

CHAPTER 37

DESIGN STANDARDS

- Section 37.010. Commercial Design Standards.
- Section 37.020. Historic Commerce District Design Standards.
- Section 37.030. Main Street and State Street Areas Other Than the Historic Core Design Standards
- Section 37.040. Outdoor Spaces Site Design Guidelines
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Section 37.010. Commercial Design Standards *(Amended 01/08/13)*

These standards are intended to foster and maintain the integrity of the community, to help create a sense of place for residents, and to ensure the character of the City will not be diminished as Lehi experiences growth and development. To meet the intent of this section, the following provisions shall be applied to all new commercial developments and exterior remodels within the C, CR, BP, MU, NC, HC, PC, T-M, RC, HI, SE, TOD, LI, I and C-1 Zones of Lehi City, unless otherwise modified by an approved Area Plan. For exterior remodels, these standards shall be applied on a case-by-case basis as reasonably applicable.

A. Architectural Standards. The following architectural standards shall apply to new development and exterior remodels of commercial properties within Lehi City:

1. General Design Concepts. New development shall be designed for its specific context with a design unique to Lehi City. Developments containing two (2) or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate.

2. Compatibility. All commercial developments should be appropriate in scale, mass and proportion, and be in character with the architectural theme and color palate of significant adjacent buildings.

3. Entrances. Major street front entrances shall be developed on all new buildings, relating to the sidewalks and pedestrian travel. Building entrances should be located at intervals of no more

than seventy-five (75) feet along any elevation facing a street. If building entrances are located more than seventy-five (75) feet apart, or if there is a single entrance point on a façade greater than one hundred fifty (150) feet in length, the areas between the entrances shall utilize shaded sidewalks, awnings, windows, or other similar pedestrian-friendly architectural features. Off-street parking behind new commercial buildings may dictate additional public entrances, conveniently located near the major parking areas.



Figure 1. Area between building entrances is treated with awning and windows to create a pedestrian friendly environment.

4. Street Facades. The façade that faces the street is the most prominent in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflective glass is inappropriate and shall not be used.



Figure 2. Façade faces street with large panes of glass on first floor.

5. Side and Rear Facades. The design of a building shall be considered on all sides of the

building, with each façade being required to meet the terms of this Section.

6. Variation. Commercial buildings shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the project. This shall be achieved through a change in building materials, building projections, relief measuring at least three (3) feet in depth, or another architectural variation that creates visual interest.



Figure 3. Visual interest is created through variation in building projections and construction materials.

7. Vertical Separation. Buildings in excess of two (2) stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods.



Figure 4. Vertical separation between stories has been established by a change in building materials and architectural style.

8. Building Materials. All buildings shall be constructed of the following building materials: brick, stone, earth-tone colored decorative block, fiber/cement siding, wood, or other durable building material as approved by the Planning Commission. Exterior building materials shall be limited to no more than three types of materi-

als per building. Stucco, metal, or untreated concrete block (CMU) may be allowed by the Planning Commission as an accent or secondary material only. Metal clad buildings, or large sections of stucco or vinyl siding are prohibited.



Figure 5. Building is constructed of rock and brick, with stucco accents.

9. Contemporary Design. Buildings with an outstanding contemporary design may be allowed by the Planning Commission if the proposed building is over 20,000 square feet and is designed by a licensed architect. A contemporary design shall be the use of rock, brick, wood, metal, concrete, glass, tile, and other quality materials as approved by the Planning Commission. Stucco and EIFS may be allowed by the Planning Commission as an accent or secondary material. Contemporary design shall not be allowed within the Historic Commerce District.



Figure 6. Outstanding contemporary design is appropriate and encouraged

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

building.

11. Building Architectural Orientation. Buildings shall have their architectural orientation towards the front of the property, which includes having at least one functioning entry door oriented to the street. The front of the property shall be defined as the street frontage from which the building is accessed. Buildings on corner lot sites shall have an architectural orientation towards each right-of-way frontage with entrances or the appearance of entrances along each façade.

12. Neighborhood Commercial Standards. In order to create development that is harmonious with surrounding residential uses, all developments located within the Neighborhood Commercial (NC) Zone shall be designed using architectural features that are compatible with residential architecture. Rooflines shall be pitched in a manner that mimics residential roof lines. Architectural design should resemble residential features to the greatest extent possible.



Figure 7. Office building with a design that is compatible with nearby residential uses



Figure 8. Commercial design that is compatible with residential architecture

B. Site Design Standards. The following standards address the various outdoor spaces that form the commercial areas of Lehi, including its streets, parking areas, sidewalks, plazas and other outdoor places.

These spaces provide settings for the architecture, and connections to and from the various buildings. The design of these outdoor spaces shall be of equal high-quality as the buildings themselves, in order to create commercial areas that are unified and consistent, and for creating a positive image. The following standards describe the general treatment of important public spaces located in Lehi. These standards are intended to provide direction for Lehi City, UDOT, property owners, designers, and developers as improvements are made to public infrastructure and spaces.

1. Streets and Streetscape. Each of the streets in Lehi contributes to the establishment of a positive place for residents and visitors alike. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area. The following standards address general road and street conditions that are desirable for commercial developments in Lehi. Commercial streets and roads should provide a sense of entry and encourage pedestrian movement and flow.



Figure 9. Regional commercial with smaller out parcels oriented to the street and large stores setback

(a) Buildings shall be lined adjacent to the right-of-way in order to create a “streetwall” along the street edge with no front yard setback except to allow for some minor landscaped areas, courtyards, or plazas. Exceptions may be made for large regional developments. Any smaller out parcels that are a part of a large regional development must be oriented to the street.

(b) Commercial streetscapes shall be of high quality. Paving and furnishings provided should distinguish these areas from other districts and neighborhoods.

2. Pedestrian Circulation and Street Crossings. Sidewalks and walkways shall extend from building façade to street edge, maximizing the area available for walking and pedestrian street

life. Crosswalks within commercial retail and office developments shall be constructed with concrete unit pavers or similar materials, helping to distinguish these zones to motorists. Raised central median strips, bulbouts and other street embellishments should be considered on a case-by-case basis for enhancing the image and safety of commercial areas.

3. **Paving and Surface Materials.** Sidewalks and walkways shall be constructed of concrete, and include areas with brick, concrete unit pavers or similar materials. Color tones should be medium to dark in order to create a uniform setting for the surrounding building materials and colors.

4. **Lighting and Furnishings.** Streetlights and furnishings shall be coordinated throughout Lehi. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other streetlights.

C. **Parking Lots and Alleys.** Parking lots and rear alleys shall be carefully designed and developed in order to create harmonious and desirable commercial areas.

1. **Orientation.** Parking lots shall be located to the rear or between buildings wherever possible. The lots should be broken up into smaller spaces, utilizing trees to create shading and to provide a level of order and structure.

2. **Lighting and Furnishings.** Lighting shall be provided in all parking lots, utilizing attractive poles and fixtures in contrast to nearby streetlights. Fixtures shall be selected that are night-sky friendly (which limits upward lighting) and shall comply with Section 12.110 of the Development Code.

3. **Landscape Treatments.** Where parking is located adjacent to a public road, trees and other appropriate vegetation should be used to separate and define the edges of the parking area from the sidewalk and street. All parking lots shall be well-landscaped according to a detailed landscaping plan as per sections 05.050(F) and 12.080 of the Development Code.

4. **Access to Adjacent Uses and Buildings.** Well-landscaped sidewalks and paved connections shall be provided between parking lots, nearby buildings and points of interest. Parking

and landscaping areas shall be arranged for convenient pedestrian access.



Figure 10. Parking lot has been landscaped with trees that create a heavy canopy and provide shade.

D. **Landscape Treatments and Embellishments.** Landscaping shall be installed in such a way that it enhances the built environment and creates an aesthetically pleasing site. The following standards shall apply to new development and renovations of commercial properties within Lehi City:

1. **Street Trees and Landscape Elements.** Landscaping shall be installed in such a way that it enhances the built environment and creates an aesthetically pleasing site. Street trees with a two (2) inch caliper shall be installed along all public rights-of-way by the developer of the property with spacing as per section 2.05 of the Lehi City Design Standards and Public Improvements Specifications. Installing trees in addition to the standards set forth in the Lehi City Design Standards and Public Improvements Specifications is encouraged. Small ornamental trees should be avoided, and drought-tolerant species that will be large at maturity encouraged. In general, new street trees should be selected as per the Lehi City Street Trees Selection Guide.

2. **Street Furnishings and Lighting.** Street furnishings and streetlights throughout Lehi's commercial areas should be coordinated. A cohesive system of furnishings and lighting, similar to those in Downtown Lehi, shall be implemented in commercial areas. The style of furnishings and lighting should reinforce the unique character of Lehi, and exude a sense of high-quality investment and civic pride. Streetlights shall be selected from a single model line, with variations according to the lighting function required and the specific area to be lit.



Figure 11. Quality street furnishings exude a sense of investment and civic pride

3. Fences and Walls. In general, fences and walls shall be limited to the rear and sides of buildings, helping to reinforce the feeling of Lehi as a small urban area. Fence and wall design shall conform to the provisions set forth in section 12.080 of the Development Code.

E. In the event that these provisions conflict with another section of the Development Code or General Plan, the more restrictive provision shall apply.

Section 37.020. Historic Commerce District Design Standards (Amended 01/08/13)

The Historic Commerce District encompasses the core historic areas of both Main Street and State Street. These areas are identified as the Historic Commerce District. These areas are important identifying features that help link the present day community with its past, which sets Downtown Lehi apart from other cities of similar size in Utah and elsewhere. It is critical to encourage both reinvestment in existing properties and sensitive new construction in these areas in order to preserve and strengthen Lehi's heritage, and to establish downtown as a thriving place of commerce. These standards are intended to serve as directions for property owners, architects, designers and developers to help them design and construct appropriate renovations and/or new infill projects that respect the historic nature of Lehi and contribute to the ongoing development of the city's commercial profile. These standards apply only to properties that front Main Street from 500 West to 100 East, State Street from Center Street to 300 East and in the Historic Commerce (HC) District. These standards are as follows:

A. Existing Structures.

1. General Renovation Concepts. Renovation projects shall always respect the architectural heritage of the individual building as well as the historical context of the streetscape. The following general renovation concepts shall apply:

(a) The original building composition shall be respected, including the scale and proportions of the existing structure.

(b) As many as possible of the distinguishing features of a building shall be maintained. Alteration or removal of these features is discouraged. The original design character and integrity of the building shall be respected.

(c) Avoid superimposing a fake "historical style" on the building such as "Colonial", "Victorian", etc.

(d) When parts of a building are in need of work, they should be repaired rather than replaced. If it is impossible to repair, then replace with materials, systems, etc. that are historically correct, rather than imitations.

(e) When inappropriate materials and forms mask the original building facades, these shall be removed, exposing the original materials, proportions, openings, and design features.



Figure 12. Superimposed fake "historic style" remodeling on an existing building

2. Storefront Design. The storefront is the most prominent element in any retail establishment. It must be pedestrian friendly as well as respectful of adjacent buildings. At the completion of a project, the result should be a storefront that is inviting and attractive for pedestrians. It must also make a positive contribution to the overall streetscape of Downtown Lehi. The following are storefront design standards:

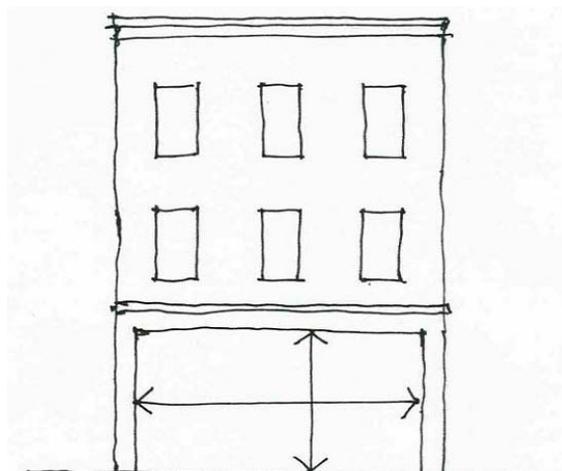


Figure 13. New storefront fills the entire area

- (a) The remodeled storefront shall be contained within the original opening and fill the entire space. It must maintain the line of the existing storefront at the edge of the sidewalk.
- (b) The remodeled storefront shall be contained within the original opening and fill the entire space. It must maintain the line of the existing storefront at the edge of the sidewalk.
- (c) The original proportion of open (clear glass) to solid (usually structural piers) shall be maintained in all remodeling projects. Clear glass shall be used for all storefront windows. Opaque, heavily tinted, or reflective glass is inappropriate, and shall not be used.
- (d) Original materials shall be used if at all possible. Avoid the use of materials that are inconsistent with materials used at the time of original construction. Materials such as vinyl siding and EIFS shall not be used. Original proportions shall also be maintained.
- (e) Existing transom windows shall be maintained or exposed, (if they have been covered over by previous remodeling projects). The original location and proportions shall be maintained.
- (f) Bulkheads below the storefront windows shall retain the original proportions and be constructed with materials consistent or compatible with the age of the building.
- (g) Entrances shall respect the location and line of the existing entrances. Maintain recessed entrances if they exist. If doors need to be replaced, doors similar to the existing size, proportion and materials shall be used.

Avoid door styles that conflict with the character and integrity of the building.

3. Upper Story Windows. Upper story windows contribute significantly to the streetscape. They create a special rhythm that is to be respected and maintained. The following are upper story window design standards:

- (a) Maintain the position, shape and size of the existing upper story windows.
- (b) Remove materials that block or screen existing upper story openings.
- (c) Replace existing window openings with new windows that fill the entire opening. Smaller new windows within larger existing openings are not to be used.
- (d) Replacement windows shall match the existing windows if possible, and shall respect the existing pattern and type.

4. Awnings. Awnings contribute to the streetscape in many ways and were often used as important design elements in historic storefronts. They offer shade and protection from the elements as well as protecting the storefront glass from direct sunlight. They are also useful for building identification. The following awning design standards shall apply:

- (a) Awnings shall fill the openings above the glass, but not extend beyond these openings to cover the structural piers of a storefront. They are not to cover the space between the second story window sills and the building cornice. They shall be designed to maintain sufficient headroom above the sidewalk.

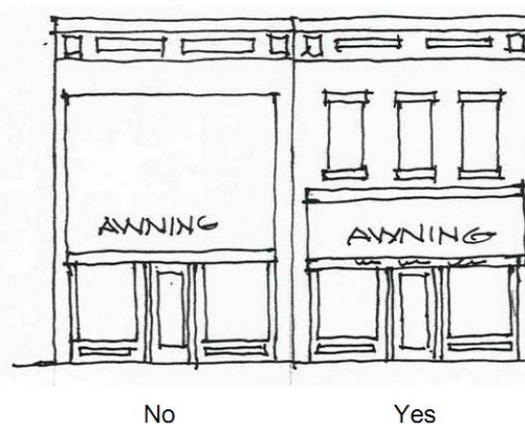


Figure 14. Appropriate awning does not cover upper story windows

- (b) Awnings are to respect the form of the windows and not introduce a new form that is unrelated to the existing building. Awn-

ings should not obscure architectural features of the building façade.

(c) Fabric awnings are encouraged, except where other materials are more consistent with the original design of the façade. Avoid materials that do not respect the original building design.



Figure 15. Awning provides shade and protection from the elements, good building identification

(d) Backlit awnings are inappropriate and shall not be used.

5. Signs and lighting. Signs are an important feature in the overall streetscape and serve to identify individual stores or places of business. Well designed signs contribute significantly to the continuity of building facades in a retail district. Conversely, poorly designed or placed signs tend to disrupt this desired continuity. The following sign design standards, in addition to Chapter 23 of the Development, Code shall apply:

- (a) Signs shall be limited in number and placed in areas that contribute to, rather than conflict with, the architecture of the building.
- (b) Signs shall not overpower the storefront nor obscure display windows or significant building features.
- (c) Signs that are backlit or flashing are inappropriate and shall not be used.
- (d) Lighting should not flood the whole façade of the building. Fluorescent lights are not allowed. The use of protected and indirect lighting from interior windows or above entrances, windows, and signs is preferred. No exterior or façade lighting should be allowed to extend or flood onto adjacent properties or public spaces.

6. Rear Entrances. Off-street parking, often behind buildings that front on major retail streets, has put more emphasis on the rear of

buildings as pedestrians/clients search for convenient entrances to shops. A rear entrance may handle normal service activities, such as loading, shipping, and trash collection, but it can also be a welcoming element for the public.

(a) Rear entrances shall respect the architectural elements of the original building and not compete with the main façade of the building.

(b) Rear entrances shall be developed with appropriate signage and lighting. Awnings, used as a means to identify and provide cover for the public entrance, shall adhere to the standards specified in Section 36.020(A)(4) of the Development Code.

7. Colors. The proper use of colors can be an inexpensive means to alter the expression of any building, and contribute to the overall streetscape.

(a) The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. If the existing wall materials are painted, the values shall be in harmony with the materials and colors of the existing context.

(b) Other colors shall be respectful of adjacent buildings, utilizing similar values. Accent colors must complement base colors, but not overpower the building façade.

(c) Historical color palettes provided by major paint manufacturers should be consulted.

B. Infill Development. Gaps in the streetwall in historic areas caused by the demolition of former buildings tend to destroy the continuity of the streetscape. Sensitive infill construction on these vacant lots helps restore this continuity. For requirements and recommendations regarding storefront design, upper story windows, awnings, signs, rear entrances, and colors, refer to Section 37.020 (A). The additional following standards shall apply to infill development:

1. Design. Infill development shall not try to emulate or copy buildings that were constructed many decades ago or use pseudo historic details in an effort to look old. Elements of Lehi's historic context that may influence the design of new development include building form, massing, scale, materials and colors.

2. Site Orientation. Infill development shall respect the context in which it is located (see fig-

ures 16, 17 and 18). It must respect the scale, alignment, orientation, and distinguishing features of its neighbors.

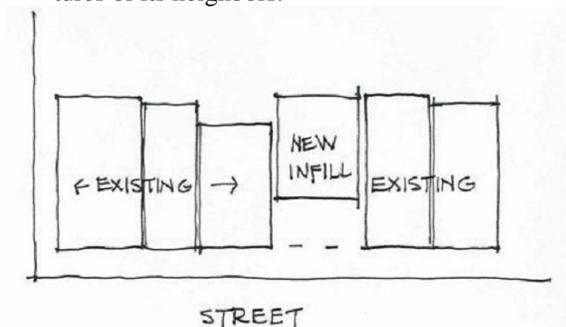


Figure 16. Inappropriate Alignment - new infill building has been set back from established "streetwall"

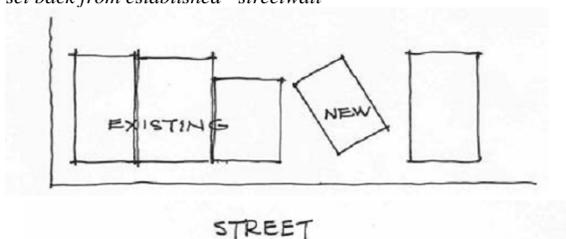


Figure 17. Inappropriate Alignment - skewed orientation of new infill building disrupts established "streetwall"

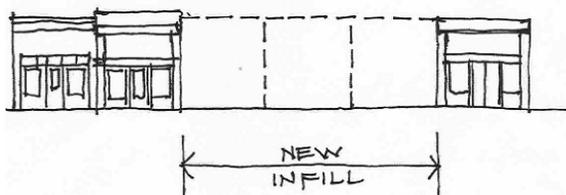


Figure 18. New building as a series of bays

3. Building Continuity. Infill development shall reflect structural bay sizes, solid/void proportions, and established rhythms of adjacent buildings. Large building facades shall be broken into bay sizes consistent with the existing architecture.

4. Building Height. Infill buildings must not be significantly taller or shorter than adjacent existing structures. No buildings are to exceed three stories. One story above ground is typically fifteen (15) feet in height, including the roof; two stories is typically twenty-five (25) feet high, including the roof; and three stories is typically forty (40) feet high, including the roof. Buildings with retail or commercial on the ground floor and living spaces above are permitted whereas stand-alone high density residential is not, as per Table 05-030-C.

C. In the event that these provisions conflict with another section of the Development Code or

General Plan, the more restrictive provision shall apply.



Figure 19. New infill respects the height and horizontal lines of adjacent buildings

Section 37.030. Main Street and State Street Areas Other Than the Historic Core Design Standards (Amended 01/08/13)

The established commercial areas beyond the historic cores – which stretch along State Street and Main Street – are important and should be improved carefully. Both streets carry heavy traffic volumes and present a powerful image for visitors and residents of Lehi. These streets also serve as transition zones between general commercial development and the historic core areas of the community.

These standards are intended to serve as directions for property owners, architects, designers and developers to help them design and construct appropriate new projects that are compatible with the community and contribute positively to the ongoing evolution of the City’s main commercial streets. The following standards shall apply to commercial developments with street frontage on Main Street and State Street in the MU, C, NC, PC, HI, and CR Zones:

A. General Design Concepts. New construction in these commercial areas shall respect and build upon the historical legacy of Lehi. New development shall be designed for its specific context.

Elements of Lehi’s historic context that may influence the design of new development include building form, massing, scale, materials, and colors.

A new building can borrow historic features from the area, but should not try to imitate buildings that were constructed decades ago. Nor should pseudo-historic details be used in an effort to copy older buildings in Lehi or elsewhere.

1. Building Massing. Building height and mass should be approved on a case-by-case basis, depending on the surrounding context. Large building facades shall be broken into bay sizes consistent with development patterns previously established in Lehi.

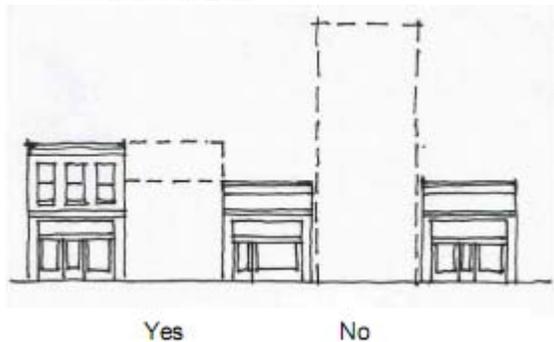


Figure 20. Infill examples of building context

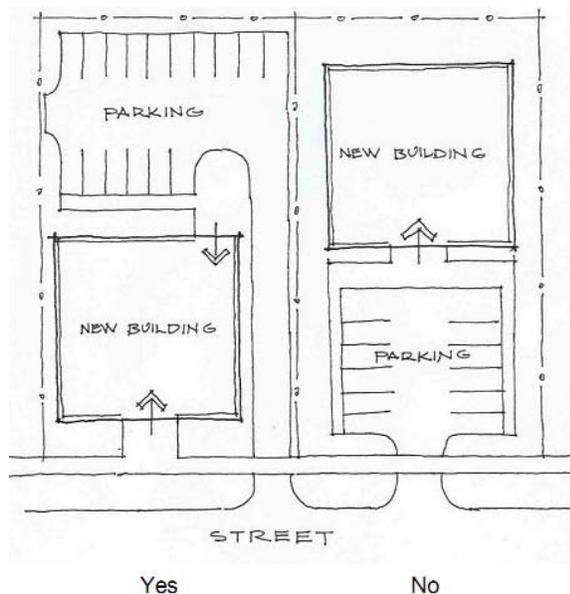


Figure 21. Building has a relationship to the street with the parking in the back

2. Relationship to the street. New buildings shall be built to the major street property line, with no front yard setback except to allow for some minor landscaped areas, courtyards, or plazas. Parking shall not be allowed in the front of a commercial building. The only parking allowed in front of buildings is parallel parking on public streets. Exceptions may be made to regional commercial uses as per Section 37.010-B-1-(a) of this Code.

3. Entrances. Major streetfront entrances shall be developed on all new buildings, relating to the

sidewalks and pedestrian travel. Off-street parking behind new commercial buildings may dictate additional public entrances, conveniently located near the major parking areas.

4. Street Facades. The façade that faces the street is the most prominent element in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflected glass is inappropriate and shall not be used.

Section 37.040. Outdoor Spaces Site Design Standards

A. General Description. These Site Design Standards address the various outdoor spaces that form Lehi – its streets, parking areas, sidewalks, plazas, and other outdoor places – which provide settings for the architecture of Lehi, and connections to and from the various buildings.

The design of outdoor downtown spaces should be equal in quality as the buildings themselves. This will help create a downtown district that is unified and consistent, and which results in a positive downtown image.

B. Purpose. The following standards describe how to treat public spaces located in Downtown Lehi. These standards apply to the specific streets and places described in the Downtown Lehi Revitalization Plan (2007).

These standards are intended to provide direction for Lehi City, UDOT, property owners, designers, and developers as improvements are made to both public infrastructure and sites, and privately-owned spaces in the Downtown area.

C. Streets and Streetscape. Each of the streets in Downtown Lehi can contribute to the establishment of a positive place for residents and visitors. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area.

The following Outdoor Spaces Site Design Standards address each typical road and street in Lehi, as defined in the Downtown Lehi Revitalization Plan (2007):

1. Street-type A: Main Street Historic Core. This portion of Main Street is located between 500 West and 100 East. The segment is both lim-

ited and defined by the narrow street right-of-way and the adjacent line of structures or “streetwall” along the street edge.

Streetscape improvements in this area should occur within the confines of the right-of-way where possible. In cases where buildings are missing or where they detract from the historic character, the front setback may be re-aligned toward the rear, if the overall effect improves the pedestrian character of the adjacent sidewalk, and with the approval of the Lehi Planning Commission.

(a) Paving and Surface Materials. Sidewalks and walkways shall be constructed of brick, concrete unit pavers or similar materials that respect and celebrate the historic nature of the area. Color tones shall be medium to dark in tone in order to create a uniform setting for the surrounding building materials and colors.

(b) Lighting and Furnishings. Streetlights and furnishings shall be coordinated throughout Downtown Lehi. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other downtown streetlights.



Figure 22. Example of a brick walkway with medium to dark tones

(c) Landscape Treatments. Street trees shall be large (>35' high and wide) at maturity, hardy, drought-tolerant, water conserving and traditional appearance. Tree species shall be avoided that will heave paving and sidewalks, that are overly dense or difficult to maintain.

2. Street-type B: Main Street Transition Zone. This segment of Main Street extends from 100 East to 400 East. The roadway has a more open, residential feel than the historic core segment, despite the narrow right-of-way. Streetscape im-

provements should be contained within the right-of-way, merging the diverse range of adjacent uses within a uniform streetscape design. The following Outdoor Space Site Design Standards shall apply:

(a) Paving and Surface Materials. Sidewalks shall be standard poured-in-place concrete.

(b) Lighting and Furnishings. Streetlights and furnishings shall be coordinated throughout downtown. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other downtown streetlights.

3. Street-type C: Main Street Business Zone. This section of Main Street extends from 400 East to 850 East. The roadway here is wider than other portions of Main Street, and is lined with a range of commercial uses. Streetscape improvements in this area shall reinforce the sense of a unified parkway along the length of Main Street. The following Outdoor Space Site Design Standards shall apply:

(a) Paving and Surface Materials. Sidewalks shall be standard poured-in-place concrete.

(b) Lighting and Furnishings. Streetlights and furnishings shall be coordinated throughout downtown. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other downtown streetlights.

4. Street-type D: State Street Boulevard. State Street improvements should focus on converting the wide, utilitarian highway into an attractive urban road, particularly in the vicinity of the State Street Historic Core. Improvements shall be implemented in consultation with UDOT. The following Outdoor Space Site Design Standards shall apply to State Street Boulevard:

(a) Paving and Surface Materials. Sidewalks shall be standard poured-in-place concrete.

(b) Lighting and Furnishings. Streetlights and furnishings shall be coordinated throughout downtown. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other downtown

streetlights.

(c) Landscape Treatments. Street trees shall be large (>35' high and wide) at maturity, hardy drought tolerant, water conserving and traditional in appearance. Tree species shall be avoided that will heave paving and sidewalks, that are overly dense or difficult to maintain.

5. Street-type E: Center Street Greenway. Improvements here shall establish Center Street as a "festival" place, distinguishing it from other roads in the area. The treatment shall clearly demarcate Center Street as a place of special events, and the home of unique cultural features. The following Outdoor Spaces Site Design Standards shall apply

(a) Paving and Surface Materials. Sidewalks shall be standard poured-in-place concrete. Park strips shall be planted with grass, other plants, and in some cases, pavers similar to those established for Main Street sidewalks.

(b) Lighting and Furnishings. Streetlights and furnishings shall be coordinated throughout downtown. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other downtown streetlights.

(c) Landscape Treatments. Street trees shall be large (>35' high and wide) at maturity, hardy, drought tolerant, water conserving and old fashioned in appearance.

6. Street-type F: Collector Streets. These streets shall be formalized with sidewalks, curb and gutter, park strips and street trees. The following Outdoor Spaces Site Design Standards shall apply:

(a) Paving and Surface Materials. Sidewalks shall be standard pour-in-place concrete. Bulbouts shall utilize the same concrete unit pavers or similar materials along the length of Main Street.

(b) Lighting and Furnishings. Streetlights shall be coordinated throughout downtown. No street furnishings are envisioned on these streets. Streetlights shall be selected from a single model lone and coordinate with other downtown streetlights.

(c) Landscape Treatments. Street trees shall be large (>35' high and wide) at maturity, drought tolerant, water conserving and old fashioned in appearance. Trees

along this street should be distinctly different than those located on Main Street or other downtown roads.

(d) Tree species shall be avoided that heave paving and sidewalks, or which are difficult to maintain.

(e) Park strips shall be planted with drought tolerant turf and/or groundcovers.

7. Street-type G: Local Streets. Local streets should be slightly modified to include sidewalks while maintaining the rural feeling that exemplifies the charm of the area. If possible, sidewalks should be incorporated with the existing drainage swales. The following Outdoor Spaces Site Design Standards shall apply:

(a) Paving and Surface Materials. Sidewalks shall be standard poured-in-place concrete.

(b) Lighting and Furnishings. Residents should be consulted to determine the need and desire for streetlights.

D. Parking Lots and Alleys. Parking lots and rear alleys are critical places for creating a harmonious and desirable downtown area. These spaces shall be treated with the same care as adjacent streets, with a focus on "fitting in" and putting the needs of pedestrians in front of motorists.

A well-conceived shading strategy provides a level of order and structure that can transform a parking lot from an undifferentiated asphalt expanse into a clearly articulated, safe, comfortable and visually interesting place. Where parking is located adjacent to a public road, trees, low walls and other appropriate vegetation shall be used to separate the parking area from the sidewalk and street. Parking lots shall be well-landscaped.

1. Lighting and Furnishings. Lighting shall be provided in all parking lots. Contemporary style poles and fixtures will provide a nice contrast to nearby "old fashioned" streetlights, although most styles should be allowed. Fixtures which are "night sky" friendly (which limits upward lighting) shall be used.

2. Landscape Treatments.

(a) Parking lots shall be landscaped with a mix of medium to tall trees (25-45 feet high and wide).

(b) Trees should have a heavy canopy to provide good shade.

(c) Trees shall be drought-tolerant, water conserving, and distinctly different than

those located on Main Street or other downtown roads.

(d) Tree species shall be avoided with roots likely to heave paving or which are difficult to maintain.

(e) Trees shall be typically planted in rows within barrier islands, according to existing Lehi City spacing requirement. Clustered tree planting may be preferable to rows in certain cases.



Figure 23. Parking lot with access to adjacent uses

3. Access to Adjacent Uses and Buildings. Sidewalks and paved connections shall be provided between parking lots and nearby buildings and points of interest.

E. Street Trees and Landscape Elements. Large shade trees are a defining element of Downtown Lehi. As the area grows and changes, the planting of additional trees is encouraged, particularly along downtown streets and roads. In general, new street trees should be selected that are large at maturity, since this will reinforce the pleasant, traditional character of the area.

1. Street Furnishings and Lighting. Street furnishings and streetlights shall be coordinated throughout downtown. A cohesive system of furnishings and lightings shall be implemented throughout the area, according to a detailed Furnishing and Lighting Plan. The style of furnishings and lighting shall exude a sense of high-quality investment and civic pride. Streetlights shall be selected from a single model line, with variations according to the lighting function required and the specific area to be lit.

2. Fences and Walls. The application of fences and walls is dependent on the use of these features, the surrounding uses to be screened or buffered, and site context. In general, fences and walls in Downtown Lehi shall be limited to the

rear and sides of buildings, helping to reinforce the feeling of a small urban area. The use of fences and walls should be limited to locations where they benefit the surroundings or are rigid for buffering. In general, these features shall be constructed of solid materials that fit with the overall feel of the area. The design of fences and walls should respond to surrounding fence treatments.

Section 37.050. Exceptions *(New 01/08/13)*

Exceptions to these standards may be made by the Planning Commission if one or more of the criteria set forth in this section are met. In the determination of an exception, the burden of proof will be the responsibility of the applicant to demonstrate strict adherence to these standards would cause a negative impact to the proposed use or surrounding uses. All exceptions require Conditional Use approval. One or more of the following additional architectural or landscaping features must be met for the Planning Commission to make an exception. These additional features include but are not limited to:

- A. Additional coverage of high quality building materials such as rock or brick
- B. LEED certification
- C. Additional landscaping
- D. Landscape or specialty building lighting
- E. Water features
- F. Sports courts
- G. Gazebos
- H. Connection to a planned trail
- I. Additional roof or façade details
- J. Pedestrian plaza
- K. Outdoor seating areas
- L. Raised planters
- M. Patio roof terrace