

**CITY OF REXBURG
ORDINANCE 1251**

**DEVELOPMENT CODE ORDINANCE 1200 AMENDMENT - DESIGN STANDARDS,
LANDSCAPING, AND SCREENING**

AN ORDINANCE AMENDING THE CURRENT DEVELOPMENT CODE (PLANNING AND ZONING ORDINANCE NO. 1200) CONCERNING SUBSTANTIVE AND NON-SUBSTANTIVE ITEMS; THE FOLLOWING CHANGES HAVE BEEN MADE: AMEND 3.02.100 SCREENING AND LANDSCAPING – SIDE AND REAR YARD BUFFER; AMEND 3.04.060 PARKING AREA SCREENING AND SAFETY; AMEND 4.00.050 RESIDENTIAL DESIGN STANDARDS – BUILDING FORM AND DETAILED DESIGN; AMEND 6.00.040 CENTRAL FEATURES AND COMMUNITY SPACES; AMEND 6.00.050 ENTRYWAYS – AMEND MULTIPLE ENTRANCES; AMEND 6.00.060 EXTERIOR MATERIALS AND COLORS; AMEND 6.00.100 ROOF LINES; AMEND 6.00.110 FACADES - D. STRUCTURES 25,000 SQ. FT. AND GREATER REMOVED; AMEND 6.00.120 FACADES – TITLE CHANGED TO FACADES OF STRUCTURE 25,000 SQ. FT. AND GREATER; REPEAL 6.00.130 ENTRANCES; AND PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE.

WHEREAS, the City of Rexburg is incorporated as an entity of the State of Idaho; and

WHEREAS, the State of Idaho Statutes are used by the City of Rexburg as the primary source of code compliance; and

WHEREAS, Rexburg City Codes are subordinate to Idaho State Code.

NOW THEREFORE, be it ordained by the Council of City of Rexburg, in the State of Idaho, as follows:

SECTION 1: **AMENDMENT** “3.02.100 Screening And Landscaping” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.02.100 Screening And Landscaping

The following are minimum standards. Additional landscaping elements may be allowed as per review by the Zoning Administrator or Designee. Screening and fences within the City shall be constructed and maintained in conformance with the following standards:

- A. **Landscaping.** Plant material size (minimum), at time of planting:
 - 1. Deciduous trees- Two (2”) inch caliper around the trunk of the tree
 - 2. Evergreen trees- Seven (7’) feet in height from root collar to top of tree crown
 - 3. Shrubs- Five (5) gallon containers
 - 4. Landscaping must be maintained as in its original design and purpose.
- B. **Landscape Strip.** In all zones, the area between the curb and gutter and the sidewalk is to be landscaped, per Rexburg Engineering Street Cross Sections, by the adjacent property owner.
 - 1. Landscaping shall be maintained by the adjacent property owner.
 - 2. Columnar trees shall not be in the Landscape Strip
- C. **Parking Areas.** (*See subsection 3.04.060.A.*)

- D. **Commercial/Industrial Uses.** Where a commercial or industrial use adjoins residential zones, or undeveloped land shown as a residential use on the Comprehensive Plan, there shall be provided along the abutting property line, a yard equal in width to that required in the residential zone.
1. The yard shall be planted with a combination of trees, low shrubs, and ground cover, and/or a suitable fence otherwise in compliance with this ordinance of sufficient height and density to screen the two parcels, as specified by the Planning and Zoning Commission.
- E. **High Density Residential Uses.**
1. Where a lot in the HDR1 or HRD2 district adjoins a lot (not a right-of-way) in the LDR or MDR zones or unincorporated and designated as single-family on the Comprehensive Plan map, a five (5') feet wide landscaped buffer shall be provided on said property line. (*See A of this subsection for tree and bush sizes.*)
 2. When a public street is located between the front lot line of the HDR zone and a single-family zone, a landscaped buffer seven (7') feet wide or as required for front yard setbacks, whichever is greater, shall be constructed and maintained on the front lot line.
- F. **Highway 20 Corridor.** All development adjacent to the Highway 20 right-of-way must submit a Infrastructure Plan to the Zoning Administrator or designee to be approved for design prior to obtaining a building permit.
1. **Landscape Buffer.** Parcels directly adjacent to the Highway 20 right-of-way must have buildings buffered with deciduous two (2") inch caliper trees at twenty (20') feet spacing and two (2) shrubs between trees.
 2. **Commercial Design Standards.** Building facades adjacent to Highway 20 right-of-way which meet the requirements of commercial design standards (including "eyes to the street" requirements) found in *section 7.0* may reduce buffering to deciduous two (2") inch caliper trees at fifty (50') feet spacing and eight (8) shrubs between trees.
 3. **Setback.** A minimum setback of twenty-five (25') feet is required from any building to the Highway 20 right-of-way or a one-to-one setback to height requirement, whichever is greater.
 4. Landscaping must be maintained.
- G. **Open Storage Area.** Open storage area in commercial and industrial zones shall be screened from view of the streets by structures or by a landscaped strip at least seven (7') feet in width with plantings that hide the open storage (as approved by the Zoning Administrator or designee).
1. **No front yard storage.** Open storage shall not be located within a required front yard.
- H. **Utility yards.** When utility yards are in zones other than Industrial or adjacent to any residential zone or commercial zone, then screening is required.
1. The screening required shall consist of a seven (7') foot tall decorative masonry wall or otherwise approved privacy fence by the Zoning Administrator that is set back from the right-of-way seven (7') feet and at the property line when not adjacent to the right-of-way.
 - a. **Maintenance.** The area between the right-of-way and the wall shall be landscaped with decorative rock and shall be kept free of weeds.
 - (1) The area between the right-of-way and the wall shall be planted with one two (2") inch caliper deciduous tree and five 5-gallon bushes every thirty (30') feet.
 - (2) Trees and bushes required by this section shall be irrigated with a water drip system.
 2. Water tanks are not required to be screened.
 3. Pumps and other equipment associated with water tanks will be in below-grade vaults, in buildings or shall be screened as utility yards.

SECTION 2: **AMENDMENT** "3.04.060 Parking Area Screening And Safety" of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.060 Parking Area Screening And Safety

- A. **Screening for Parking Areas.** Parking must be screened from public or private right-of-way and other residential uses and from the adjoining streets to minimize the visual impact of off-street parking. Fences, hedges, berms and landscaping can be used to screen parking areas.
1. **Large Parking Lots.** When large parking lots are necessary, increase the landscaping to screen the lot and divide the lot into smaller components. Significant landscape islands must be provided in the interior of large lots (over fifty (50) parking spaces). These may double as snow storage areas in winter months.
 2. **Front Yard Berm Buffer.** Parking lots in front yard setbacks shall be buffered with minimum ten (10') feet wide, two (2') feet high landscape berm planted with bushes and trees.
 3. **Side and Rear Yard Buffer.** Buffers for Parking Areas shall consist of a minimum five (5') feet wide landscape strip to be planted with ground cover, one (1) deciduous tree and five (5) shrubs, per thirty (30') lineal feet.
 - a. A six (6') tall vinyl or masonry fence may be substituted for the landscape buffer, but not in front yards or front setbacks.
 - b. Property owners may receive an easement in-lieu of this buffer. This easement will need to provide connectivity between parking lots and, depending on size, may require landscape islands to be placed.
 4. **Landscaping and Snow Storage.** Parking areas of four (4) or more vehicles shall dedicate ten (10%) percent of the parking area to landscaping and snow storage. The landscaping may be interior or may be peripheral and shall include groundcover and trees.
 5. **Parking Areas and Existing Uses.**
 - a. **Required Buffer.**
 - (1) The buffer shall consist of a minimum five (5') feet wide landscaped strip to be planted with one (1) tree and five (5) shrubs per thirty (30') lineal feet. [\(See subsection 3.02.100.\)](#)
 - (2) A six (6') feet high vinyl or masonry fence may be substituted for the landscape buffer, but not in the front yard or front yard setbacks. [\(See subsection 3.02.110.\)](#)
 - b. The buffer described in *subsection 3.04.060.A.5.a* shall be provided between parking areas for more than five (5) vehicles and existing residential uses, schools, hospitals, nursing homes and other institutions for long-term human care.
 - c. **Commercial Parking Areas.** Commercial parking lots shall be separated from the city right-of-way with a minimum ten (10') feet wide buffer with the required landscape trees and bushes as described in *subsection 3.04.060.A.5a*.
- B. **Safety.** Parking spaces along the outer boundary of a parking lot shall be contained by high-back curbing or a bumper rail so placed to prevent a vehicle from extending over an adjacent property.
1. **Wheel Stops.** Wheel stops should be a minimum of four (4") inches in height and width, and six (6') feet in length, and should be firmly attached to the ground. Placement should be a minimum of eighteen (18") inches from property line.
- C. **Sidewalks,** no less than five (5') feet in width, (six (6') feet in width where vehicle overhang will occur), along facades abutting public parking areas.
1. **Drainage.** Parking spaces shall be provided with adequate drainage which shall not run across a public sidewalk.
 2. **Sidewalk Access: MDR, HDR, TOZ.** Housing projects made up of twelve (12) or more units will be required to demonstrate sidewalk access to the BYU campus and to the nearest Substantial Commercial Cluster.
- D. **Lighting.** All lighting for parking areas shall be directed and, when necessary, shielded so as not to

produce direct glare on adjacent properties, and shall comply with the City's 3.6 Lighting Standards.

E. Parking Area Rules per Zone:

1. **Parking in Residential Zones.** (*See subsection 4.00.060.*)
2. **Connectivity: MU, CBD, CBC, RBC, LI, TOZ, PF, RBD.** When possible, connectivity through parking lots of adjacent properties is required.
3. **(RBD) – RESIDENTIAL BUSINESS DISTRICT**
 - a. Parking areas within the RBD zone are to be used by occupants of the property and customers of the property, and are not to be used by employees or customers of businesses that may be located in nearby business or commercial areas.
 - b. RBD corner lots shall be allowed to petition for parking in side yards provided any such parking shall be buffered visually and for sound from public rights-of-way.
4. **(UD) UNIVERSITY DISTRICT**
 - a. Permissible Lot Coverage. In a UD zone, all buildings and structures, inclusive of parking lots, shall not cover more than sixty (60%) percent of the lot or parcel of land upon which they are placed

SECTION 3: AMENDMENT “4.00.050 Residential Design Standards” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

4.00.050 Residential Design Standards

The architectural standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles in the MDR and HDR Residential Zones.

- A. **Applicability.** This section applies to all of the following types of buildings, and shall be applied during Site Plan Review for all uses except single-family detached, duplexes, and twinhomes.
- B. **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.** All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Examples include:
 - a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of four (4') feet;
 - b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of two (2') feet and runs horizontally for a minimum length of four (4') feet;
 - c. **Offsets or breaks in roof elevation of two (2') feet or greater in height; and/or**
 - d. **Others as approved by the Design Review Committee.**
 2. **Eyes on the Street.** All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows.
 - a. A minimum of forty (40%) percent of front (i.e., street-facing) elevations, and a minimum of twenty (20%) percent of side and rear building elevations, as applicable, shall meet this standard. Trim, shutters, and other feature that are part of the items making up the requirement shall be included in the measurement.
 - b. 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 two (2) of the following architectural features on all elevations, as appropriate for the proposed building type and style (features may vary 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. Off-sets in building face or roof (minimum sixteen (16”) inches)
 - h. Bay windows, box windows and window trim (minimum four (4”) inches wide)
 - i. Balconies
 - j. Decorative patterns on exterior finish
 - k. Decorative cornices and roof lines
 - l. Changes in exterior texture or color
 - m. An alternative feature providing visual relief, similar to previous options
 - n. Others as approved by the Design Review Committee

SECTION 4: **AMENDMENT** “6.00.040 Central Features And Community Spaces” of the Rexburg Development Code is hereby *amended* as follows:

A M E N D M E N T

6.00.040 Central Features And Community Spaces

A. Objectives.

1. Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces should anchor pedestrian ways.
2. Entrances and parking lots shall be configured to be functional and inviting with walkways conveniently tied to logical destinations.
3. Bus stops and drop-off/pick-up points shall be considered as integral parts of the configuration.
4. The features and spaces should enhance the building and the center as integral parts of the Community fabric.

B. Each commercial establishment subject to these standards shall contribute to the establishment or enhancement of Community and public spaces by providing at least one (1) of the following:

1. Patio/seating area
2. Pedestrian areas with benches
3. Transportation center
4. Window shopping walkways
5. Outdoor play area
6. Kiosk area
7. Water feature
8. Clock tower
9. Steeple
10. Other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of

the Planning and Zoning Commission, adequately enhances such Community and public spaces.

- C. **Access & Materials.** All Central Features and Community Spaces shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
- D. **Bus Areas.** Bus areas shall be provided or designed to accommodate possible (future) bus service and the growing number of private bus services (i.e., nursing home/assisted living, student housing complexes,



etc.)

Example of a center with numerous special features and Community spaces

SECTION 5: **AMENDMENT** “6.00.050 Entryways” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

6.00.050 Entryways

Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.

- A. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than one (1) of the following:
 1. Canopies or porticos
 2. Overhangs
 3. Recesses/projections
 4. Architectural Arcades
 5. Raised corniced parapets over the door
 6. Peaked roof forms
 7. Arches
 8. Outdoor patios
 9. Display windows
 10. Architectural details such as tile work and moldings which are integrated into the building structure and design
 11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- B. **Multiple Entrances.** Large commercial buildings should feature multiple entrances. Multiple building

entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store.

1. **Additional Stores.** Where additional stores will be located in the principal building, each store shall have at least one (1) exterior customer entrance, which shall conform to the above requirements. The number of entrances needed for a principal building shall be addressed at the preliminary development plan stage.
2. **Back and Sides.** Any back or side of a building visible from a public or private right-of-way shall be built in accordance with subsection 6.00.030.
3. **Primary and Secondary Facing.** Where a principal building directly faces more than two (2) abutting public or private rights-of-way, two (2) sides of the building shall feature a customer entrance including the side of the building facing the primary street, and another side of the building facing a secondary street.



SECTION 6: **AMENDMENT** “6.00.060 Exterior Materials And Colors” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

6.00.060 Exterior Materials And Colors

Exterior building materials and colors should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

A. Colors

1. Facade colors shall be low reflectance, subtle, neutral, or earth tone colors.

SECTION 7: **AMENDMENT** “6.00.100 Roof Lines” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

6.00.100 Roof Lines

Variations in roof lines should be used to add interest to and reduce the massive scale of large buildings. Roof features should complement the character of adjoining neighborhoods.

SECTION 8: **AMENDMENT** “6.00.110 Facades” of the Rexburg Development Code is hereby *amended* as follows:

A M E N D M E N T

6.00.110 Faces Of Structures Less Than 25,000 Sq. Ft.

Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings and provide visual interest that will be consistent with the Community’s identity, character, and scale. Facades should encourage a more human scale that residents of Rexburg-Madison County will be able to identify with their Community. The resulting scale will ensure a greater likelihood of reuse of structure by subsequent tenants.

- A. **Wall Projections and Recesses.** Developments with a facade over sixty (60’) feet in linear length that are visible from a city street, public way, or any facility or parking lot used by the general public shall incorporate wall projections or recesses a minimum of two (2’) feet in depth and a minimum of eight (8’) contiguous feet for each sixty (60’) feet of length and shall extend over twenty (20%) percent of the facade.
- B. **Animating Features.** Developments shall use animating features such as arcades, display windows, entry areas, or awnings on at least forty (40%) percent of the facade.
- C. Where there are additional, smaller separately-owned stores, with separate, exterior customer entrances located in the principal building or development side, the following standards apply:
 - 1. **Street Level.** The street level facade of such stores shall be transparent between the height of three (3’) feet and eight (8’) feet above the walkway grade for no less than forty (40%) percent of the horizontal length of the building facade of such additional stores.
 - 2. **Windows.** Windows and window displays should be used to contribute to the visual interest of exterior facades.
 - a. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing.

SECTION 9: **AMENDMENT** “6.00.120 Facades” of the Rexburg Development Code is hereby *amended* as follows:

A M E N D M E N T

6.00.120 Facades Of Structure 25,000 Sq. Ft. And Greater

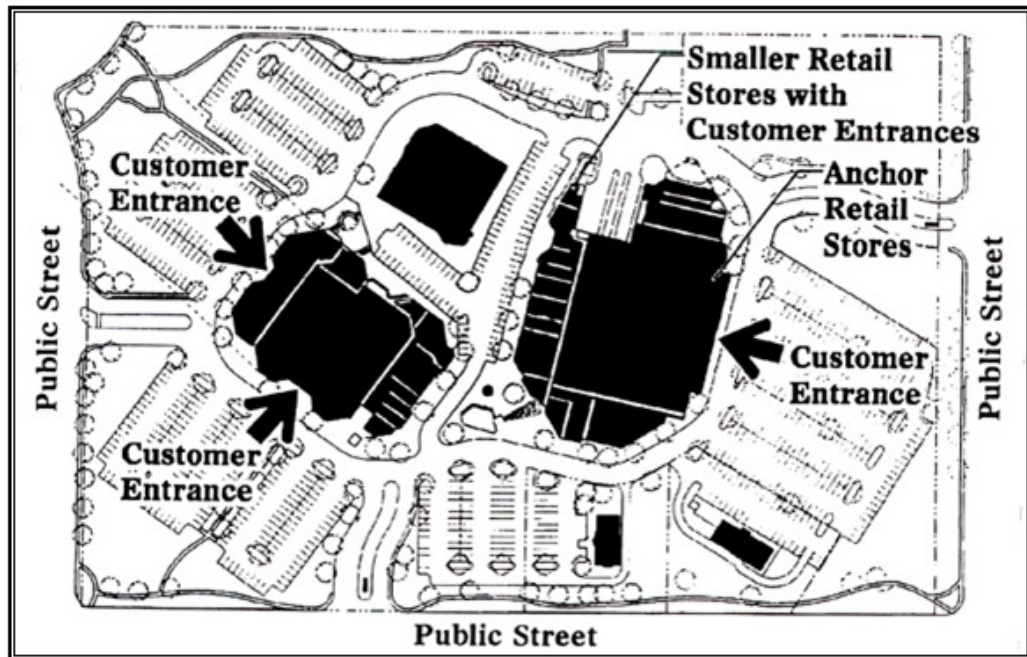
SECTION 10: **REPEAL** “6.00.130 Entrances” of the Rexburg Development Code is hereby *repealed* as follows:

R E P E A L

6.00.130 Entrances (Repealed)

A. **Multiple Entrances.** Large commercial buildings should feature multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store.

1. **Additional Stores.** Where additional stores will be located in the principal building, each store shall have at least one (1) exterior customer entrance, which shall conform to the above requirements. The number of entrances needed for a principal building shall be addressed at the preliminary development plan stage.
2. All sides of a principal building that directly face an abutting public or private right-of-way shall feature at least one (1) customer entrance.
 - a. **Back and Sides.** Any back or side of a building visible from a public or private right-of-way shall be built in accordance with *subsection 6.00.030*. The Planning and Zoning Commission may waive this requirement as part of an agreed upon development plan.
3. **Primary and Secondary Facing.** Where a principal building directly faces more than two (2) abutting public or private rights-of-way, two (2) sides of the building shall each feature a customer entrance, including the side of the building facing the primary street, and another side of the building facing a secondary street.



Example of a development with customer entrances on all sides which face a public street.

SECTION 11: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 12: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 13: EFFECTIVE DATE Providing for other substantive and non-substantive changes in the Development Code as recommended and approved by the Planning and Zoning Commission of the City of Rexburg, Idaho. The City of Rexburg, Idaho City Council shall enact this Ordinance (#20-00705) amending Ordinance 1200, otherwise known as The Development Code of the City of Rexburg, Idaho, upon its passage and shall be in full force and effect from February 17, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF REXBURG COUNCIL FEBRUARY 17, 2021.

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Council President Jordan Busby	<u>X</u>	_____	_____	_____
Councilmember Brad Wolfe	<u>X</u>	_____	_____	_____
Councilmember Tisha Flora	<u>X</u>	_____	_____	_____
Councilmember Christopher Mann	<u>X</u>	_____	_____	_____
Councilmember Mikel Walker	<u>X</u>	_____	_____	_____
Councilmember Bryanna Johnson	<u>X</u>	_____	_____	_____

Presiding Officer

Attest

Jerry L Merrill

Jerry L Merrill, Rexburg Mayor, City of Rexburg

Deborah Lovejoy

Deborah Lovejoy, Rexburg City Clerk City of Rexburg

