmas tree lots, shall not exceed 30 days in length for each sale. Temporary construction and signage must be removed promptly at the end of the event.
- All tables, displays, and other items in the public right of way shall be removed promptly at the end of each business day.
- An event may occupy part of the sidewalk immediately adjacent to the frontage of the business. Approval is required to extend beyond the frontage of the business with which it is affiliated or for an event which is not affiliated with an adjacent business front.
- Sidewalk events are only permitted where the sidewalk is wide enough to adequately accommodate both the event and pedestrian traffic. A minimum of 6 feet must be allotted to pedestrian passage.
- If a parking lot is used for an event, parking must be provided at a level not less than 75% of the amount normally required.
- A business license from the North Logan City is required.

Public Art

Public art may be profound, help tell the story of its place, or simply be an enjoyable aspect of the City Center.

Intent

To enhance the community while providing diversity and to demonstrate a variety of ways to include art in the landscape. Public artwork can be provocative, subversive, critical, beautiful, serene and sublime. Although it is unique to each instance, it should relate in

some way to its physical or cultural context.

Standards

- All public art must be reviewed and approved.
- Public art shall relate to its physical or cultural context.

Guidelines

- There are a number of methods to incorporate art in the community, which can include patterns in the pavement, a creative play structure, sculptural qualities of a fountain, etc. Builders should consider including a space for performing arts.
- Community involvement should be part of the process where possible.

Planting Design

Intent

To create a landscape character that links each portion of the North Logan City Center with the overall landscape system. It will add value to the community, enhance the pedestrian experience and respect the climate, conserve water, reduce urban heat islands and provide habitat for urban wildlife. Landscape plans should be designed to blend new construction gracefully into the existing landscape.

Standards

- Planting design shall preserve and enhance existing natural landforms and vegetation.
- Planting design shall emphasize the use of native, drought-tolerant and low-maintenance plant materials. Plants shall be selected from the North Logan City recommended plant list (see appendix).
- Planting design shall incorporate energy conservation and resource management concerns.
- Soils shall be tested for horticultural suitability and amended as necessary to create an environment that is conducive to plant health and vigor.





- Plants with similar water requirements shall be planted together, and the use of high water-use plants should occur only at high-visibility locations such as neighborhood or project entries.
- Native plant species, grasses, wildflowers and plants chosen for their xeriscape qualities shall be planted in open-space areas in order to provide natural character to the landscape of these areas.
- Except for civic land uses, use of lawn shall be limited to 30 percent of open space.
- Lawn is not allowed in an area less than 25 square feet or less than 5 feet wide.
- Landscaping adjacent to pedestrian walkways shall maintain 90 percent visual clarity between 30 inches and 7 feet above grade to help facilitate a safe environment.
- Mulch material helps retain moisture in the soil and gives a uniform appearance to a planting bed. All mulch materials and colors are subject to Design Review.
 - Mulch shall be installed in all planting beds to a depth appropriate to the type of material used. Only one size of mulch may be used per rock mulch area.
 - Non-bark mulch materials (such as rock) may be utilized, provided they maintain a neat appearance. Pea gravel or lava rock is not permitted. The following sizes are appropriate:
 - Crushed rock 1 inch minus
 - Cobble 4-8 inches
 - Boulder 12-18 inches
 - Avoid planting trees within 5 feet of paved surfaces unless the trees are incorporated within the streetscape.
- Landscape material that will contribute to year-round interest should be used. Builders should consider the form of plants during the growing season as well as during the winter. They should consider the bloom period, the winter color, the presence of seeds and berries, etc., and they should select a combination of plants that will provide a variety of habitat, form, texture and color.
- The integration of indoor and outdoor spaces through the use of plant materials, paving, etc., should be used to contribute to the overall experience of the user.
- Builders shall provide a 4 foot diameter circle of 3 inch deep organic mulch around each tree in lawn areas. Trees in planting beds shall be mulched as part of the bed.
- The following design strategies will help reduce energy consumption for buildings and provide thermal comfort for “outdoor rooms”:
 - Plant deciduous trees with dense canopies to shade the south and west sides of buildings during the summer. These trees will reduce heat gain on windows, walls and outdoor areas as well as reducing summer air-conditioning needs. These same trees will lose their leaves in the winter and allow heat and light from the sun to enter the building.
 - Plant evergreen trees on the north side of buildings, where possible, to insulate the building, especially during winter months.
 - Plant dense-branching evergreen trees where practical to provide protection from the wind. Thicker vegetation will provide a greater wind buffer.
 - Provide shade for air-conditioning units. A shade tree will cool air nearby and thereby help reduce the workload on an air conditioner.
 - Direct wind to help cool buildings and outdoor activity spaces.

Guidelines

- If possible, utilize materials available at the project site, such as topsoil, drainage rock, etc.
- A variety of landscape materials should be used to contribute to an aesthetically pleasing environment, create character throughout the community, encourage diversity of wildlife and help protect species in the event of the spread of disease or insects.

Water and Energy

Intent

Storm-water management best management practices improve water quality and reduce the quantity of runoff after storm events. Successful practices will facilitate the movement and capture of storm water.

Standards

- Meet or exceed storm-water management LEED requirements.
- Storm-water harvesting and infiltration shall be integrated with landscape features rather than relying on single-purpose detention basins.
- NPDES compliance.
- Limit impervious surfaces.

Guidelines

- Vegetation should be used in water harvesting locations.
- Porous paving options should be chosen in appropriate areas to reduce impervious surfaces.
- Infiltration galleries may be appropriate underneath parking or plaza areas.
- Storm water should be harvested and used for irrigation purposes.
- Rooftop storage and/or cisterns may be used to capture and store water.

Irrigation

Intent

Efficient irrigation promotes healthy landscapes and conserves water. Designing irrigation systems using drip emitters, low-volume spray heads, matched precipitation heads, flow meters, controllers with rainfall sensors, and automated systems are many of the ways that irrigation can reduce water demand.

Standards

- Landscape areas shall have an efficient automatic irrigation system.
- The irrigation system shall meet or exceed North Logan City standards.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes.
- Automatic irrigation systems shall be connected to water saturation soil sensors or a weather/evapotranspiration monitoring system.
- Temporary irrigation systems shall be installed to help establish native seed mixes.
- Water from the irrigation system shall not throw water into a foundation structure, parking lot, sign, roadway, sidewalk, or fence.

Maintenance

Intent

A well-kept city center provides for the health and enjoyment of the North Logan community. Healthy landscapes often prevent pest problems and provide habitat for beneficial organisms.

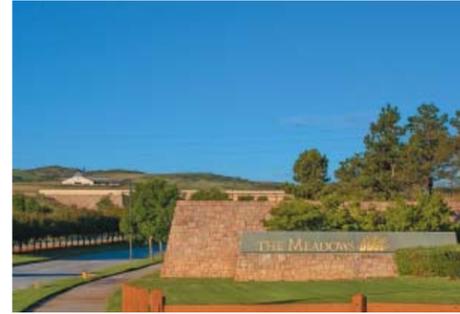
Standards

- Planting design and maintenance shall reduce fertilizer and pesticide pollution by using integrated pest management techniques, recycling green waste and minimizing runoff by using water harvesting methods.
- Builders shall avoid herbicides whenever possible.
- Grass blade heights shall be kept at approximately three inches. This length helps to retain moisture in the soil.
- Areas of native planting shall be surrounded by, for example, a mown edge to indicate that areas of native cover are purposeful and not neglected.
- Alternative winter maintenance solutions shall be used in areas of porous paving. Special maintenance ensures successful long-term storm-water management. For example, sand is not an acceptable winter treatment for porous paving as it clogs the pores and prevents infiltration.

Landscape Architecture



Simple, clean application of trail signage



Entry monumentation gives character to districts and neighborhoods



Signage may be displayed with a thematic element for a retail area



Signage may be combined with other streetscape elements



Wayfinding systems increase the legibility of an urban landscape

Signage

Intent

Signs add visual character and aesthetic appeal to mixed use centers while informing drivers and pedestrians of what exists within a given area. All signage is subject to Design Review.

Project Monument Signs

Project Monument Signs should be readable by drivers of passing cars up to 30 miles per hour. They often give the title of a larger retail complex and list the stores and offices of the project underneath in smaller fonts.

Standards

- Location: Major project entries; when freestanding, minimum setback of 5 feet from public street.
- Maximum Number of Signs: One per major entry, up to 3 per project.
- Maximum Size per Sign:
 - Project: 15 square feet.
 - Tenant: 3 square feet each, up to 4 per sign.
- Maximum Height of Sign (above grade): 48 inches.
- Maximum Letter Height: 24 Inches.

Pedestrian Signs

Pedestrian signs are lower to the ground and smaller, readable for pedestrians within the immediate vicinity of the site.

Standards

- Location: Hanging, projecting, awning, or window placement; optimized for sidewalk or walkway legibility.
- Maximum Number of Signs: One per tenant per major entry, up to 2 per tenant.
- Maximum Size per Sign: Ten square feet; painted window signs not to be more than 50% opaque.
- Maximum Letter Height: 10 Inches.

Directional Signs

Intent

To allow signs that aid in wayfinding and directing traffic without becoming distracting.

Standards

- Directional Signs shall be limited to communicating the general location and direction of amenities or facilities, such as parking, exits, delivery, or loading areas.

Sign Construction

Intent

To ensure attractive and durable signage that is harmonious in character with the surroundings.

Standards

- Materials shall be compatible with exterior building colors, materials, and finishes.
- Materials shall be limited to metal, concrete, glass, brick, stone and acrylic materials with UV inhibitors.
- Wall-mounted signs shall not project more than 8" from face of structure.
- Electrical service and mechanics shall be concealed.

Lettering & Illumination

Intent

To ensure attractive and durable signage that is harmonious in character with the surroundings.

Standards

- Scale and proportion of graphics shall be compatible with the building's architectural character.
- Text for each individual sign shall not exceed five words, letters, numbers, figures, or symbols.
- Exterior lettering that is exposed to the weather shall be mounted at least 3/4" from the building wall to permit proper drainage.

- Signage should be front lit from external light sources that are screened from view.
- Internally-lit signs are prohibited.
- Illumination systems shall minimize energy usage by utilizing contemporary energy saving techniques and materials. (see Night Sky Protection)

Guidelines

- Wall-mounted signs should be constructed of cut-channel letters.

Lighting and Night Sky Protection

Intent

To reduce light pollution, glare and energy waste by directing light downward and to appropriate areas of need. Using appropriate lighting levels to employ proper methods of energy-efficient lighting that will establish both safety and community identity while respecting the night sky. Many Western states are increasingly aware of the night sky as a resource that deserves to be protected. Views can be ruined, however, from excessive light from streetlights, recreational complexes, and homes. Careful attention to the selection of fixtures that are shielded or filtered to minimize ambient light is essential to preserving night views. It is important for North Logan City to work with Dark Sky advocacy groups to identify specific opportunities for education and implementation of dark sky friendly techniques.

Standards

- LEED™ Standards: Meet or provide lower light levels and uniformity ratios than those recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-99). Design exterior lighting such that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff IESNA Classification. The maximum candela value of all interior lighting shall fall within the building (not out through windows) and the maximum candela value of all exterior lighting shall fall within the property. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.

- Lighting shall occur at all intersections and hazard areas.
- All applicable night sky ordinances shall be adhered to.
- Lighting shall be directed downward at all times (no up-lighting).
- Light rays shall be shielded and filtered to prevent light from emitting above the horizontal plane.
- The following must be submitted for approval:
 - Locations, type of illuminating devices, fixtures, lamps, supports, reflectors and other devices.
 - Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices. The description may include (but is not limited to) manufacturers' catalog cut sheets and drawings.
 - Photometric data, such as that provided by manufacturers, showing the angle of cutoff for light emissions.

Guidelines

- Solar power, photovoltaic cells, and/or motion detectors should be employed to conserve energy.
- Builders should seek to eliminate as much outdoor lighting as possible. Use only enough lighting for the specific use and avoid the tendency to over-light areas. The purposes of lighting in public spaces should be determined to provide the appropriate lighting level. Over-lighting results in a high contrast between light and dark areas, making the adjoining unlit areas seem darker. Refer to standards from IESNA for recommended light levels.
- Builders should install non-reflective surfaces below lighted areas in order to prevent light from bouncing into the sky.
- Energy-efficient lamps, which provide appropriate lighting levels without consuming excessive energy, should be used.
- Site lighting should be directed onto vegetation or prominent site features.



Many lighting fixtures, such as the Architectural Area Lighting examples above, can meet the IESNA night sky requirements for full cut-off fixtures. They can be found in traditional or modern styles to match the character of the City Center



Lighting may be combined with signage to achieve night sky compliance and establish an urban identity