

Elwood Town, Utah
Title 10 – Zoning Ordinance

CHAPTER 10.20
DESIGN GUIDELINES

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10.20.010 Purpose

The purpose and intent of design review is to secure the general purposes of this Ordinance and the General Plan of Elwood Town and to insure that the general appearance of buildings and structures and the development of the land shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood. It shall not be the intent of this Chapter to restrict or specify the particular architectural design proposed or to specify the exterior detail or design, color, or materials proposed by the applicant, except as such detail is of such magnitude as to affect the general appearance and compatibility of the development with its surroundings.

10.20.020 Application and Review

All applications for occupancy permits or building permits for all buildings and structures, except for single family and two family dwellings and their accessory buildings, shall be accompanied by architectural and site development plans to scale which shall show building locations, landscaping, prominent existing trees, ground treatment, fences, off-street parking and circulation, location and size of the adjacent streets, north arrow and property lines, drawings of the major exterior elevations, the building materials, proposed exterior color scheme, existing grades and proposed new grades. All such drawings and sketches shall be reviewed by the Planning Commission, except that the review and approval of such permits by the Town Staff may be authorized by the Planning Commission when the application meets all requirements of this ordinance. The number of sets of architectural and site development plans to be submitted shall be determined by the Town Staff. All of the above required architectural and site development plans shall have been reviewed and approved prior to the issuing of a building permit.

10.20.030 Exceptions

For buildings and uses covered by conditional use permits or planned unit development approval, design review shall be incorporated within such conditional use permits or planned unit development approval and need not be a separate application, provided the requirements of this Chapter are met. Agricultural buildings are exempt.

10.20.040 Planning Commission Approval

The Planning Commission, or the Town Staff when authorized by the Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with this Chapter and with the general objectives of this Ordinance, and shall give or withhold approval accordingly. Denial of approval by the Town Staff may be appealed to the Planning Commission, and denial by the Planning Commission may be appealed to the Appeal Authority, as provided for appeals in this Ordinance.

10.20.050 Considerations in Review of Applications

The Planning Commission and the Town Staff shall consider the following matters, and others when applicable, in their review of applications:

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- A. Considerations relating to traffic safety and traffic congestion:
1. The effect of the site development Plan on traffic conditions on abutting streets.
 2. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 3. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 4. The location, arrangement, and dimensions of truck loading and unloading facilities.
 5. The circulation patterns within the boundaries of the development.
 6. The surfacing and lighting of off-street parking facilities.
- B. Considerations relating to outdoor advertising:
1. The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development.
- C. Considerations relating to landscaping:
1. The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
 2. The planting of ground cover or other surfacing to prevent dust and erosion.
 3. The unnecessary destruction of existing healthy trees.
- D. Considerations relating to buildings and site layout:
1. Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the neighborhood.
 2. Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street (or streets), line and pitch of roofs, and the arrangement of structures on the parcel.
- E. Considerations relating to drainage:
1. The effect of the site development plan on the adequacy of the storm and surface water drainage.

10.20.060 Conditions

The Planning Commission, or the Town Staff when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of this Chapter as the Commission or Town Staff deems reasonable and necessary under the circumstances to carry out the intent of this Chapter.

10.20.070 Findings and Decision

Upon a finding by the Planning Commission or Town Staff that the application meets the intent of this Chapter, the design approval shall be granted, subject to such conditions as are necessary; otherwise, approval shall be denied.

10.20.080 Notification of Approval or Denial

Upon the grant of design approval, the secretary of the Planning Commission shall prepare and mail or deliver to the applicant a formal statement thereof, stating the fact of the grant and any conditions attached thereto, or the fact of denial and the reasons therefore.

10.20.090 Time Limitations on Approval

If construction in harmony with the permit for any development for which design approval has been granted has not been commenced within one (1) year from date of notification of approval, the approval shall be deemed automatically revoked. Upon application an extension of time may be granted by the Planning Commission, or by the Town Staff if authorized.

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10.20.100 Transfer of Approval upon Change in Use

Design approval shall be deemed revoked if the buildings erected or the classification of their use or the classification of the use of land for which the approval was granted is changed, unless the approval is transferred by the Planning Commission, or the Town Staff if authorized to do so. If the transfer is not approved, a new application must be filed.

10.20.110 Conformance to Approval

Development for which design approval has been granted shall conform to the approval and any conditions attached thereto.

10.20.120 Modification

Upon request of the applicant, modifications in the approved plan may be made by the Planning Commission or the Town Staff if authorized to do so, if it is found that the modification will meet requirements of this Chapter. The Planning Commission may revoke or modify a design approval which does not conform to any requirement of the approval permit.

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