3. ARCHITECTURAL DESIGN GUIDELINES

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The purpose of the architectural design guidelines included below are two-fold; first, to establish an understanding of the requirements of the land management code, and second, to review practical considerations for building design in the Park City environment. Together, these guidelines will assist design teams in the development of building designs that are both harmonious with the mountain environment as well as compatible with the broader Park City community.

EXTERIOR BUILDING FORM

All buildings shall have exterior elevations and details that are consistent throughout the project in basic architectural quality and organization. Building forms shall be articulated to avoid large, flat, uniform building elevations. Where patterned or recessed openings are not sufficient to provide relief to individual facades, the building shall step either horizontally or vertically. Building heights shall also step such that taller building heights are placed closer to the mountain backdrop, and shorter building heights are adjacent to the public right of way and neighboring properties. Recommended building heights and approximate massings are represented in the programming and planning section and noted on the site plans.

ARCHITECTURAL STYLES AND MOTIFS

The following architectural styles and motifs are prohibited by the Land Management Code because these styles and motifs have a strong connection or association with other regions:

- A-frame structures
- Geodesic dome structures
- Mediterranean motifs
- Tudor or mock tudor, half timbering
- Swiss chalets
- Highly Ornate Victorian
- Rustic frontier
- Colonial
- Nouveau-Chateau, French Provincial, Fairy Tale or Castle

BUILDING OPENINGS

Openings are an important expression of the building's relationship to human functions and uses, however, when they are unusual in shape or located in arbitrary ways, they can distract from the overall building design. Infrequent or very small openings can result in industrial looking buildings or poorly proportioned elevations. Openings can be used to create hierarchy, communicate programming, identify focal points, such as major entries, and provided needed architectural patterns. Excessive repetition without vertical and horizontal counterpoint, however, can result in monotonous or flat facades.

WINDOW TREATMENT

Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or bay windows as the primary window treatment, are prohibited. Small pane colonial style windows are also not allowed.

SKYLIGHTS

Skylights are encouraged where they allow extra daylight to the interior of a building and reduce need for artificial lighting. However, skylights shall be limited to 25% of the roof area, shall not be the highest point of the structure, and shall be as flush as possible with the roof (no more than 2' above the roof plane).

GARAGE OPENINGS

Garage openings, and exhaust and intake vents shall be designed sensitively so as not to distract from the building's scale and design intent, to the greatest extent possible.

EXTERIOR BUILDING MATERIALS

SIDING MATERIALS

The following siding, fascia, and soffit materials are prohibited by the Land Management Code because they do not perform well in the harsh climate, or may adversely affect the values of adjoining or abutting properties:

- Thick shake shingles
- Ceramic tiles
- Slump bloc, weeping mortar
- Plastic or vinyl siding
- Used brick
- Artificial stone products, i.e. simulated stone or brick, cultured stone or brick, pre-cast stone or concrete with embedded stone fragments
- Lava rock, clinkers
- Asphalt siding
- Plywood siding, unless approved by the Planning Director for use as a base for board and batten siding
- Aluminum Siding, unless approved by the Planning Director

EXTERIOR WALL LIMITATIONS

Highly Ornate Buildings are inconsistent with the architectural patterns of the community, and due to the close proximity of one development to another, inconsistent ornamentation may become unsightly and detract from property values. Special ornamental siding materials may be used at no more than 25% of any facade. Different exterior siding materials add interest to a building, however, the use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining properties. Exterior walls of any building may be sided with up to three different materials per building and no more than three materials may appear on any one wall, including ornamental siding.

ROOF DESIGN CONSIDERATIONS

Because of the steep grade changes within Park City, and the fact that residents and visitors are frequently in a position to look down on the City from the adjoining mountains, the appearance of roofs in Park City is of more significance than in other communities. Mechanical equipment on roofs must be hidden with a visual barrier so it is not readily visible form nearby properties. Refer to the "Snow Country Considerations" section for additional recommendations and guidelines on roof design.

ROOF SHAPES

The following roof shapes are prohibited by the Land Management Code as the dominant roof form because they either do not perform well in the harsh climate, or tend to detract from the value of adjoining property:

- Mansard of fake mansard roofs
- Gambrel roofs
- Curvilinear roofs
- Domed roofs
- Geodesic domes

- Conical roofs, great than 270 degrees around
- A-frame or modified A-frame roofs.

ROOFING MATERIALS
The following roofing materials are prohibited by the Land Management Code because they do not perform well in harsh climate, are unsafe due to a high potential for wild land fires, or because they can detract from the value of adjoining property:

- Untreated aluminum or metal, except that copper may be used
- Reflective materials
- Brightly colored roofing such as bright red, blue, yellow, green or similar colors that are highly visible. Exception: Green is allowed if it is determined that its hue, color, chroma and other attributes of color are similar to other earth tone colors currently approved in Park City.
- Wood shingles, including fire retardant, are prohibited in wild land interface zones.

SNOW COUNTRY CONSIDERATIONS

SLIDING SNOW
Given the significant average annual snowfall in Park City, the building forms for the new development should derive from a common-sense attitude toward the forces of nature, including snow and ice. Particularly important are covered entries that protect pedestrian travel paths from sliding snow or falling ice. In new pedestrian areas, building bases must be resistant to damage created by sliding snow or falling ice.

Roof pitches greater than 4 in 12 require careful consideration in order to prevent snow accumulation and sliding that can injure individuals, destroy private property and create unnecessary maintenance headaches. Roof pitches should slope away from parking, roadways, service zones and accessible public areas. Where this is not possible (or desirable from an aesthetic standpoint), snow fences or snow guards, flat roof section and/or arcades shall be utilized to provide adequate snow protection.

Flat canopies or slope roofs that shed away from pedestrians are encouraged at entries. Gabled dormers create unnecessary valley conditions which can create significant snow build-up, flashing and related leakage problems. In order to minimize these problems, more simple roof forms, elimination of unnecessary valleys, and the use of flat vs. gabled dormers are encourage where possible.

ICE DAMS
In addition to sliding, ice dams can create serious problems include roof leaks and the formation of potentially hazardous icicles. To avoid leaks, in general, it is recommended that self-sealing rubberized membranes under selected roofing materials be used. To prevent falling ice and damage at the eaves/gutters, use of thicker insulation is recommended.

SNOW LOADING
The roof structure shall be engineered to handle maximum anticipated snow loads and drifts in accordance with standard engineering practices and all applicable codes.

RADIANT SNOW MELT SYSTEMS

The use of radiant snow melt systems is encouraged in areas where, snow removal is time-consuming and difficult, environmental conditions (i.e. walk ways against north facades) result in frequently icy surfaces, and/or paving surfaces are susceptible to damage from freeze thaw cycles. A flexible polymer tubing and glycol/water based system is recommended.