ORDINANCE NO. 897

AN ORDINANCE AMENDING CHAPTER THREE, SECTION 3.6 (MDR ZONE), 3.7 (HDR ZONE), and 3.8 (HDR2 ZONE) OF ORDINANCE NO. 725 AND 3.6.1 (MDR2 ZONE) OF ORIDANCE 894 OF THE CITY OF REXBURG, IDAHO, RELATING TO THE ADDITION OF DESIGN STANDARDS FOR MULTI-FAMILY HOUSING AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF REXBURG, IDAHO:

SECTION I. That Chapter three, Sections 3.6, 3.7 and 3.8 of Ordinance No. 725 of the City of Rexburg, Idaho, is hereby amended to include the requirements for multi-family housing as provided in SUB-SECTION 3.6.160.

SECTION II. That Section 3.61 of Ordinance 894 of the City of Rexburg, Idaho, is hereby amended to include the requirements for multi-family housing as provided in SUB-SECTION 3.6.160.

SUB-SECTION 3.6.160 (DESIGN STANDARDS)

A. Purpose. The architectural standards are intended to provide detailed, scale appropriate design, while affording flexibility to use a variety of building styles.

B. Applicability. This section applies to all of the following types of buildings, and shall be applied prior to issuance of a building permit:

1. Multi-family dwellings;
2. Public and institutional buildings; and
3. Neighborhood commercial and mixed use buildings.

C. Standards. All buildings which are subject to this Section shall comply with all of the following standards. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature may be used to comply with more than one standard.

1. Building Form. The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings shall not exceed 160 *feet*. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:
    a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;
    b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
    c. Offsets or breaks in roof elevation of 2 feet or greater in height.

2. Eyes on the Street. All building elevations visible from a street right of way shall provide doors, porches, balconies, and/or windows. A minimum of 60 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

3. Detailed Design. All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 3 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

   a. Dormers
   b. Gables
   c. Recessed entries
   d. Covered porch entries
   e. Cupolas or towers
   f. Pillars or posts
   g. Eaves (min. 6-inch projection)
   h. Off-sets in building face or roof (minimum 16 inches)
   i. Window trim (minimum 4-inches wide)
   j. Bay windows
   k. Balconies
   l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
   m. Decorative cornices and roof lines (e.g., for flat roofs)
   n. An alternative feature providing visual relief, similar to options a.-m.

SECTION III. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV. This ordinance shall take effect and be in force from and after its passage and publication as required by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR this 2ND day of July, 2003.

Bruce Sutherland, Mayor

ATTEST:

Blair D. Kay, City Clerk

(SEAL)

STATE OF IDAHO)
: ss
County of Madison)

I, Blair D. Kay, City Clerk of the City of Rexburg, Idaho, do hereby certify: That the above and foregoing is a full, true and correct copy of the ordinance entitled:

AN ORDINANCE AMENDING CHAPTER THREE, SECTION 3.6 (MDR ZONE), 3.7 (HDR ZONE), and 3.8 (HDR2 ZONE) OF ORDINANCE NO. 725 AND 3.6.1 (MDR2 ZONE) OF ORIDANCE 894 OF THE CITY OF REXBURG, IDAHO, RELATING TO THE ADDITION OF DESIGN STANDARDS FOR MULTI-FAMILY HOUSING AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

Passed by the City Council and approved by the Mayor this 02nd day of July, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Rexburg, this 02nd day of July, 2003.

Blair D. Kay
Blair D. Kay, City Clerk

(SEAL)