

# Architectural Basics for Communities

# Reasons to Have Architectural Standards

- Prevent outliers (Loa)
- Avoid monotony (West Valley City)
- Maintain community character/history (Park City)
- Raise the bar on quality (West Valley City)

# Raise the Bar



# Legal Background

- Police power
- Home rule v. Dillon's Rule
- Case law
  - Berman v. Parker
  - State ex rel. Stoyanoff v. Berkeley

# Approaches to Architectural Regulation

- Design Standards (Administrative)
- Design Guidelines (Discretionary)
- Development Agreements
- Planned Unit Development (PUD)

# What Are Communities Concerned With

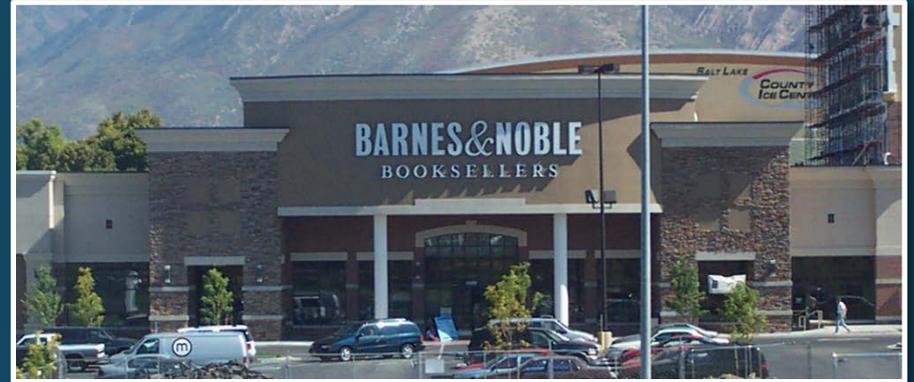
- Buildings that are:
  - Durable
  - Attractive
  - Varied
  - Compatible
  - Engaging

# Architectural Considerations

- Roof treatments
- Relief
- Façade variety

# Roof Treatments

- Parapet wall variation



# Roof Treatments

- Parapet wall variation
- Cornice/trim



# Roof Treatments

- Parapet wall variation
- Cornice/trim
- Gables, hips, dormers, sheds



# Roof Treatments

- Parapet wall variation
- Cornice/trim
- Gables, hips, dormers, sheds
- Roof projections







- Parapet wall variation
- Cornice/trim
- Hip







- Gables
- Hips
- Shed







- Gables
- Hips
- Shed



# Relief

- Primary entrance



# Relief

- Primary entrance
- Building offsets and projections



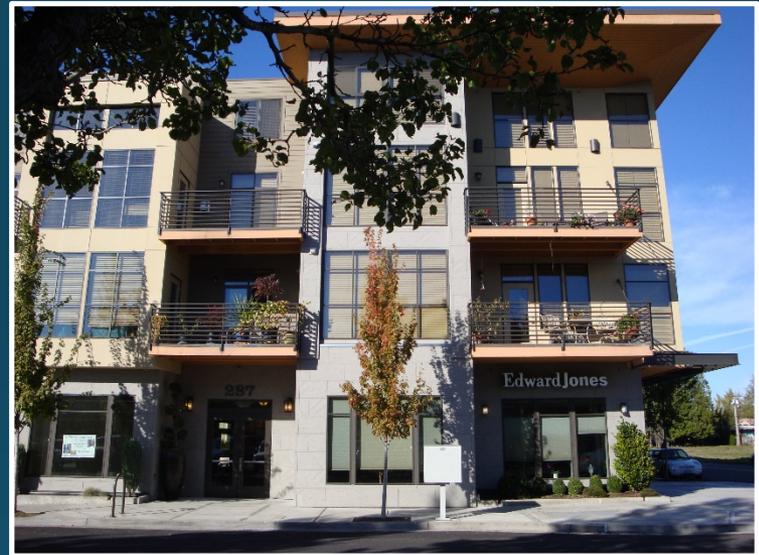
# Relief

- Primary entrance
- Building offsets and projections
- Awnings



# Relief

- Primary entrance
- Building offsets and projections
- Awnings
- **Balconies**







- Bay windows
- Window popouts







- Bay windows
- Building offsets
- Balconies
- Columns



# Façade Variety

- Color change



# Façade Variety

- Color changes
- Material changes



# Façade Variety

- Color changes
- Material changes
- Arches



# Façade Variety

- Color changes
- Material changes
- Arches
- **Banding**



# Façade Variety

- Color changes
- Material changes
- Arches
- Banding
- **Windows**



# Façade Variety

- Color changes
- Material changes
- Arches
- Banding
- Windows
- **Ornamental elements**



# Façade Variety

- Color changes
- Material changes
- Arches
- Banding
- Windows
- Ornamental elements
- **Garage frontage**







- Change of material
- Color change
- Banding
- Window variety







- Color change
- Window variety
- Garages in rear



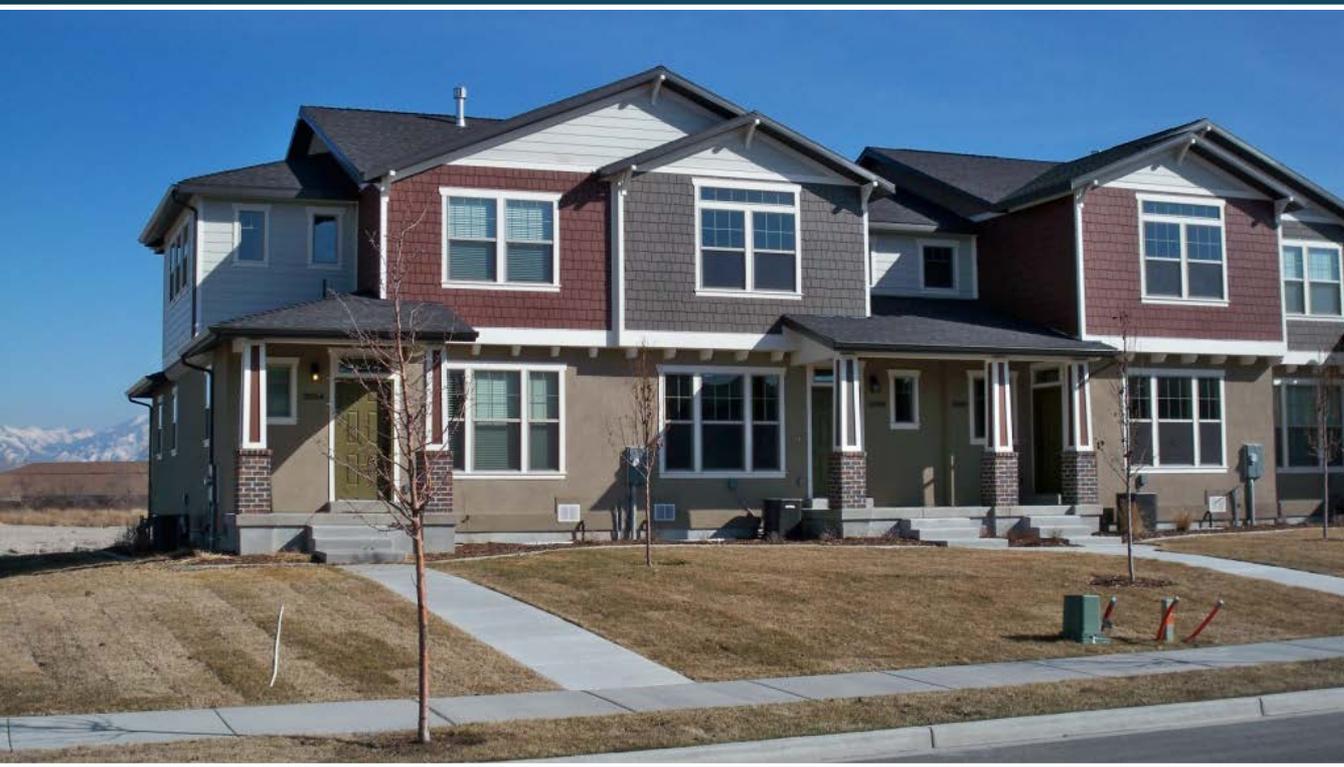




- Roof treatments
  - Parapet wall variation
  - Cornice/trim
  - Hip
- Relief
  - Building offsets
- Façade Variety
  - Color change
  - Change of materials
  - Arches
  - Window variety







- Roof treatments
  - Gables
  - Sheds
  - Change of plane

- Relief
  - Porches
  - Window popouts
  - Building offsets



- Façade Variety
  - Color change
  - Change of materials
  - Ornamental elements
  - Window variety and quantity
  - Garages in rear

# What's Missing?



# Where to Start

- Study good and bad projects
- Identify features that are desirable and undesirable
- Look up other ordinances and/or guidelines