

ORDINANCE 2019-002

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ADOPTING AMENDMENTS TO THE DEVELOPMENT CODE, BY REFERENCE, REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY. NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

WHEREAS, the City of Sierra Vista is proposing Development Code text amendments to Article 151.02, Definitions; Section 151.03.006, Development Review Committee; Article 151.20; Architecture and Design Review; Article 151.30, Appeals and Variances; and

WHEREAS, the City Manager, and Director of Community Development recommend that the amendments to the Development Code, as shown on Exhibit A, be adopted; and

WHEREAS, the Planning & Zoning Commission recommended approval of the amendments to City Council; and

WHEREAS, as required by Article 151.31 of the Development Code, the Mayor and City Council held a public hearing on the amendments after proper notice had been given; and

WHEREAS, the amendments have gone through the 30-day public comment period and all comments have been received are attached hereto;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

That Resolution 2019-019 is hereby reaffirmed and that the Development Code text amendments, as shown in Exhibit A, are hereby adopted.


SECTION 2

All other ordinances and parts of ordinances in conflict with the provisions of this provision are hereby repealed.

SECTION 3

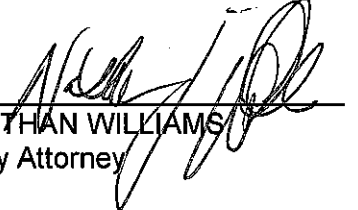
Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 11TH DAY OF APRIL 2019.




FREDERICK W. MUELLER
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

PREPARED BY:

Jeff Pregler, AICP
Senior Planner

ARTICLE 151.02 DEFINITIONS

Section 151.02.004 Definitions

Architectural Feature – A prominent or significant part or element of a building or site. Architectural features may include special lines, massing, projections, recesses, and texture.

Articulation – Describes the degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Brick -A masonry unit made of clay, formed into a rectangular prism.

Building Elevation – The horizontal view and measurement of a side of a building.

Building Mass - The three dimensional bulk of a building which includes the height, width, and depth.

Building Scale - Building scale refers to building elements and details as they proportionally relate to each other and to humans. T

Concrete Masonry Units (CMU - Ground Faced, Split Face and Standard): - A precast masonry unit of portland cement, fine aggregate, and water, molded into various shapes. The description refers to the finish on the face of the unit

Context – Factoring the existing built environment into the design of a building.

Cornice - A molded and projecting horizontal feature that crowns a facade or divides it horizontally for composition purposes.

Eave – The horizontal or downward projecting overhang at the lower edge of a roof.

Expression Line- A horizontal linear element extending across a facade evidenced as a noticeable difference of projection or recess, change of color or material, or identified as a clear architectural feature of ornamentation such as a cornice.

Fenestration - The arrangement and design of windows and other openings on a building's facade.

Human Scale- Used to describe the quality of a building that includes structural or architectural components of size and proportions that relate to the human form and/or that exhibits through its structural or architectural components the human functions contained within.

Module-An arbitrary unit adopted to regulate the dimensions, proportions, or construction of the parts of a building

Muted Color – Subdued or softened color.

Opaque – Impervious to light.

Portico – An exterior porch or walkway with a roof typically supported by columns, often leading to the entrance of a building.

Rhythm-Reference to the regular or harmonious recurrence of lines, shapes, forms or colors, incorporating the concept of repetition as a device to organize forms and spaces in architecture.

Split-Face Block -- Concrete masonry unit with one or more faces having a fractured or roughened surface. Used in masonry wall construction.

Strap Work - A type of ornamentation imitating pierced and interlaced straps or bands, usually forming a geometric pattern.

Stucco - A course plaster applied in a static state to form a hard covering for exterior walls.

Textured Pavement – The application of imprinted or applied roughened or altered materials that serve to emphasize a change of treatment from regular surfacing.

Veneer.- A thin surface layer, as of finely grained wood, or a decorative facing such as brick, stone, or metal applied to the base of an inferior material.

Section 151.03.006
Development Review Committee

- A. Creation. The Committee shall hear and consider all development related documents as stated in 151.03.006.(C)
- B. Meetings. The Committee shall meet, when necessary, at a specified time and place. All meetings shall be open to the public. Minutes of the Committee's proceedings shall be kept as a public record. The City shall forward a brief status report of the Committee's actions to the Council and the Commission..
- C. Powers and Duties.
1. Approve or disapprove all site plans submitted under the requirements of Article 151.18.003.
 2. Review and recommend to the Commission and Council the master plan and subdivision plans required by Article 151.19.003.
 3. Hear and consider all waivers to the Architectural and Design Standards as defined in Section 151.20.006.
- D. Approvals. All approvals of submittals before the Committee shall be by a majority vote of the members present at the meeting.
- E. Applications. Applications for review by the Committee shall be filed with the City.
- F. Review Criteria. In considering any application for review and approval, the Committee shall be guided by the following general criteria, as well as the specific considerations of Article 151.18.003 and the findings required by Article 151.19.003.

The committee shall examine the application to ensure that:

1. The proposed development complies with all applicable provisions of this Code and other ordinances, plans, and standards of the City;
 2. The proposed development promotes the City's natural beauty and visual character by ensuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures;
 3. The proposed development promotes and protects the peace, health and welfare of the City.
- G. Appeals. . Any action of the Committee carried out pursuant to this Article may be appealed as provided by Article 151.30.

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ARTICLE 151. 20 ARCHITECTURE AND DESIGN REVIEW

151.20.01	Purpose
151.20.02	Applicability
151.20.03	Review Authority
151.20.04	Architecture and Design Review Process
151.20.05	Submittal Requirements
151.20.06	Architectural and Design Standards
151.20.07	Action by Decision Making Authority
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151.20.010	Failure to Comply With Conditions

Section 151.20.001

Purpose

The purpose of the Architecture and Design Review Article is to promote reasonable and context-sensitive site and building design standards for certain types of development including commercial, industrial and certain multi-family development. Design is a term that is used to describe the image and character of the city's built environment and includes both site and building architectural considerations. More specifically, the Architectural and Design Review Standards are intended to ensure the following:

1. Siting and architectural design of structures harmonize visually with surrounding development and creates a built environment that is safe and aesthetically pleasing;
2. The arrangement of buildings, parking areas, drive aisles, storm water detention areas, pedestrian ways and other features of the site combine to create a functional project that is convenient for users of the property.
3. Unsightly uses, features or activities are screened from public view and from adjacent property, and dissimilar uses are separated by buffers to prevent conflicts, promote privacy, and maintain property values;
4. Landscaping that provides a visually pleasing setting for structures on the site, complements the architecture of the project, blends harmoniously with the natural landscape, conserves water, does not conflict with public or private utilities, and is suited to the site and Sierra Vista's climatic conditions.
5. Provide materials and colors that are appropriate to the architectural style of the structures, complement neighboring properties and project a high quality image.

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Section 151.20.002 **Applicability**

- A. Architectural and Design Review shall be required for:
1. New buildings and new site development;
 2. Exterior facade modifications to existing buildings requiring a building permit;
- B. Exceptions:
1. Single family detached dwelling units and related accessory structures.
 2. Multi-family development where there are 4 or less units located on one lot and related accessory structures.

Section 151.20.003 **Review Authority**

For all projects requiring Architectural and Design Review, the Director of Community Development or designee shall act as the decision making authority.

Section 151.20.004 Architecture and Design Review Process

- A. For all proposed development that requires Architecture and Design Review, a pre-submission meeting shall be held. This meeting is intended to provide early feedback regarding the proposed building and site design compliance with the Standards. Pre-submission meeting submittal requirements should generally include sufficient information to enable staff to determine whether the design complies with the Standards.

Recommendations shall be provided to the applicant regarding the proposed design and site layout but no final or binding decision shall be issued until such time as a formal submittal of plans is provided. The pre-submittal meeting may be combined with the site plan or building plan pre-submittal meeting if desired.

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- B. The architecture and design plans of a site or building, shall be submitted and reviewed concurrently with the site plan or building plan review process. All comments will be integrated within the site and building plan comments and forwarded to the applicant.

Section 151.20.005

Submittal Requirements

Submittal requirements for Architecture and Design Review shall include:

A..Exterior color elevations – 1/8 inch minimum scale. Elevations shall include:

1. Materials, details, and features (including plumbing and electrical meter locations, other mechanical equipment, and methods of concealment, etc.). (Elevations should not include superimposed landscaping or trees.)
2. Heights scaled and identified.
3. All sides of the building with north/south/east/west directionals identified
4. Roof plan

C. Additional information may be submitted to clarify issues, as determined by the applicant. Such information could include perspective drawings, color renderings, paint chip or material samples, computer-generated prints, etc.

Section 151.20.006

Architectural and Design Standards

A. **Facade Materials.** Facade materials shall be appropriate to the architectural style and vernacular of the development and be of high quality and proven durability in Sierra Vista's weather conditions.

1. Approved facade materials include wood, stucco, brick, stone, textured concrete, glass, textured and split face or ground face concrete masonry units, and brick, stone, or metal veneers (and their artificial derivatives). Additional facade materials can be considered as determined by the City. The materials shall be incorporated in proportionate quantities to the overall building elevation based on the zoning and location of the development.

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- a. Project located within a commercial zoning district and adjacent to collector or arterial roadway shall require that 75 percent of the building wall visible from a public right-of-way or facing an existing residential use include an approved facade material.
 - b. Project located within a commercial zoning district and adjacent to local roadway shall require that 50 percent of the building wall visible from a public right-of-way or facing an existing residential use include an approved facade material.
 - c. Project located within a industrial zoning district shall require that 25 percent of the building wall visible from a public right-of-way include an approved facade material.
 - d. Project located within a residential zoning district shall require that 50 percent of the building wall visible from a public right-of-way or facing an existing residential use include an approved facade material.
2. At least two (2) different facade materials, shall be used on all walls of the building that are visible from a public right-of-way or adjacent to a residential use.

B. Building Color. The following standards shall apply to building color:

1. A minimum of 75 percent of the exterior walls and roofs shall use muted colors and earth tones with a light reflectance value (LRV) of 50 percent or less.
2. Bright colors are appropriate only for accents.

IN ADDITION TO THE ABOVE STANDARDS, AT LEAST THREE ADDITIONAL STANDARDS SHALL BE MET FROM THE DESIGN ELEMENTS BELOW.

C. Building Scale. It is important that a building be scaled to its context. In order to ensure appropriate scale, the following standards shall be used:

1. Define a rhythm and pattern of windows, columns, awnings, and other architectural features;
2. Provide a human scale to the primary entrance;
3. Express the position of each floor in the external design of a building to establish a human scale:
 - a. Articulate structural elements; and/or
 - b. Change materials between floors; and/or

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- c. Use an expression line.

D. **Building Massing.** The following massing techniques shall be used:

1. Wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length without a jog which shall divide the facade into subordinate elements each less than 75 feet in length.
2. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 20 percent of the vertical height of an adjacent wall plane or building mass;
3. Change the roof form to express different modules of the building mass;
4. Divide large wall planes into smaller components by changing the arrangement of windows and other facade articulation features, such as columns or strap work.

E. **Roof Form.** Incorporate the following features to add architectural articulation and reduce perceived scale:

1. Overhanging Eaves;
2. Multiple roof planes;
3. A cornice or molding to define the top of a parapet;
4. A flat roof with parapet
5. A sloping roof with a minimum pitch of 4:12.

F. **Location and Orientation of Building Entrances.** A building entrance serves both the building's tenants and customers. In addition to its functionality, it can enliven the building's context, especially when the building entrance provides access directly from the public sidewalk. A city block with buildings that have entrances directly accessible from the public sidewalk encourages walkability and increases the possibilities for pedestrian movement and activities, including shopping and social interactions.

1. The following standards apply to the design and placement of building entrances:
 - a. The main entrance to a building that is open to the public shall be clearly identifiable by emphasizing and enhancing the level of architectural details such as a change in plane

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(e.g., porticos, recessed entrance on the street level facade), differentiation in material and color, or enhanced lighting.

- b. The primary entrance of a building shall be oriented to face a street, plaza or pedestrian way.
- c. Locate utility, mechanical room, or service entrance doors away from the public sidewalks.

G. **Windows.** The placement, pattern, scale, size, and sequence of windows on building facades, including proportions and details around them, are an important aspect of a building's fenestration as they determine its appeal, charm, and character. Buildings with poor fenestration appear visually uninteresting. Scale, proportion, added architectural details, such as appropriate use of materials, trims, bands (i.e., an expression line) and cornices bring visual interest to building facades, enhance the building's design, provide a connection from the outside to the inside of the building through a window, and provide a human scaled backdrop to the street space.

1. The following standards apply to the design and placement of windows on a building.
 - a. Maximize the number of street level facade openings for windows.
 - b. Organize the placement of windows and doors on the building elevation relative to each other and the building's forms to ensure they are balanced and proportionate.
 - c. Set storefront window frames at a height above the finished grade to reflect traditional main street building qualities, such as display windows.
 - d. Recess window frames, including storefronts, from the typical wall plane surface to provide a shadow line and to accentuate the storefront. At a minimum, the depth of the recess should be proportionate to the scale of the window.
 - e. For the upper level facades, provide a fenestration pattern that includes window openings that are greater in height than width.
 - f. Include operable windows on the upper level facade.
 - g. Delineate changes in surface material by a reveal or a recess detail.

H. **Site Design.** Site design is an important factor when measuring the economic success of a commercial development. Careful planning, design, and construction enables new development to take advantage of Sierra Vista's climate to reduce energy usage and costs, thereby providing long term economic sustainability as energy prices fluctuate. On the other hand, poor project siting and

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design can detrimentally impact the potential to harvest solar energy, create a less automobile dependent environment, and address economic sustainability.

1. Pedestrian/Outdoor amenities. The following standards apply to the design and placement of pedestrian amenities:
 - a. Covered walkways or canopies;
 - b. Textured or raised pavement areas for pavement connections within a site. Such materials shall be designed to minimize the transition between differing surfaces and should themselves avoid excessive indentation or texturing;
 - c. Courtyards, pedestrian gathering areas. Low walls or split-rail fences, or similar, to define such areas, are encouraged.
 - d. Outdoor benches and elements that can be built to include seating, such as landscape planters;
 - e. Pedestrian-scale light fixtures in areas of high pedestrian use such as patios, outdoor dining areas, connecting pathways, etc.
 - f. Outdoor dining areas.
2. Orientation of Building(s). The following standards apply to the placement and orientation of buildings:
 - a. Orient to views of activities, architectural landmarks, or natural features to provide visual interest;
 - b. Orient buildings to take advantage of solar energy that will allow for passive heating of building, provide natural light, and harvest solar power.

Section 151.20.007

Action by Decision-Making Authority

- A. The decision-making authority may take the following actions relating to the Architecture and Design Review of a project:
 1. Granting Approval. Approved provided the project meet the provisions of this Article
 2. Granting Conditional Approval. Conditionally approved, in coordination with the applicant, provided the project and conditions in combination meet the provisions of this Article.

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3. Denial of Application. A Denied if the project does not meet the provisions of this Article. In such event, the reasons for the denial shall be stated in writing to the applicant and every effort to work with the applicant to resolve the issues shall be undertaken.
- B. A building permit shall not be issued until the decision-making authority has approved the architectural and design components of a project, as described in this Article.

Section 151.20.008

Waivers.

Requests to waive or modify the Architectural and Design Standards or appeal staff comments will be heard by the Development Review Committee. No waiver or modification shall be granted unless one or more of the following circumstances exist:

1. Superior Alternatives. Where the development will provide an alternative which will achieve the purposes of the Architectural and Design Standards through clearly superior design, efficiency, or performance.
2. Protection of Significant Features. Where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features
3. Deprivation of Reasonable Use. Where the strict application of the Architectural and Design Standards would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions or location; provided:
 - (a) Such effect upon the owner is not outweighed by a valid public purpose in imposing the Architectural and Design Standards in this case, and
 - (b) The unusual conditions involved are not personal to, nor the result of actions of the developer or property owner, their predecessors or agents.
4. Technical Impracticality. Where strict application of the Architectural and Design Standards would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions or location of the land or due to improved efficiency, performance, safety, or construction practices which will be realized; provided:

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- (a) The development will provide an alternative adequate to achieve the purposes of the requirement; and
 - (b) Any unusual conditions creating the impracticality are not personal to, nor the result of the actions of the developer or property owner, their predecessors or agents.
5. No Relationship to the Development or Its Impacts. Where all or any part of the Architectural and Design Standards has no relationship to the development or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved.

Section 151.20.009

Appeals

Any action of the decision-making authority or the Development Review Committee carried out pursuant to this Article may be appealed as provided by *Article 151.30*.

Section 151.20.010

Failure to Comply with Approval or Conditions

Failure to comply with any of the terms or conditions of an Architecture and Design Review approval shall constitute a violation of this Code subject to the *Article 151.32 Violations and Penalties*.