

**CHAPTER 7-11b. DESIGN STANDARDS:
SINGLE-FAMILY RESIDENTIAL**

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7-11b-1. Defined Terms: General

(1) “Application” means a complete Project Plan submission satisfying the requirements of this Chapter and has the same meaning as “Project Application.”

(2) “Building” means a single-family dwelling.

(3) “Department” means the Community Development Department or successor department.

(4) “Design Elements” means factors, features, elements, and considerations related to Building and Project design, and has the same meaning as “Elements.”

(5) “Director” means the director of the Community Development Department, or designee.

(6) “Dwelling Unit” has the same meaning as Tooele City Code §7-1-5, as amended.

(7) “Elements” has the same meaning as “Design Elements.”

(8) “General Plan” means the 1998 Tooele City General Plan and its various infrastructure elements, as amended, including culinary water, sanitary sewer, storm water, rights-of-way, transportation, parks and recreation, trails, police and fire, affordable housing, and land use.

(9) “Land Use Plan” means the Land Use Element of the 1998 Tooele City General Plan.

(10) “Project” means a Single-Family residential development project and includes the term Subdivision as defined in Tooele City Code §7-1-5, as amended.

(11) “Project Plan” means that set of documents comprising a completed Application for a Single-Family residential development Project, including, but not limited to, all information and documents required by this Chapter and Chapter 7-19.

(12) “Single-Family Dwelling” has the same meaning as the term “Dwelling: Single-family” as defined in Tooele City Code §7-1-5, as amended.

(13) “Standards” means the Single-Family Residential Design Standards contained in this Chapter.

(14) “Surrounding Property” means all properties touching or adjacent to, or abutting a street adjacent to, a Project.

(Ord. 2012-10, 04-18-12); (Ord. 2006-22, 10-04-2006)

7-11b-2. Defined Terms: Architectural

(1) “Cantilever” means a projecting beam or member supported at only one end, i.e., a bracket-shaped member(s) supporting a balcony, cornice, or enclosed room.

(2) “Column” means a supporting pillar with a rectangular or cylindrical shaft.

(3) “Dormer Window” means a window set vertically in a structure projecting through a sloping roof.

(4) “Dutch Hip” means a roof having a hipped end truncating a gable.

(5) “Eave” means the overhanging lower edge of a roof.

(6) “Façade” means the front of a building or any of its sides facing a public way or space, esp, one distinguished by its architectural treatment.

(7) “Fascia” means a horizontal piece (as a board) at the end of a projecting eave or overhand; also, the vertical edge of a roof.

(8) “Gable” means a triangular section of wall at the end of a pitched roof, or a triangular ornamental seat over a window or door.

(9) “Gambrel” means a ridged roof or ornamental openings divided on each side into a shallower slope above a steeper one.

(10) “Hip Roof” means a roof having sloping ends and sloping sides.

(11) “Keystone” means the wedge at the center or top of an arch, serving to lock all of the other pieces into place.

(12) “Lintel” means a beam supporting the weight above a door or a window.

(13) “Porch” means an exterior appendage to a building forming a covered approach or vestibule to a doorway.

(14) “Quoin” means an exterior corner treatment distinguished from the adjoining surfaces by texture, color, material, size, or projection.

(15) “Shutter” means a louvered or solid panel at the sides of a window mimicking operating panels used to close and protect a window opening.

(16) “Trim” means a finished woodwork or the like used to decorate, border, or protect the edges of openings or surfaces.

(17) “Wainscot” means a facing of finish material which typically covers the lower portion of a wall.

(Ord. 2006-22, 10-04-2006)

7-11b-3. Purposes of Design Standards

(1) The purposes of the Standards include the following:

(a) To achieve the goals and objectives of the General Plan.

(b) To implement the policies of the General

Plan, including the Principles stated in the Land Use Plan.

(c) To guide the general configuration and appearance of Buildings and Projects consistent with the General Plan, including design, building materials, appearance, and landscaping.

(d) To preserve the valuations of Buildings and Projects, as well as the valuations of the Surrounding Properties.

(e) To encourage an aesthetic appearance that serves to achieve the goals, objectives, policies, and principles of the General Plan and the Purposes stated in this Chapter.

(f) To provide a fair, equitable, and predictable process for the evaluation of Project Applications.

(g) To improve the quality of life of Single-Family residents by improving the quality of Projects and Buildings.

(h) To recognize the fact that architectural and design considerations have a significant impact on the quality of life of Single-Family residents and on property valuations.

(i) To recognize the distinct geographic, historical, and other contexts that make Tooele City unique, and to encourage Single-Family development to do the same through Building and Project design.

(2) The Purposes of the Standards do not include an intent to arbitrarily dictate color, materials, style, theme, and other similar considerations, but to provide reasonable general parameters within which the above Purposes can be fulfilled.

(3) Nothing in this Chapter shall be construed to limit the City's exaction authority.

(Ord. 2012-10, 04-18-12); (Ord. 2006-22, 10-04-2006)

7-11b-4. Project Application, Procedure

(1) Any person desiring to develop a Single-Family Project shall submit to the Department a completed Application and Project Plan in conformance with the procedures and requirements set forth in Tooele City Code Chapter 7-19, Subdivisions.

(2) An Application that does not contain all of the information required by this Chapter and Chapter 7-19 shall be deemed incomplete, and shall not constitute a Project Plan.

(3) At the time of Application, a Project applicant shall pay all subdivision review and other fees approved by Resolution of the City Council.

(Ord. 2006-22, 10-04-2006)

7-11b-5. Design Standards: Mandatory Elements

The following design elements shall be required:

(1) Building Materials.

(a) Both the exterior building design and the exterior building materials of all Buildings shall be of sufficient quality, durability, and resistance to the elements to satisfy the purposes of this

Chapter. Exterior siding materials may include, but shall not be limited to, brick or stone masonry, concrete, glass, aluminum or steel lap, vinyl lap, tile, stucco, fiber-cement board, and/or wood. All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least 10 years from the date of installation. Finishes upon exterior materials shall be guaranteed to be maintenance-free for a at least five years from the date of installation. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer.

(b) All Building exteriors shall be constructed of either (i) 20% or more masonry materials for all exterior surfaces or (ii) 35% or more masonry materials for all street facing exterior surfaces. Masonry is defined as brick, stucco and/or stone and the percentage calculation shall include the associated doors and windows.

(c) Any Building sides facing a street shall include distinctive features that add significant variety to the exterior Building surfaces, such as, pop-outs on windows, bay windows, color variations, texture changes, and brick or stone decorative elements.

(2) Foundation. Each Building shall have a site-built concrete or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and City policies.

(3) Roofs. The roof of each Building shall have a minimum pitch of 3:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For Buildings with cantilevers, 60 percent of the total eave length of the home shall have an overhang of not less than 12 inches. The roof overhang shall be measured perpendicular to the vertical side of the Building. These pitch and overhang provisions shall not apply to porch covers, bay windows, or similar appendages. Unfinished galvanized steel or aluminum roofing shall not be allowed.

(4) Building Depth. Each Building shall be not less than 20 feet in depth at the shallowest point. The depth shall be considered to be the lesser of the two primary dimensions of the Building exclusive of attached garages, bay windows, room additions, or other similar appendages.

(5) Design Variation. In order to insure exterior design variation, the same or nearly the same exterior design, as determined by the City, shall not be allowed on adjacent lots. Twin homes, however, may incorporate the same or similar exterior design.

(6) Building Size.

(a) In the R1-8 and higher-density zoning districts, the minimum square footage of finished, above-ground, habitable floor space of any Building

shall be 1,100 square feet.

(b) In the R1-10 and lower-density zoning districts, the minimum square footage of finished, above-ground, habitable floor space of any Building shall be 1,300 square feet.

(7) Garages.

(a) Each Building shall include a garage with interior minimum interior dimensions of 20 feet wide by 22 feet deep.

(b) The depth of a garage shall be defined as being measured perpendicular from the vehicular door to the rear wall of the garage.

(8) Site Grading. Final grading of individual lots shall be performed in such a way that excess water shall be contained entirely on the site, directed to an improved street, or directed to an approved drainage inlet, drainage channel, or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved by the City as part of an overall system, as reflected in the subdivision approval. In order to more effectively direct storm runoff, rain gutters shall be installed on all eaves of Buildings.

(9) Covered Porch. The main entry of the Building shall have a covered porch which shall be no less than 6 feet deep and 30 square feet in area.

(10) Recreational Vehicle (RV) Pads. RV pads shall not be allowed in the front yard or forward of the Building front façade.

(11) House Numbers. House numbers shall be at least 4 inches in height and located to as to be easily visible from the street.

(12) Exterior Building Lighting. All lighting located on or illuminating Building exteriors shall be shielded to minimize the glare upon surrounding properties.

(13) Street Lighting. Street lighting fixtures shall be selected from those identified by administrative policy promulgated by the Public Works Director.

(14) Ventilation Fixtures. Ventilation fixtures, such as plumbing stand-offs and HVAC stand-offs, shall not protrude from the front-facing slope of the Building roof, but shall be located behind the roof peak on the rear-facing slope of the roof, on in a gable roof associated with the rear-facing slope of the roof.

(15) Downspouts. Gutter downspouts shall not be located in such a manner so as to discharge their contents across a driveway or walkway.

(Ord. 2012-10, 04-18-12); (Ord. 2007-15, 04-18-2007); (Ord. 2007-09, 04-04-2007); (Ord. 2006-22, 10-04-2006)

are six categories of design elements. Each category includes several elements and each element contains a point value. The combination of different elements must equal or exceed 180 points for rambler Buildings and 200 points for all other types Buildings. When selecting design elements from Table 1 to include in the Building design, each Building shall include at least one element from each of the first five categories, namely, Roofing Treatments, Relief Treatments, Material Selections, Entry Features, and Garage Treatments. If the point value of the design elements selected from each of the first five categories does not meet the minimum number of points required for a given Building, additional elements shall be selected to satisfy the minimum required points.

(Ord. 2012-10, 04-18-12); (Ord. 2006-22, 10-04-2006)

7-11b-6. Design Standards: Table 1—Elective Elements

In addition to the mandatory elements contained in Section 7-11b-5, above, all Buildings shall contain elective design elements sufficient to satisfy the point system detailed in Table 1, below. Included in the table

Table 1

1. Roofing Treatments (must use at least one)	Points
A. Dominant roof pitch of not less than 6:12	40
B. Dominant roof pitch of not less than 5:12	30
C. Title or laminated architectural shingles that simulate the depth of wood	40
D. Two or more gable ends on front façade, hip style roof, or two or more roof panels/levels	60
E. Dormer windows	40
F. 6" or larger decorative roof fascia	20
2. Relief Treatments (must use at least one)	Points
A. At least one foundation jog (not including the garage) on the front façade	60
B. Bay or box window or other projection that is not part of the foundation on the front façade	20
C. At least one cantilevered living area on the front façade	40
3. Material Selections (must use at least one)	Points
A. Full stucco exterior including accent trim that is a complimentary but different color from the primary house color, around all windows and doors—no brick or stone	20
B. Full stucco including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors on exterior of home, plus full perimeter wainscot of brick or stone masonry	40
C. Full brick or stone masonry exterior	60
D. 35% masonry exterior (includes stucco, brick or stone masonry, and fiber-cement board)	10
E. 35% masonry exterior for all street-facing exterior surfaces (includes stucco, brick or stone masonry, and fiber-cement board)	5
F. 20% masonry exterior (includes stucco, brick, or stone masonry, and fiber-cement board)	0
4. Entry Features (must use at least one)	Points
A. Decorative windows (e.g., non-rectangular, transom over entry)—at least 2	10
B. Use of 8"x 8" minimum columns or similar support features for covered front porch	10
C. Covered front porch that extends across less than 40% of the entire length of the front façade and is at least 6' deep with no less than 60 sq. ft. of usable, unobstructed space	40
D. Covered front porch that extends across at least 50% of the entire length of the front façade and is at least 6' deep with no less than 90 sq. ft. of usable, unobstructed space	60
5. Garage Treatments (must use at least one)	Points
A. Front of garage located at least 5' behind front façade	30
B. Garage flush with the front of the house	20
C. Side entry garage	40
D. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	60
E. Color coordinated, textured garage door	10
6. Additional Material / Design Selections (optional)	Points
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front façade not including any window used to meet item 4A above	10
B. Six or more windows of any size used on the front façade (does not include windows in garage doors or windows used to meet item 4A above)	20
C. Decorative vents (oval, octagonal, or arched) on all front façade vents	10
D. Decorative vents (oval, octagonal, or arched) on all vents on other façades	10
E. Decorative shutters on all front façade windows	30
F. Decorative shutters on all windows of other façades	20
G. Stucco or precast quoins on at least two corners	20
H. Stucco or precast keystones	10
I. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
J. Window trim at least 4" (at least) wide around all front façade windows	20
K. Combination of either decorative shutters or 4" (at least) trim for all front façade windows	20
L. Combination of either decorative shutters or 4" (at least) trim for all windows on all façades other than the front façade	20

(Ord. 2007-15, 04-18-2007); (Ord. 2006-22, 10-04-2006)

7-11b-7. Design Standards: Table 2—Elective Criteria

For Buildings with a side or rear façade that faces a street, design elements totaling at least 70 points, selected from Table 2, below, shall be applied to all street facing façades other than the front façade. In the

process of choosing design elements from Table 2, each Building shall include at least one feature each from categories 2) Roofing Treatments and 3) Design Treatments.

(Ord. 2012-10, 04-18-12); (Ord. 2006-22, 10-04-2006)

Table 2

1. Relief Treatments (optional)	Points
A. At least 1 foundation jog that is at least 10’ long and is no more than 20’ deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
2. Roof Treatments (must use at least one)	Points
A. A minimum 6” overhang at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip roof instead of a gable end	20
D. One or more gables on rear façades	20
E. Two or more gables on side façades	10
F. One cross gable on side façades	10
G. Two cross gables on side façades	20
3. Design Treatments (must use at least one)	Points
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows, or windows that are in or partially in window wells). Each window counts as 10 points up to a maximum of 50 points.	10
B. Trim around each window for homes with stucco, vinyl, or fiber-cement board exteriors	10
C. Decorative vents (oval, octagonal, or arched): maximum of 10 points	10
D. Decorative window shutters when used for all widows on the street-facing façade	10
E. Stucco or precast quoins on at least two corners	10
F. Stucco or precast keystones	10
G. Knee braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e., brick or stone masonry wainscot) applied to at least 15% of the street-facing façade	20
J. For side façades, a covered porch that extends to the street-facing façade	20

(Ord. 2006-22, 10-04-2006)

7-11b-8. Planned Unit Development (PUD)

These Standards shall be used as a minimum in a Planned Unit Development (PUD), and may be increased by the City for a PUD.

(Ord. 2012-10, 04-18-12); (Ord. 2006-22, 10-04-2006)

(Ord. 2012-10, 04-18-12); (Ord. 2007-09, 04-04-2007);

(Ord. 2006-22, 10-04-2006)

7-11b-9. Appeals of Point Determination

A builder who disagrees with the Department’s valuation of Table 1 and Table 2 points may appeal in writing to the Director, whose determination shall be final.

(Ord. 2006-22, 10-04-2006)

7-11b-10. Applicability

These Standards shall apply to all Buildings constructed pursuant to building permit applications submitted after December 31, 2006, with the exception of Buildings constructed on lots created by subdivision final plat approved by the Tooele City Council before December 16, 1998.

RESERVED FOR
CHAPTERS 7-11c *et. seq.*