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

![Facade Variety Examples](image-url)
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