

# Planning Commission Staff Report



**Subject:** Park City Heights MPD  
**Author:** Kirsten Whetstone  
**Project Number:** PL-10-01028  
**Date:** February 9, 2011  
**Type of Item:** Master Planned Development-work session

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## **Summary Recommendation**

Staff recommends the Planning Commission review the draft design guidelines (see Exhibit A) and the physical and computer models (will be presented to the Planning Commission at the meeting) for the proposed Park City Heights Master Planned Development and provide staff and the applicant with direction and comments. Staff requests feedback on the content and specifics of the design guidelines as well, including building massing, materials, architectural elements and character, water and energy conservation (sustainability/green building) elements, and landscape elements.

## **Description**

**Project Name:** Park City Heights Master Planned Development  
**Applicants:** The Boyer Company and Park City Municipal Corporation  
**Location:** Southwest corner of the intersection of SR248 and US40  
**Zoning:** Community Transition (CT)  
**Adjacent Land Uses:** Municipal open space; single family residential; vacant parcel to the north zoned County- RR; vacant parcel to the south zoned County- MR; Park City Medical Center (IHC) and the Park City Ice Arena/Quinn's Fields Complex northwest of the intersection.  
**Reason for Review:** Applications for Master Planned Developments require Planning Commission review and approval  
**Owner:** The Boyer Company and Park City Municipal Corporation

## **Background**

On June 30, 2010 the City received a revised application for the MPD. On September 22, October 13<sup>th</sup>, November 10<sup>th</sup>, and December 8<sup>th</sup>, 2010, the Planning Commission conducted work sessions and/or public hearings on the MPD. On December 8, 2010, the applicants presented a revised MPD site plan and design guideline concepts with a photo study of architectural ideas for the different types of housing proposed with the Park City Heights MPD. The Commission requested a model of the project to better understand the lot and

site layout, grading, physical conditions of the site and surroundings, and the circulation (both vehicular and pedestrian). The Commission provided input regarding architectural character and requested to review the draft design guidelines when available.

Staff requests feedback on the content and specifics of the design guidelines including building massing, materials, architectural elements and character, water and energy conservation (sustainability/green building) elements, and landscape elements and other elements as they relate to compliance with the Annexation Agreement, MPD criteria and purpose statements of the CT zone.

### **Public Comment**

This item will be presented as a work session only. The Commission may open the discussion to the public for public input if there are individuals who desire to provide comment. A public hearing will be scheduled for the February 23, 2011; Planning Commission meeting at which time the Planning Commission will consider the MPD for possible action.

### **Staff Recommendation**

Staff recommends that the Planning Commission review the draft design guidelines and the physical and computer models of the proposed Park City Heights Master Planned Development and provide staff and the applicant with direction regarding the draft design guidelines and site layout, including streets, circulation, open space areas, trails, access, grading, and general lot layout and density configuration. Staff requests feedback on the content and specifics of the design guidelines as well, including building massing, materials, architectural elements and character, water and energy conservation (sustainability/green building) elements, and landscape elements.

### **Exhibit**

Exhibit A- Draft Design Guidelines

Note- a physical model and a computer model will be presented to the Planning Commission at the work session.

# Park City Heights

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## Neighborhood Design Guide

**Draft**

January 14, 2011

# Design Philosophy

Park City has a rich Architectural Heritage that has created a collection of neighborhoods, remarkable for their diversity and unique character. Park City Heights is a new mountain neighborhood that strives to blend a variety of home and lot types, architectural styles and landscapes that shall use key character elements found in these diverse and unique Park City neighborhoods. Located within an important entry corridor to Park City, Park City Heights must establish itself as a unique neighborhood while still fitting within the context of the existing and surrounding natural and architectural fabric. It is important to represent an “Old Town” and “Park City” character within the development but replicating these styles is not desired. Park City Heights shall strive to become an “authentic” neighborhood designed around neighborhood parks, open spaces and trails, a variety of home types and lot sizes and diverse architectural elements. For homes in Park City Heights, the emphasis is on simple structural expressions using a vocabulary of architectural elements found within Park City including Victorian, Cottage, Arts and Crafts, Prairie Style, and Modern and Contemporary Mountain styles. Each Home within Park City Heights will be required to meet and adhere to the following guides with the intent that each and every Home contributes to the community as a whole.

These Guidelines have been created to ensure all Improvements at Park City Heights preserve the natural beauty of the surrounding landscape and generate a unified community design. The Design Guidelines are intended to provide direction to owners and designers to ensure compatibility with the unique character desired at Park City Heights. The Design Guidelines explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping within Park City Heights. These Guidelines are not intended to create a homogenous, look alike neighborhood of earth tones and mountain timbers, but are intended to create a harmonious and diverse community of unique and varied homes that will form the foundation for a vibrant and successful mountain neighborhood.

The Design Guidelines are organized into six sections:

- Overview
- Park Homes
- Cottage Homes
- Homesteads
- Landscape Patterns
- Sustainability

Each section is designed to provide key information that will help homeowners make architectural and site planning decisions for their homes within Park City Heights. Each Lot Type is provided with a set of specific Community and Architectural Patterns. The Community Patterns section provides building setback, street character, garage placement and orientation for each product type within the development. The Architectural Patterns section presents Guidelines for individual architectural elements and key details, materials and applications to help owners create compatible homes within a neighborhood setting.

The Landscape Patterns and Sustainability sections apply to each Lot Type throughout the development. The Landscape Patterns provide a list of appropriate landscape materials for all lot and home types and emphasizes the importance of appropriate plant materials for the various landscape forms and spaces for each home and lot. The Sustainability section focuses on specific sustainable measures that must be incorporated by every home within the project.

Each Lot owner or Builder must refer to the Park City Heights Codes, Covenants and Restrictions for specific requirements and design review submittal requirements.

# Lot Types

Park City Heights is to be comprised of a variety of architectural styles found within 3 unique and diverse Lot types: Park Homes, Cottage Homes and Homesteads.



Park Homes

Park Homes consist of various attached housing types with varying lot sizes to accommodate these home types. All Park Homes front a park or open space and are accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



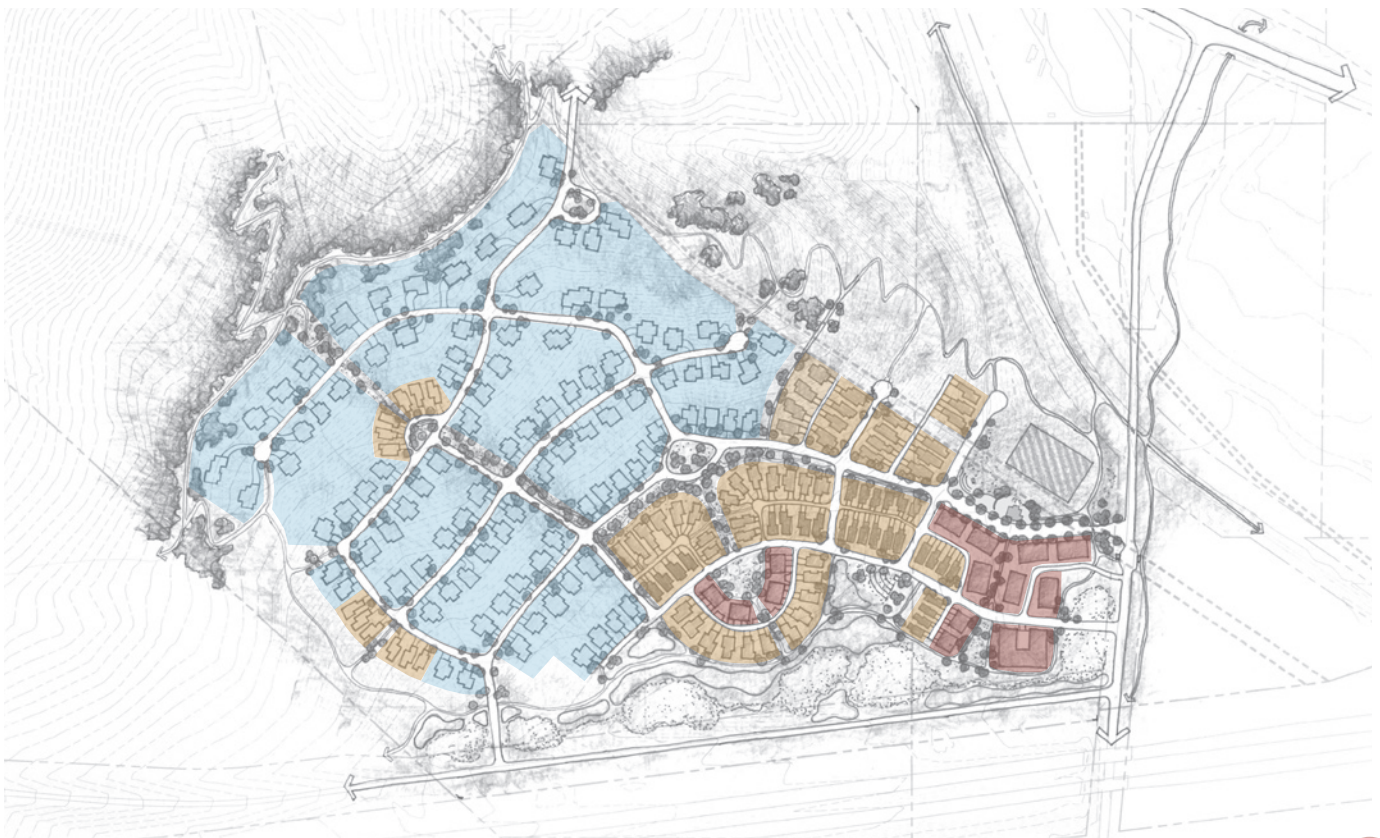
Cottage Homes

Cottage Homes consist of smaller single family homes on lots that range in size from 40' to 70' in width and 90' to 120' in depth. Cottage Homes are accessed from rear lanes and from the street with an emphasis on orienting front doors and porches to the street.



Homesteads

Homesteads consist of larger single family homes on lots ranging in size from 10,000 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.



# Park Homes

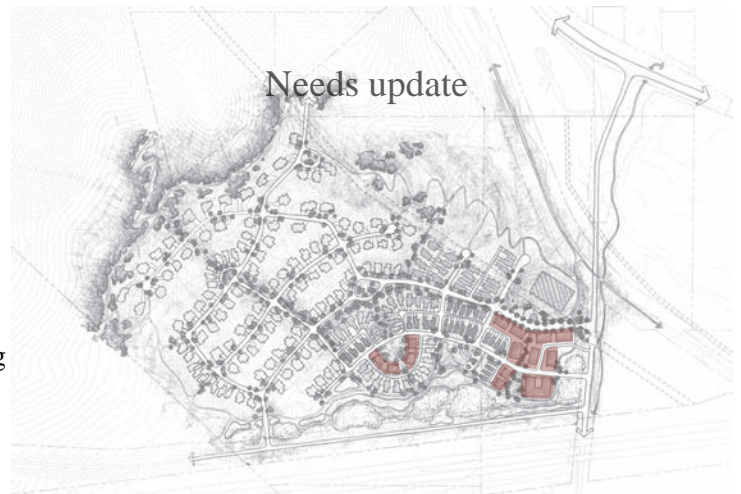
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C o m m u n i t y & A r c h i t e c t u r e  
P a t t e r n s

# Street Patterns

Park Home Street Perspective

All Park Homes front a public park space or community open space and have garage or structured parking behind the homes. The front facades of these products are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these typically larger buildings helping to reduce the impacts of the mass on the streetscape and surrounding views into the project. Park Homes also utilize on street parking to provide varied and shared parking alternatives minimizing the impact of the automobile within this neighborhood.



Park Home Street Section

## Park Homes

# Building Placement

## Park Home Lot Detail

Park Homes vary from 2 unit to 15 unit Multi-Family buildings.

**Front Yard Setback:** Minimum 10' to Main Structure or Front Porches.

**Side Setback:** Minimum side separation to any adjacent Structure shall be 12'.

**Side Street Setback (Corner Lot):** 10 feet for all structures.

**Rear Yard Setback:** Minimum setback to Main structure shall be 15'.

**Front Facade:** At least 40% of the Primary Facade must be placed at the required minimum Front Yard Setback.

**Local Drive Accessed Garages:** Shall be a maximum of 24 feet wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive.

**Local Residential Street Accessed Garages:** Shall be a maximum of 24 feet wide. Garages must be placed a minimum of 5' from the Side Property Line.

**Garage Doors:** May be oriented to the Local Drive. On Corner Lots with Local Access Drive access, garage doors shall not face residential streets. Garage doors facing Local Access Drives may be a maximum 18 feet wide.

**Parking:** Owner and guest parking located to the rear of homes are to be screened from off-site views, to the extent possible, through the use of proper placement, architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

## Park Homes



# Massing & Composition

## Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where some of the buildings may be larger than in other areas of the development. Park Homes range in size from duplex to 15 unit multi family buildings. To avoid building forms that are blocky in massing the following criteria should be met.

a. Buildings with between two and four units must comply with the following.

No unbroken expanse of building mass may exceed 25'. When the 25' is reached one of the following must occur:

- The building mass should step or bend
- The wall line must off set a minimum of 3'
- The roof line should shift up or down at least 3' or take on a different ridge alignment

b. Buildings housing more than 4 units must meet the following requirements:

No unbroken expanse of building mass may exceed 35'. When the 35' is reached one of the following must occur:

- The building mass should step or bend
- The wall line must off set a minimum of 3'
- The roof line should shift up or down at least 3' or take on a different ridge alignment.
- Roof areas must provide variation in roof shape.

No single roof shape may cover more than 2/3 the total roof area. Roofing shape variation is limited to two roofing shapes on a single building.



## Repetition

Buildings of similar plans must offer up differentiation in elevation. Repetition of like elevations will not be permitted. The review committee shall approve exterior elevations of multi family buildings and require variation between building facades to insure diversity within the development. These requirements are applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.



*Avoid repetition of like elevations*

## Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq. ft. The first floor area shall not be less than 800 sq. ft. for two story units. The maximum square footage for any unit is 2,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by code.

## Building Height

The intent of the height guideline is to present an appropriately scaled roof scape and is compatible with its use and placement.

Building mass must be broken into at least two distinct forms which must be differentiated both vertically and horizontally by a minimum of 4 feet.

Allowable building heights are limited by Park City Municipal Corporation ordinance. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

# Walls

## Foundation Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with an approved exterior wall material, see Building Walls for approved materials.

## Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Park Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Hardie Board siding or approved similar
- Stucco (as approved by the committee)
- Steel (as approved by the committee)

## Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutter - Should be less prominent in the Park Homes. If used they should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



# Park Homes

# Porches

## Porches

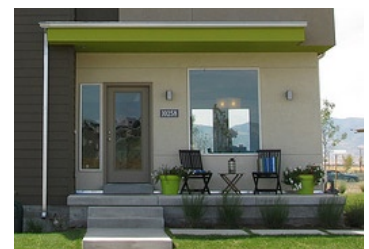
A core ideal of the development is the use of covered front porches to promote: a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. *Integration of the front porch is required in the Park Homes area.*

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18” above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just “stuck on” the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an “L” shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must extend to within 4” of finished grade.
- Minimum porch depth is 6’ with a minimum of 48 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered “lip” or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



## Park Homes

# Windows & Doors

## Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

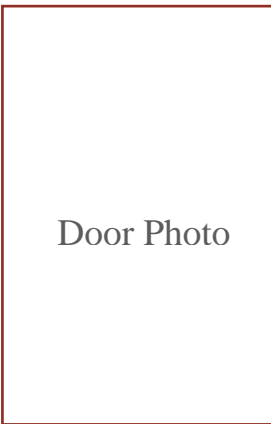
Note: The glass and frames used in windows and skylights can not be highly reflective. The lens of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight location should integrate well with the exterior design and not seem random. The type and location of skylights are subject to the review of the committee.

## Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used. The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged

## Trim

Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of ½” past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



# Garages & Garage Doors

## Garages

Garages or Parking Structures are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages must be accessed from the Local Street. Parking Structures may be accessed from Residential Streets.

Garages may be side entry designs or accessed perpendicular from the Local Street. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

## Garage Doors

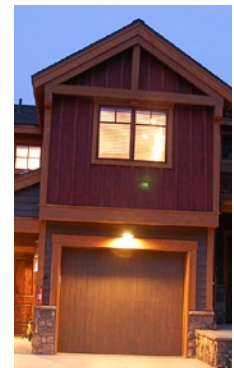
Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

- Doors should be paneled and may incorporate glass.
- Doors should be painted colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to 2 garage doors in the Park Home area. 2 car tandem garages are allowed.
- No garage door over 9' high will be approved.

## Driveways

Shared Driveways are allowed

Driveways are encouraged to be colored concrete, stamped colored concrete, or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.



*Not This*

# Park Homes

# Roof Patterns & Materials

## Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches are between 4:12 and 8:12
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms.

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site.

Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard or fake mansard roof
- Gambrel roof
- Domed roof

## Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



## Materials

Allowed roofing materials are:

- Architectural composition shingles, minimum 30 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



## Park Homes

# Roof Appurtenances

## Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters, should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and can not extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed but must be placed parallel to the roof and roof slope and should be mounted as close to the roof surface as possible.

## Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to or match the trim color of the home.

## Rain Storage Devices

All rain storage devices must be placed underground.



## Park Homes

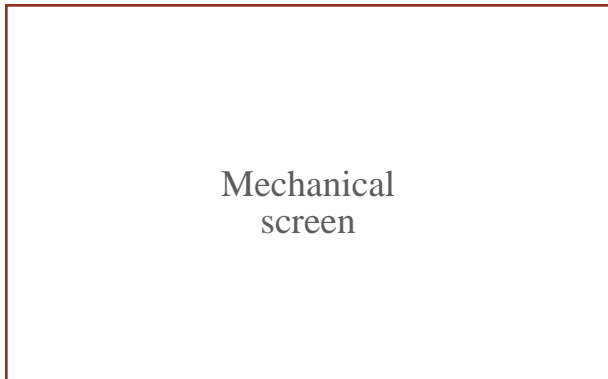
# Home Appurtenances

## Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components shall be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.



## Lighting

Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

## Antennae and Satellite Dishes

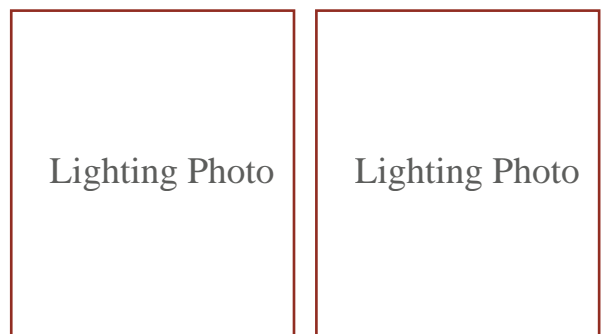
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

## Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

## Accessory Structures

No accessory structures are permitted.



# Park Homes



# Example Gallery

## Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce color ranges seen in other phases of the development. Smaller buildings in this area, such as duplex & fourplex buildings, should follow the standard established by the Cottage Homes guidelines & utilizing primary colors. The larger, multi family buildings in this phase need to utilize colorful earth tones in an effort to lessen their visible mass, similar to the Homesteads.

## Key Elements

- Varied Wall Planes & Massing
  - Expressive Trim
  - Exposed Structural Elements
  - Low Sloping/Flat Roofs
  - Emphasis on Front Porches
  - Mining Meets Modern
  - Not Resort Mountain Timber
  - Mountain Contemporary
- Simple Forms
  - Garages Secondary
  - Grouped Windows
  - Creative Materials



## Park Homes

# Cottage Homes

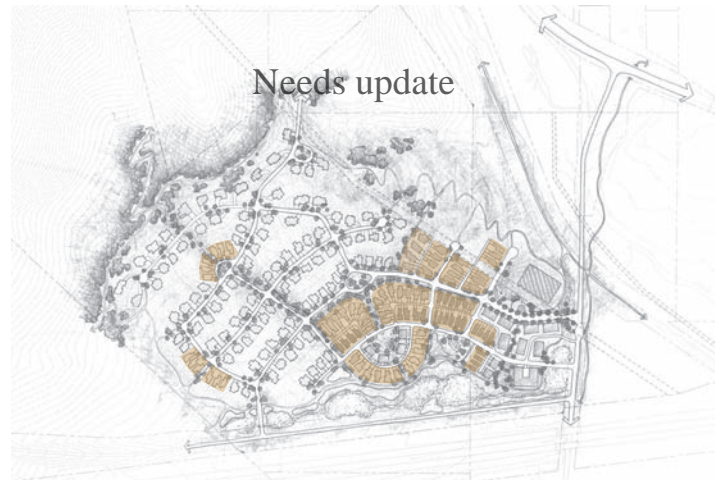
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C o m m u n i t y & A r c h i t e c t u r e  
P a t t e r n s

## Street Patterns

### Cottage Home Street Perspective

Typical Cottage Homes are single story, story and a half and two story homes placed on small traditional neighborhood lots located in the heart of the neighborhood. The Cottage Homes are primarily accessed from Local Streets placing an emphasis on the homes front facades and front porches and de-emphasizing garages. The Cottage Homes are placed close to the Street and Sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.

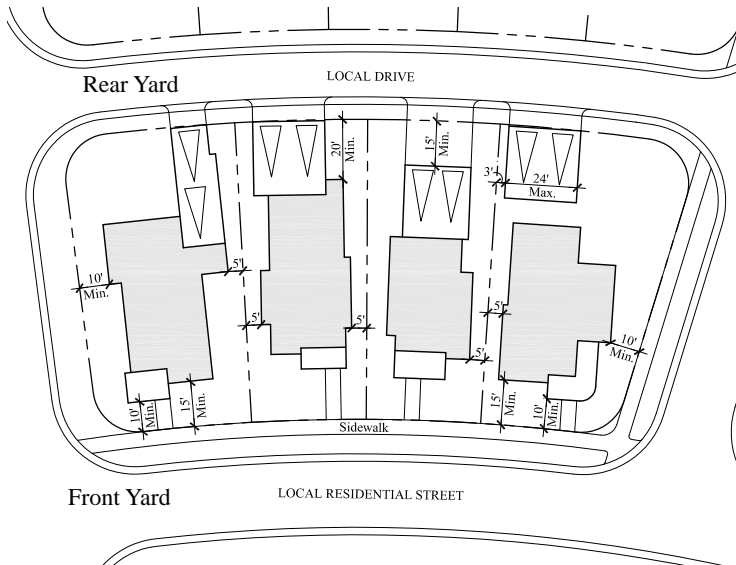


### Cottage Home Street Section

## Cottage Homes

# Building Placement

## Local Drive Accessed Lots



Note: All Cottage Homes served by a Local Drive are required to access the garage from the Local Drive.

Cottage Home Lots are typically 35 feet to 60 feet wide by 85 feet to 130 feet deep.

**Front Yard Setback:** 15 feet to Main House. Front Porches or Single Story Bays may extend to within 10' of the Sidewalk or Street ROW.

**Side Yard Setback:** Minimum setback for all homes is 5 feet.

**Side Street Setback (Corner Lot):** 10 feet for all structures.

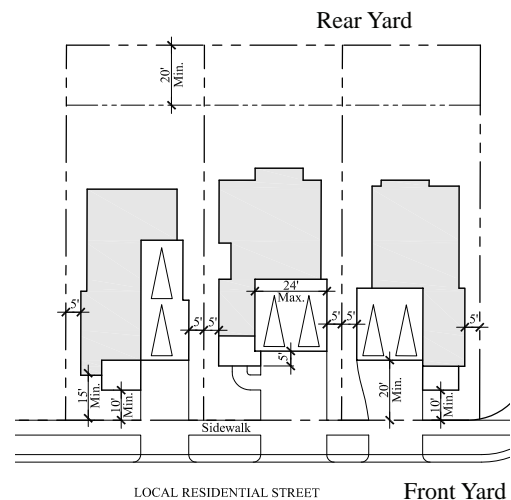
**Rear Yard Setback:** 20 feet to Main House.

**Front Facade:** At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.

**Local Drive Accessed Garages:** Shall be a maximum of 24 feet wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive but must be placed within the Lot.

## Cottage Homes

## Local Residential Street Accessed Lots



Single Story Detached Garages with Local Drive access may be placed at 3 feet from the side property line. Two Story or attached Local Drive accessed Garages must be placed at 5 feet from the side property line.

**Local Residential Street Accessed Garages:** Shall be a maximum of 24 feet wide. Garages at front or side yard shall be setback 20 feet or five feet behind Front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.

**Garage Doors:** May be oriented perpendicular to the Local Drive. On Corner Lots with Local Drive access provided, garage doors shall not face Local Streets.

**Parking:** Owner and guest parking located to the rear of homesites are to be screened from off-site views, to the extent possible, through proper placement, the use of architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

# Massing & Composition

## Built Forms Follow Contours

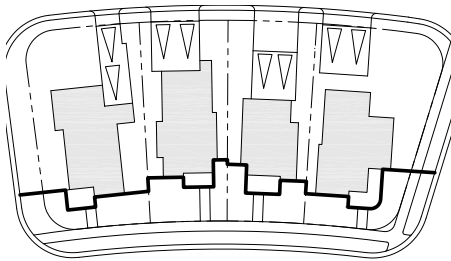
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

## Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. When the maximum length is reached one of the following must occur:

- The building mass must step or bend.
- The wall line must offset a minimum of 5'.
- The roof line should shift up or down at least 5' or take on a different ridge alignment.

This requirement is applied to ensure that building mass does not become overpowering. Changing the plains of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.



*Variation in individual structures contribute to a varied streetscape.*

## Repetition

Repetitive massing is highly discouraged. Lots/Homes with similar massing may only occur consecutively along a street 3 times before a change in massing is required. For example, three adjacent 2-story homes must be followed by a 1 1/2 story or 1 story home. Also, no more than 2 similar floor plans may only occur consecutively along a street.

The Design Review Board may review these requirements on a case by case basis based on specific site conditions.

## Cottage Homes

## Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is access by the front door) shall not be less than 800 sq. ft. for two story structures. The maximum square footage for any residence is 3,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by code.

## Building Height

The intent of the height guideline is to present a human-scale roof scape, one that steps with the contours of the terrain and recalls the natural setting.

Building mass must be broken into at least two distinct forms which must be differentiated both vertically and horizontally by a minimum of 4 feet.

Allowable building heights are limited by Park City Municipal Corporation ordinance. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

## Building Height



*Avoid Consecutive Massing*

# Walls

## Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with stone veneer, board formed concrete or concrete with an exposed aggregate. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material. No Retaining Walls may be placed within the side yard setbacks unless they are placed perpendicular to the lot line.

## Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Hardie Board siding or approved similar
- Stucco (as approved by the committee)
- Steel (as approved by the committee)



Retaining Wall

## Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



# Cottage Homes

# Porches

## Porches

A core ideal of the development is the use of covered front porches to promote: a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

*Integration of the front porch is required in the Cottage Homes area.*

- Porches are usually located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18” above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just “stuck on” the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an “L” shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must extend to within 4” of finished grade.
- Minimum porch depth is 6’ with a minimum of 60 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered “lip” or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



## Cottage Homes

# Windows & Doors

## Windows

Windows should be predominantly rectangular in shape and vertical in orientation.

Windows are often single, paired or in strips of 3 or more.

Octagonal, circles and hexagons will not be approved.

Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows should not be placed within 18" of any building corner.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

The lens of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight location should integrate well with the exterior design and not seem random.

## Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

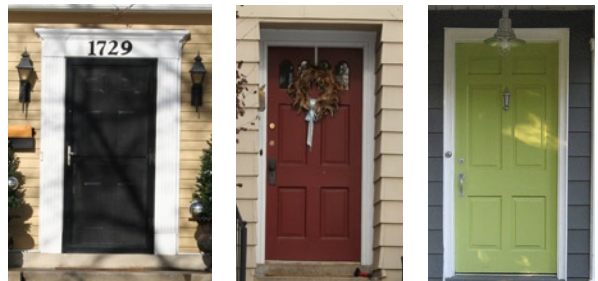
Doors are encouraged to be colorful architectural focal points.

The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.



## Trim

Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of 3 ½ inches. Trim shall project a minimum of ½" past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



# Cottage Homes



# Garages & Garage Doors

## Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages accessed from the street must either be side entry designs or if parallel to the street, setback a minimum of 5' from the front entry elevation of the main structure. Alley loaded garages may face the alleyway and must meet all site design standards.

The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

No Inhabitable space is allowed to be located above the Garage.

## Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

- Doors should be vertical paneled or planked and may incorporate glass.
- Doors may not include Diagonal, X-Bracing or Z-Braced Planks or Panels.
- Doors should be painted colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.

- Three car garages are permitted in the Cottage Homes area but must incorporate tandem garages. Garages may only have 2 garage doors.
- No garage door over 9' high will be approved.



## Driveways

Shared Driveways are allowed

Driveways are encouraged to be colored concrete, stamped colored concrete, or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

# Cottage Homes

# Roof Patterns & Materials

## Roofing Patterns

Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches are between 6:12 and 12:12
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard or fake mansard roof
- Gambrel roof
- Domed roof



## Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12” and a max of 24”. Roof overhangs less than 12” requires review committee approval.



## Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

## Cottage Homes

# Roof Appurtenances

## Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters, should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and can not extend to the eave lines except as approved by the review committee.

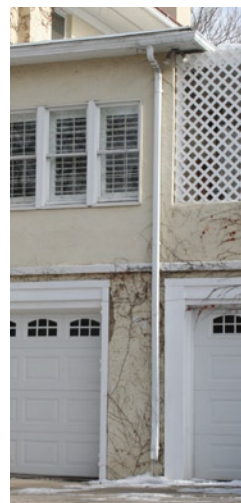
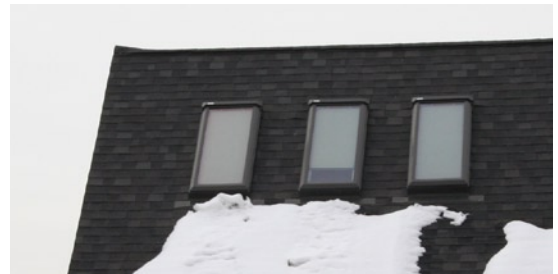
• Solar Panels are allowed but must be placed parallel to the roof and roof slope and should be mounted as close to the roof surface as possible.

## Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to.

## Rain Storage Devices

All rain storage devices must be placed underground.



## Cottage Homes

# Home Appurtenances

## Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.



## Lighting

Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths. The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

## Antennae and Satellite Dishes

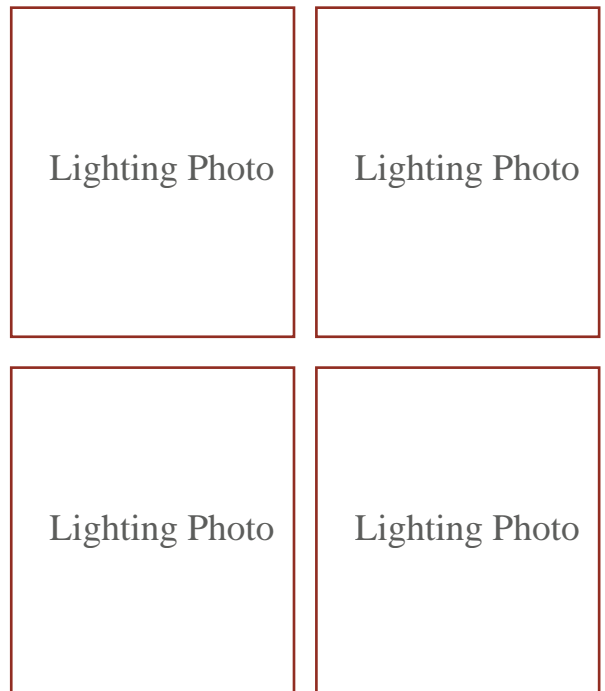
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

## Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

## Accessory Structures

No accessory structures are permitted.



# Cottage Homes

# Example Gallery

## Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

## Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward



## Cottage Homes

# Homesteads

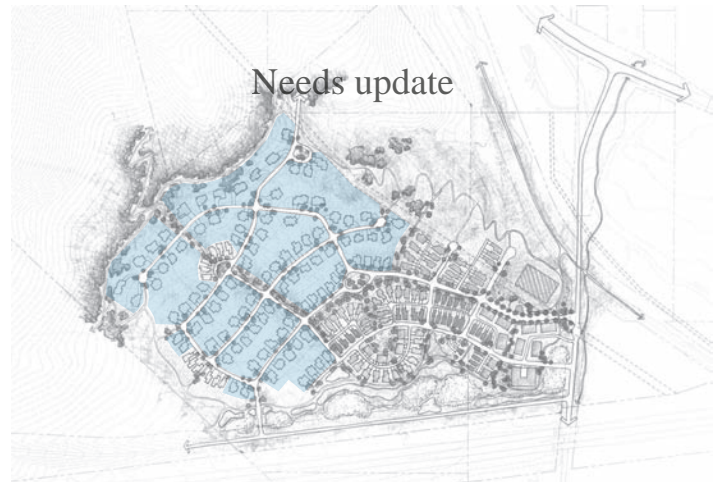
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## Community & Architecture Patterns

# Street Patterns

## Homesteads Street Perspective

Homesteads are typically one and a half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.



## Homesteads Street Section

# Homesteads

# Building Placement



Homestead Lots range in size from 60 feet to 195 feet wide by 110 feet to 200 feet deep.

**Front Yard Setback:** 20 feet to Main House. Front Porches or Single Story Bays may extend to within 15' of the Sidewalk or Street ROW.

**Side Yard Setback:** Total side setbacks shall equal 16 feet with a minimum setback for all homes is 6 feet.

**Side Street Setback (Corner Lot):** 15 feet for all structures.

**Rear Yard Setback:** 25 feet to Main House.

**Front Facade:** Where possible it is encouraged to place the Primary Facade within 5' of the required minimum Front Yard Setback.

**Street Accessed Garages:** Width must not exceed 50% of the width of the front facade of the house. Garages at front yard shall be setback 25 feet or 10 feet behind Home Facade at the front setback (Whichever is greater).

**Garage Doors:** Garage doors may be 18 feet wide. Individual 9 foot Garage Doors are encouraged.

## Homesteads



# Massing & Composition

## Built Forms Follow Contours

Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.



## Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. When the maximum length is reached one of the following must occur:

- The building mass must step or bend
- The wall line must offset a minimum of 5'
- The roof line should shift up or down at least 5' or take on a different ridge alignment

This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.

Additive building volumes give the home an appearance that it was built over time.

## Repetition

Repetitive massing is highly discouraged. Lots/Homes with similar massing may only occur consecutively along a street 3 times before a change in massing is required. For example, three adjacent 2-story homes must be followed by a 1 1/2 story or 1 story home. Also, no more than 2 similar floor plans may only occur consecutively along a street.

The Design Review Board may review these requirements on a case by case basis based on specific site conditions.

## Residence Size

Residences in the Homestead area will have a minimum square footage of 2,000 sq ft for single story structures.

The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area.

The maximum square footage for any residence is 6,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by code.

## Building Height

The intent of the height guideline is to present a human-scale roof scape, one that steps with the contours of the terrain and recalls the natural setting.

Building mass must be broken into at least two distinct forms which must be differentiated both vertically and horizontally by a minimum of 4 feet.

Allowable building heights are limited by Park City Municipal Corporation ordinance. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Building Height

Repetition

# Homesteads

# Walls

## Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should give the building the impression of solidity and repose. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with a durable material such as stone veneer, board formed concrete, or concrete with an exposed aggregate. These treatments will protect the lower wall from impact and snow damage.

Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition or brick. Retaining Walls should appear to be an extension of the foundation walls of the structure.

## Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homestead area.

Approved materials are:

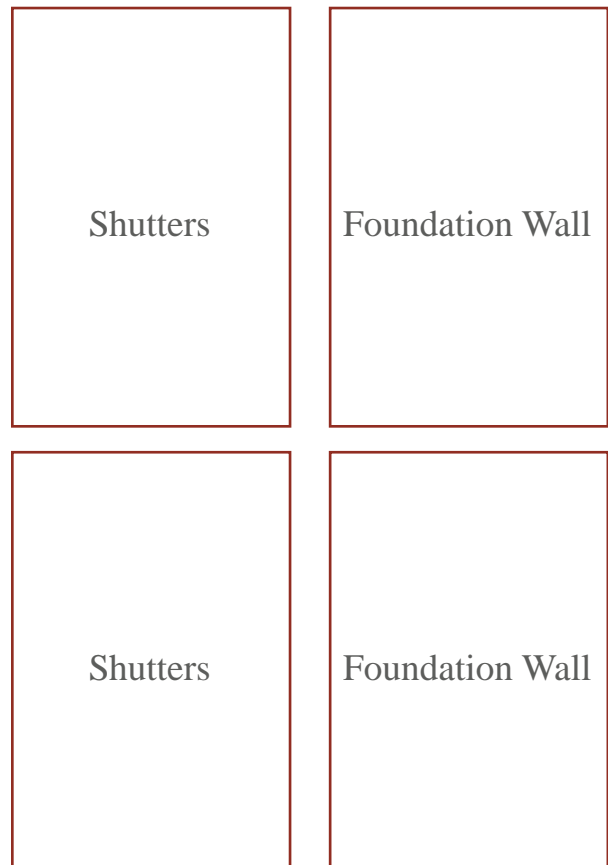
- Wood shingles and wood siding
- Hardie Board siding or approved similar
- Natural Stone Veneer
- Stucco (as approved by the committee) \*
- Steel (as approved by the committee)
- Exposed aggregate concrete
- Board formed concrete

\* Stucco may only be used as an accent material.

## Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner



# Homesteads

# Porches

## Porches

A core ideal of the development is the use of covered front porches to promote: a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. The use of porch elements in the Homestead area is highly encouraged.

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18” above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just “stuck on” the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an “L” shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must extend to within 4” of finished grade.
- Minimum porch depth is 8’ with a minimum of 80 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered “lip” or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



# Homesteads

# Windows & Doors

## Windows

Windows should be predominantly rectangular in shape and may be square, horizontal or vertical in orientation.

Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows should not be placed within 18" of any building corner.

Windows should be utilized as a feature element within a wall plane.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: If divided light windows are proposed the window must be a true divided light. Snap in grids, or grids between glass pains will not be approved.

The glass and frames used in windows and skylights can not be highly reflective. The lens of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight location should integrate well with the exterior design and not seem random.

## Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Door ways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points.

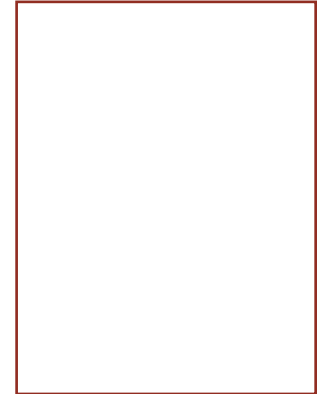


# Homestead Homes

# Garages & Garage Doors

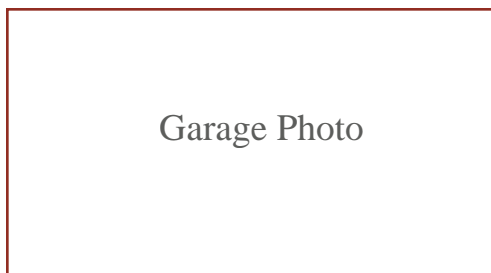
## Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages must either be side entry designs or if parallel to the street setback a minimum of 10' from the front entry elevation of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.



## Garage Doors

- Garage doors must be provided with detailing that is tied to the homes overall design themes.
- Doors should be paneled or planked and may include Diagonal framing, X-bracing and Z-bracing and may incorporate glass.
- Doors should be painted colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- If more than a two car garage is planned, no more than two doors can occur on the same wall plain. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same plain.
- Two car tandem garages are allowed.
- No garage door over 9' high will be approved.



## Driveways

Driveway accesses are to be a maximum of 12 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements wherever possible. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway, parking and garage layouts are to minimize the visibility of garage doors and off-street parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, colored concrete, stamped colored concrete, or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

# Homesteads

# Roof Patterns & Materials

## Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches are between 4:12 and 8:12
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

Roof forms need to be broken down to address human scale so as not to become boxy. To that end all two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard or fake mansard roof
- Gambrel roof
- Domed roof



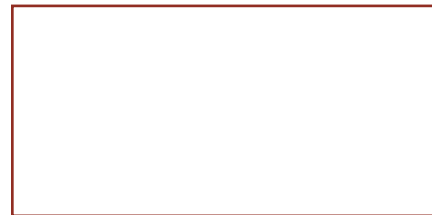
Roof Photo



Roof Photo

## Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 24". Roof overhangs less than 24" requires review committee approval.



## Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Green roofs
- Solar Shingles

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

# Homesteads

# Roof Appurtenances

## Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters, should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged. Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, and stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and can not extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed but must be placed parallel to the roof and roof slope and should be mounted as close to the roof surface as possible.

## Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to.

## Rain Storage Devices

All above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Roof Photo



Roof Photo



Solar Panels  
Photo



Solar Panels  
Photo

## Homesteads

# Home Appurtenances

## Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components shall be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.



## Lighting

Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths. The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

## Antennae and Satellite Dishes

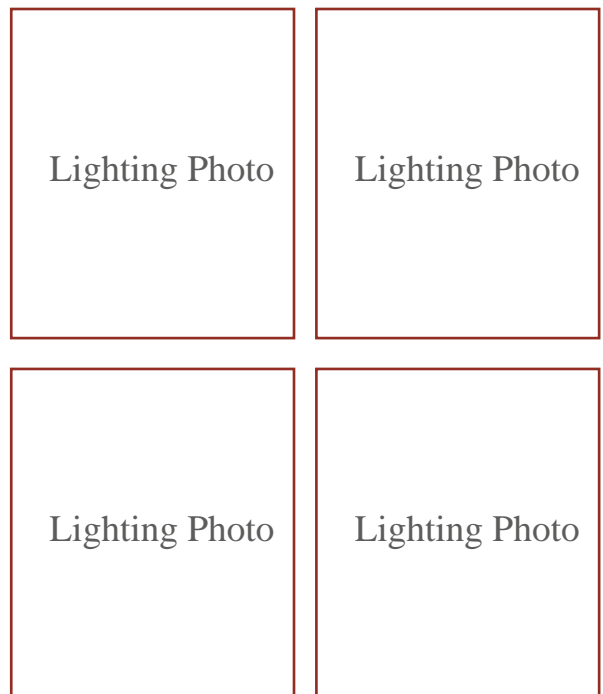
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

## Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

## Accessory Structures

Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.



# Homesteads



# Example Gallery

## Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

## Key Elements

- Varied Wall Planes & Massing
  - Expressive Trim
  - Exposed Structural Elements
  - Varied Roof Forms
  - Emphasis on Front Porches
  - Stone Integrating Building to Site
  - Not Resort Mountain Timber
  - Mountain Contemporary
- Simple Forms
  - Garages Secondary
  - Grouped Windows
  - Creative Materials
  - Mountain Cottage
  - Second Story Porches



## Homesteads

# Landscape Guidelines

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# Landscape Appurtenances

## Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

## Outdoor Fireplaces

Outdoor fire pits or fireplaces are prohibited unless they are gas.

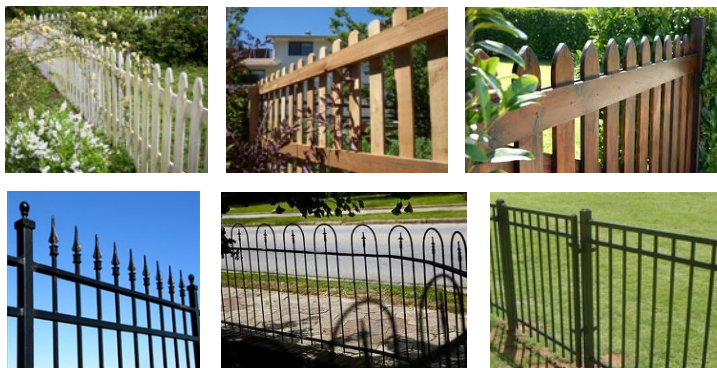
## Lighting

All outdoor landscape lighting should be low voltage lighting and should meet all night sky requirements within Park City. All lighting should be controlled with a timer to limit lighting use from dusk to dawn only.

## Fences, Garden Walls and Gates

The use and placement of Fences are to be minimized. In the Park Home and Cottage Home Products fences are allowed in the front and side yards. Front yard fences shall be a minimum of 36" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6' in height and may not start until 10' behind the front facade of the home.

No fences are allowed within the Homestead Lots with the exception of pet enclosures or pool fencing.



Pool fences shall be a minimum of 6 feet in height as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board, to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination.

Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries.

## Trellises

Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.

# Landscape Appurtenances

## Play Structures

Play structures, trampolines, swing sets, slides, or other such devices are allowed only when the application is made in advance with the Design Review Committee. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

## Tennis, Sports Courts and Basketball Standards

Due to the extensive clearing required by tennis courts, they will not be permitted.

Sport courts will only be allowed when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

## Address Markers

Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

## Pools, Spas and Water Features

All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces not visible from off-site.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pools may only be located in areas that are not visible from off-site. Pool safety measures are to be taken in accordance with local governmental regulations.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street.



Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

# General Landscape Guidelines

Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.

The landscape design on each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

Three Landscape Zones have been created within the development areas.

- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

## Approved Plant List

The Design Review Committee has approved a list of plants and trees deemed to be inherently compatible with the natural Park City Heights landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide and landscaping of any area within the project is expressly limited to these species.



Landscape Zone Sketch

## Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the building lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home addresses the Enhanced Landscape Zone may extend to the Street ROW. Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home (generally within 10' of the structure). Planting beyond this area should begin to transition to a more natural and random planting pattern.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

Larger scale planting materials including small trees and large shrubs are to be planted adjacent to building walls to help soften the architectural edge and to blend buildings with the landscape.

Manicured or groomed yards shall only be located within the Enhanced Landscape Zones.

Grasses are to be used only as specimen plants.

Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner.



### Landscape Zone Sketch

### Park Strip Landscaping

The intent of the park strip landscaping standards is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

If the entire park strip is planted with annual or perennial flowering plants, it shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street.

Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees.

## Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend Improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft edged irregular creating a smooth, natural transition.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

No manicured or groomed yards shall be located within the Transitional Landscape Zone.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.



### Landscape Zone Sketch

### Park Strip Landscaping

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Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees.

## Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.



Landscape Zone Sketch



# Plant List A

## Trees

Celtis reticulata - Western Hackberry  
 Malus spp. – Crabapple  
 Pinus contorta - Lodgepole Pine  
 Prunus padus - Mayday Tree  
 Pyrus calleryana – Flowering Pear  
 Robinia pseudoacacia - Black Locust

## Shrubs

Caragana arborescens - Siberian Pea Shrub  
 Cornus alba - Variegated Dogwood  
 Cornus sericea flaviramea - Yellowtwig Dogwood  
 Cotoneaster acutifolius' - Peking Cotoneaster  
 Euonymus alatus 'compacta' - Burning Bush  
 Lonicera tatarica - Tatarian Honeysuckle  
 Pinus mugo - Mugo Pine  
 Prunus besseyi - Western Sand Cherry  
 Prunus tomentosa - Nanking Cherry  
 Sambucus spp. - Elderberry  
 Shepherdia argentea - Buffalo Berry  
 Syringa vulgaris - Lilac

## Perennials

Alcea rosea - Hollyhock  
 Alchemilla spp. - Lady's Mantle  
 Armeria maritima - Sea Thrift or Sea Pink  
 Artemisia spp. - Silermound  
 Astilbe spp. – Astilbe  
 Centaurea dealbata – Bachelor Button  
 Cerastium tomentosum - Snow in Summer  
 Chrysanthemum spp. - Daisy  
 Coreopsis - Coreopsis  
 Delphinium - Larkspur  
 Dianthus - Dianthus  
 Dicentra spectabilis - Bleeding Heart  
 Doronicum spp. - Leopard's Bane  
 Hemerocallis - Daylilly  
 Heuchera - Coral Bells  
 Iris missouriensis - Western Blue Flag  
 Iris siberica - Siberian Iris  
 Lavendula spp. - Lavender  
 Liatris spp. - Gayfeather  
 Lysimachia punctata - Loosestrife  
 Monarda didyma - Bee balm  
 Nepeta mussini - Catmint

Papaver orientale - Oriental Poppy  
 Prunella - Prunella  
 Pulsatilla vulgaris - Pasque Flower  
 Rudbeckia spp. - Black-eyed Susan  
 Sagina subulata. - Irish Moss  
 Salvia spp. - Sage  
 Tradescantia spp. - Spider Wart  
 Pulsatilla vulgaris - Pasque Flower  
 Rudbeckia spp. - Black-eyed Susan  
 Sagina subulata. - Irish Moss  
 Salvia spp. - Sage  
 Tradescantia spp. - Spider Wart

## Grasses

Aristida purpurea - Purple Threeawn  
 Bouteloua curtipendula - Side Oats Grama  
 Elymus cineris - Great Basin Wild Rye  
 Lolium spp. - Ryegrass  
 Miscanthus spp. - Maidengrass  
 Panicum spp. - Switchgrass  
 Phalaris spp. - Ribbongrass  
 Poa alpina - Alpine Bluegrass  
 Poa pratensis spp. - Kentucky Bluegrass  
 Poa secunda - Sandberg Bluegrass  
 Schizachyrium spp. - Little Bluestem

## Groundcover

Aegopodium podagraria - Bishop's Weed  
 Ajuga spp. - Bugleweed  
 Gallium odoratum - Sweet Woodruff  
 Hypericum calycinum - St. John's Wort  
 Lamium spp. - Nettle  
 Lysimachia nummularia - Creeping Jenny  
 Phlox - subulata - Creeping Phlox  
 Thymus spp. - Thyme  
 Veronica spp. - Veronica  
 Vinca minor - Vinca

## Vines

Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet  
 Honeysuckle  
 Parthenocissus quinquefolia - Virginia Creeper

# Plant List B

## Trees

*Abies lasiocarpa* – Subalpine Fir  
*Acer ginnala* - Amur Maple  
*Acer glabrum* - Rocky Mountain Maple  
*Alnus incana* - Alder  
*Betula occidentalis* - Western Water Birch  
*Crataegus douglasii* - Black Hawthorne  
*Picea omorika* - Siberian Spruce  
*Picea pungens* - Colorado Green Spruce  
*Pinus aristata* - Bristlecone Pine  
*Pinus flexilis* - Limber Pine  
*Pinus nigra* - Austrian Pine  
*Pinus silvestris* - Scotch Pine  
*Populus x acuminata* - Lanceleaf Cottonwood  
*Populus angustifolia* – Narrowleaf Cottonwood  
*Populus tremuloides* ‘Erecta’ - Swedish Aspen

*Fragaria* spp. - Strawberry  
*Gaillardia* spp. - Gaillardia  
*Linum* spp. - Flax  
*Lupinus* spp. - Lupine  
*Sedum* spp. - Sedum  
*Solidago sphacelata* - Goldenrod  
*Viguiera multiflora* ( *Heliomeris multiflora*) - Showy Goldeneye

## Shrubs

*Atriplex canescens* - Four Wing Saltbrush  
*Cercocarpus ledifolius* - Curleaf Mountain Mahogany  
*Chrysothamnus nauseosus* - Rubber Rabbitbrush  
*Cornus sericea* - Redtwig Dogwood  
*Fallugia paradoxa* - Apache Plume  
*Mahonia repens* - Creeping Oregon Grape  
*Paxistima myrsinites* - Mountain Lover or Oregon Boxwood  
*Physocarpus malvaceus* – Ninebark  
*Potentilla fruticosa* – Shrubby Cinquefoil  
*Rhus glabra* - Smooth Sumac  
*Ribes alpinum* - Alpine Currant  
*Rosa Woodsii* - Wood’s Rose  
*Salix* spp. - Willow

## Perennials

*Achillea millefolium* - Western Yarrow  
*Aconitum columbianum* - Monkshood  
*Agastache rupestris* - Hyssop  
*Antennaria rosea* - Pussy Toes  
*Aquilegia caerulea* - Columbine  
*Arctostaphylos uva-ursi* - Kinnikinnick  
*Campanula* spp. - Bellflower

# Plant List C

## Trees

Acer glabrum - Rocky Mountain Maple  
 Juniperus scopulorum-Rocky Mountain Juniper  
 Prunus virginiana – Chokecherry  
 Populus tremuloides - Quaking Aspen  
 Quercus gambelii - Gambel Oak

## Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry  
 Artemisia tridentata - Big Sage  
 Gutierrezia Sarothrae - Snakeweed  
 Purshia tridentata - Antelope Bitterbrush  
 Symphoricarpos occidentalis - Western Snowberry

## Perennials

Allium acuminatum - Tapertip or Wild Onion  
 Aster spp. - Aster  
 Balsamorhiza sagittata - Arrowleaf Balsamroot  
 Calochortus nuttallii - Sego Lily  
 Castilleja chromosa - Indian Paintbrush  
 Erigeron spp. - Fleabane  
 Eriogonum umbellatum - Sulfer Flower  
 Geranium spp. - Geranium  
 Helianthus - Sunflower  
 Oenothera spp. - Evening Primrose  
 Penstemon spp. - Penstemon  
 Sphaeralcea spp. - Globemallow  
 Vicia americana - American Vetch  
 Wyethia amplexicaulis - Mule's Ear

## Grasses

Achnatherum hymenoides - Indian Ricegrass  
 Bromus marginatus - Mountain Brome  
 Elymus lanceolatus spp. - Streambank Wheatgrass  
 Festuca longifolia - Hard Fescue  
 Festuca ovina - Sheep Fescue  
 Festuca rubra - Red Fescue  
 Festuca rubra commutata - Chewing Fescue  
 Pascopyrum smithii - Western Wheatgrass  
 Pseudoroegneria spicata - Bluebunch Wheatgrass  
 Poa bulbosa - Bulbous Bluegrass  
 Sitanion elymoides - Bottlebrush Squirreltail  
 Stipa viridula - Needle Grass

# Sustainability

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# Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and “green building” principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of one of the community’s most precious and scarce natural resources: water.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council’s effort to provide a national standard for green building. By using established and innovative practices, standards and technologies, LEED provides common design guidelines and a third-party certification tool.

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the site. By incorporating the building standards of the U.S. Green Building Council, Park City Heights will ensure that energy and resources are used efficiently.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City’s semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.



To create a more sustainable community and environment the following standards will apply:

Each home must meet the LEED for Homes Silver Rating;

AND

Each home must achieve a combined 10 points within the Sustainable Sites Landscaping and the Water Efficiency sections of LEED for Homes Checklist.

Points achieved in this Water Efficiency section will count towards the overall score.

A Third Party Inspection and approval is required before occupancy of a home.



In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to the three specific categories within the development:

- Community
- Architectural
- Landscape

# Community Sustainability

## Transportation

Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

## Open Space

Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

## Topography

Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

## Water Conservation

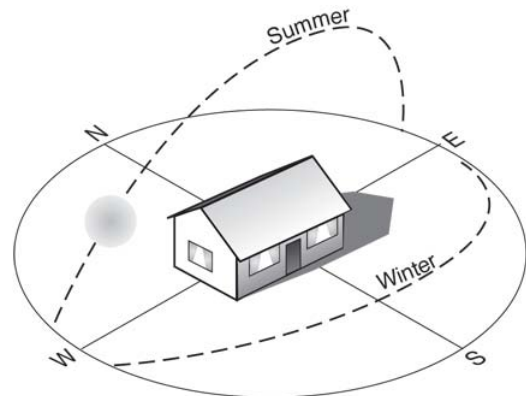
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

- Toilets - 1.5 gallons per flush
- Kitchen Faucets – 2.0 gallons per minute
- Bathroom Faucets – 1.8 gallons per minute
- Shower Heads – 2.4 gallons per minute

## Solar Orientation

Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

Encourage site and building design that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



## Stormwater Management

Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements

# Architectural Sustainability

## Building Materials

Encourage the use of green or sustainable building materials, including recycled content materials. Promote sustainability through building practices that reduce energy consumption as well as through the continued review of viable alternative energy sources.

## Renewable Energy Sources

While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy. Among others they include solar, geothermal and wind.

## Solar

Solar equipment (panels, shingles and cells) is encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar equipment will be flush mounted and incorporated into the building mass and must be architecturally compatible with the building. Solar equipment may not appear to be set on a sub-structure foreign to the roofline of the home. All trim must be anodized bronze or finished to match the roof. No plumbing or bright metal may be exposed. Solar equipment may be incorporated into the landscaping on Homestead lots only, as approved by the Design Review Board.



## Geothermal

Ground Source Heat Pumps or Geoexchange systems may be allowed where feasible but in no way may interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency.

## Wind

Wind energy systems may be allowed and will be restricted through the Park City Municipal Corporation Land Management Code.

## Construction Waste Recycling

Builders are required to recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. This can be achieved by sorting construction waste into separate bins that can then be collected for recycling.

## In-Home Recycling

Provide an in-home recycling center where materials can be separated and free from contamination. Encourage the use of Park City Municipal Corporations street side recycling service or materials can be taken to the Park City recycling center.



## ENERGY STAR®

In addition to each home meeting the required LEED for Homes Silver Rating, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued.

## Skylights

Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

## Fireplaces

All fireplaces must be non wood burning and comply with Park City Municipal regulations.

## Non Air-Conditioned Homes

Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

# Landscape Sustainability

## Hydrozoning

Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.

Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff. The result of hydrozoning is improved plant health and less water use.



## Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 10% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

## Irrigation

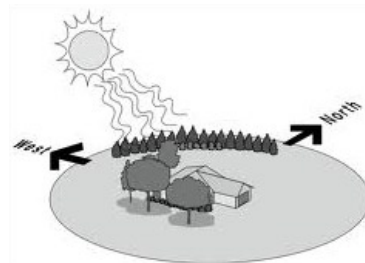
All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated.

All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

## Shade Trees/Heat Gain

Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.





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## Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.
2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Resrtictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.
3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.