

Parowan City Historical Preservation Overlay District Appendix A

Purpose: The purposes of the Parowan City Historical Preservation Overlay District Appendix A is to preserve the distinctive historical character of Parowan, communicate the community's vision for development within the Parowan City Historical Preservation Overlay District, mitigate negative visual impacts and foster development which complements and furthers the City's unique sense of place.

Applicability: The requirements of this section apply to all development within the Historical Preservation District and any other designated Historical Monuments and/or Historical Buildings as defined by PMC 15.42. All owner/developers are required to submit site plans, list of building materials, exterior colors, and architectural elevations to the Historical Preservation Committee.

Parowan City demonstrates special interest in and concern for development within the City's Historical Preservation District. Development within this area has the greatest impact on the City's historical character and sense of place. Special consideration must be given to the type and quality of architecture. All development within the Historical District should be consistent with guidelines set forth by the Historical Committee.

1. Interpretation, appeals and exceptions
 - a. Any question as to the meaning of any word, phrase, section or intent of these standards shall be resolved by the interpretation of the Historical Preservation Committee.
 - b. Exceptions to these standards may be granted where it can be demonstrated that such exception is necessary for innovative design, which may vary from the requirements of this section, but nonetheless is deemed to meet the overall intent of this section or in the case of individual projects or buildings where site-specific conditions may impact the ability to comply with these standards.

Architectural and Site Design Guidelines for Development

All owner/developers are required to submit site plans, list of building materials, exterior colors, and architectural elevations to the Historical Preservation Committee.

1. Architectural Design
 - a. The architectural character of buildings shall visually portray a high-quality look and feel consistent with a single theme of historic architecture within Parowan City.
 - b. Big box type structures with architectural appliques shall not be considered as compliance with these standards.
 - c. Franchise architecture, or building design that is trademarked or identified with one particular company may not be in compliance with these guidelines.
 - d. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components.
 - e. Building articulation shall be accomplished through combinations of the following techniques:
 1. Facade modulation-stepping portions of the building wall to create shadow lines

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- and changes in volumetric space.
- 2. Use of engaged columns or other structural system expressions.
- 3. Horizontal and vertical divisions by use of textures and materials combined with facade modulation.
- 4. Providing projections such as balconies, covered entrances, porte-cocheres, and awnings.
- 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.
- e. All building facades, which can be viewed from public rights of way or residential dwelling areas, shall receive equal architectural design consideration.
- f. Blank wall areas shall not exceed 10 feet in height or 20 feet in width. Blank walls shall be divided by the use of an arrangement of windows and doors, reveal and relief, architectural details and/or changes in texture.
- g. Windows shall compromise a minimum of 30% of the front ground level façade, in commercial applications.
- h. All commercial buildings should consider including the following building design treatments:
 - 1. Canopies or porticos integrated with the building massing and style.
 - 2. Sculptured art work.
 - 3. Raised cornice or building banding.
 - 4. Peaked roof forms.
 - 5. Arches.
 - 6. Ornamental and structural architectural details integrated into the overall design.
 - 7. Clock bell towers or cupolas.
 - 8. Balconies.
 - 9. Any other treatment approved by the Historical Preservation Committee which is deemed to meet the intent of these requirements.
- 2. Building Materials
 - a. Approved exterior building materials shall include the following:
 - 1. Stucco of an earth tone.
 - 2. Natural brick (unpainted or stained).
 - 3. Textured Concrete Masonry Units of an earth tone (split face block).
 - 4. Composite siding having the appearance of wood.
 - 5. Architectural concrete with recessed panels and reveal lines.
 - 6. Natural rock or cultured stone.
 - 7. Other maintenance free materials as approved by the Historical Preservation Committee which are deemed to meet the intent of these standards.
 - b. The following may be prohibited as predominant exterior building materials, as determined by the Historical Preservation Committee:
 - 1. Corrugated or reflective metal panels.
 - 2. Smooth or rib faced cinder/concrete block.
 - 3. Plastic or metal siding.
 - 4. Smooth unfinished concrete tilt up panels.
 - 5. Tile.

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3. Roof Design and Mechanical Screening
 - a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of two feet in width.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of two feet in height.
 - c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - d. Roof mounted mechanical units shall be located or screened so as not to be visible from adjacent public and private streets or properties. Roof mounted mechanical screening shall be accomplished by:
 1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.
4. Awning and Canopies
 - a. Awnings and canopies must be functional by placement over windows or doorways only.
 - b. Awnings or canopies shall project a minimum of four feet from the building when located over pedestrian areas and no less than two feet otherwise.
 - c. Awnings or canopies shall maintain a minimum clearance of ten feet above any sidewalk or pedestrian route.
 - d. All island canopies shall be built of the same quality materials and architecture as the store associated with the island. Island canopy structural columns shall be faced with the same architectural materials as the associated building.
5. Parking Areas
 - a. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
6. Landscape
 - a. Landscaping shall feature a unified theme throughout the site or development.
 - b. The use of foundation plantings is encouraged to break up building mass and soften the facade.
 - c. All landscaping material should consider featuring an automatic irrigation system.
 - d. The use of raised planters to differentiate pedestrian area from vehicular areas is encouraged.
7. Pedestrian Amenities
 - a. Sidewalks shall be a minimum of six feet in width with an additional two feet of width provided when the sidewalk is adjacent to parking area and subject to vehicle overhang.
 - b. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provided to distinctly differentiate the conflict point and add aesthetic appeal.
 - c. One pedestrian access route to the building front shall be provided for each vehicular

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access route to the site with a minimum of one route meeting the requirements of the Americans with Disabilities Act.

8. Service and Accessory Facility Screening
 - a. Service, refuse, loading docks, truck parking areas and other areas that tend to be unsightly shall be screened from view by the use of a combination of walls, fences and landscaping.
 - b. Enclosure material shall be composed of 6' high solid masonry, or decorative pre-cast concrete walls with opaque gates. Gates shall be self-latching. Chain link fence material with slats is prohibited.
9. Fencing standards
 - a. Fences within the district must be approved by the Historical Preservation Committee.
 - b. Fencing forward of the primary facade is allowed provided the fence does not exceed four feet in height, provides an open view, and the fence style compliments the building architecture.
 - c. Fences must comply with PMC 15.08.170 regarding fencing standards and the city requirement for a fencing permit.
10. Site Lighting
 - a. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public right of way or properties. Light should reflect down, not up with any exceptions to be determined by the Historical Preservation Committee.
 - b. Light fixtures shall be a maximum of 30 feet in height in vehicular areas and 15 feet in height in pedestrian areas.
 - c. Fixtures shall be a complimentary design element of the building and site.
11. Sign Regulations

Commercial Zones:
Permitted signs are as follows:

 - c. Wall & Projecting signs: Wall or projecting signs; provided, that the area does not exceed ten percent (10%) of the front wall face of the building; and further provided, that:
 1. Wall signs, either attached or painted, shall not rise above the roofline nor project more than eighteen inches (18") from the wall;
 2. Projecting signs shall not project more than four feet (4') from the building. Signs projecting over the public right of way must have a minimum ground clearance of ten feet (10').
 - b. Awning signs must have a minimum ground clearance of ten feet (10'), and shiny, "Day-Glo" fluorescent or brilliant luminescent colors are not permitted.
 - c. Freestanding Pole Sign & Low-Profile Sign: One freestanding pole sign or low profile monument type sign may be allowed for each parcel of property or commercial complex, provided the following standards are met:
 1. Low profile monument type signs which utilize carved wood, etched/sandblasted stone or engraved metal and do not exceed six feet (6') in height and are no more than twenty-four (24) square feet;
 2. Pole signs, provided the support pole is located on private property and the sign does not exceed twenty feet (20') in height, nor exceed twenty-four (24) square

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feet in area. Sign face may project over the public right of way, provided there is a minimum clearance of ten feet (10') from ground to the sign and sign face does not project closer than eight feet (8') to back of curb.

- d. Color of Signs:
 - 1. Painted signs should be in subdued earth tone colors only, "Day-Glo" or fluorescent colors are not permitted. Electric signs, are permitted.
- e. Prohibited Signs:
 - 1. Roof signs or any sign projecting above the roofline.
 - 2. Flashing signs, including any sign or device in which the artificial light is not maintained stationary and constant in intensity and color at all times when in use.
 - 3. Permanent signs made of cardboard, paper, canvas or similar impermanent material.
 - 4. Awnings with a shiny or wet look are not appropriate in the historical district.