

WEBER COUNTY
ORDINANCE NUMBER 2023-36

AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO ADD ALLOWABLE ARCHITECTURAL STANDARDS

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, those land use regulations include a Form-Based Zone; and

WHEREAS, the Form-Based Zone governs the architectural styling of buildings and provide standards and regulations intended to create a community building theme; and

WHEREAS, the Form-Based Zone includes a street regulating plan that, among other things, governs the location and designation of certain streets and the allowed buildings and uses adjacent to them; and

WHEREAS, the County has received an application to amend the Form-Based Zone to provide changes to the architectural styling standards and regulations as well as to the Eden Street regulating plan; and

WHEREAS, on May 23, 2023, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a recommendation to the County Commission; and

WHEREAS, on November 14, 2023, the Ogden Valley Planning Commission again, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered another recommendation to the County Commission; and

WHEREAS, on December 5, 2023, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

Part II Land Use Code

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TITLE 104 ZONES

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Chapter 104-22 Form-Based Zone FB

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Sec 104-22-6 Building Design Standards

Sec 104-22-6.010 Building Design Standards ~~Per By~~ Street Type

Sec 104-22-6.020 ~~Architecture Matrix~~ Building Design Standards ~~By Area~~

Sec 104-22-6.030 Old West ~~Town Eden Area Building~~ Design Standards

Sec 104-22-6.040 Agrarian ~~New Town Eden Area Building~~ Design Standards

Sec 104-22-6.050 Mountain Modern ~~Nordic Valley Area Building~~ Design Standards

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Sec 104-22-6.020 ~~Architecture Matrix~~ Building Design Standards ~~By Area~~

(a) Architectural compliance required. Each building, ~~Except for single-family and, two-family dwellings, three-family and four-family dwellings, the following regulations shall follow the architecture standards listed in this section. (Sections 104-22-6.3 through 104-22-6.5) are applicable to the architecture and design of buildings in each area.~~ Each area, as depicted in the applicable street regulating plan, has ~~a unique~~ one or more unique architectural theme(s) allowed as provided ~~herein~~ in the following table and in accordance with the following sections in this section.

(b) Licensed architect required. Each building, except those aforementioned in Subsection (a) of this section, is required to be designed by a licensed architect. After receiving recommendation from a licensed architect, the ~~planning commission~~ Land Use Authority may, ~~but is not obligated to,~~ allow minor modifications to the applicability of the standards in this section as long as it results in a design that better aligns with the intent of the design theme and blends well with the design features of adjacent buildings.

~~4.~~(c) Allowed architecture. The follow table lists the type of architecture that is allowed within a specific village area. The letter "A" represents a style that is allowed in the respective area. A "N" represents a style that is not allowed in that area. Other styles may, ~~but are not required to,~~ be considered by the Land Use Authority at their discretion.

			<u>Old West</u>	<u>Agrarian</u>	<u>Mountain Rustic</u>	<u>Mountain Modern</u>	<u>Modern Alpine</u>
<u>EDEN</u>	<u>OLD TOWN</u>	<u>5500 E and streets surrounding Old Town Eden Park.</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
		<u>The rest of Old Town.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
	<u>NEW TOWN</u>	<u>Within 20 feet of public street¹</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>
		<u>The rest of New Town.</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>NORDIC VALLEY</u>			<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>
<u>WEST WEBER VILLAGE</u>			<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>

¹ A public street in this case means any public street right-of-way, existing and planned.

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Sec 104-22-6.030 Old ~~West~~ ~~Town Eden Area Building~~ Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Old Town Eden Area:~~

- ~~1.(a)~~ **Design theme.** ~~All b~~Buildings shall have architectural styling and materials that resemble historic commercial main-street buildings in the Western United States that were in existence between 1880 and 1910. Each new building shall provide diversity and variety in building design, architectural features, and building material that set each building apart from adjacent buildings.
- ~~2.(b)~~ **Building form.** A building's street-facing façade shall be designed to have a base, body, and cap, each of varying design features and building material. The base of the building shall be no less than one-sixth and no greater than one-third the height of the building. The cap shall be no less than one-twentieth the height of the building.
- ~~3.(c)~~ **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines. If the building will have a sloped roof, parapet walls shall be constructed to hide the roof slope.
- ~~4.(d)~~ **Building massing.** The horizontal wall massing of building facades shall be broken at least every 20 feet with no less than a six-inch shift in the plain of adjacent walls. The building shall appear to be post and beam construction, with vertical columns rising from the base to the cap of the building, and with windows or other openings located to not interrupt the vertical rise of the columns. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~
- ~~5.(e)~~ **Building material.** Each building facade that faces the street shall consist of brick, or wood, or a faux material that is hard to distinguish from real brick, or wood. Metal may be used for accent material. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- ~~6.(f)~~ **Colors.** Natural colors of wood and brick, as well as natural metals with an aged patina, are allowed. Other muted earth-tone ~~paints~~ colors generally visible from the site may be used as long as they complement the age period. No more than 70 percent of a building's facade shall be white.
- ~~7.(g)~~ **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

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Sec 104-22-6.040 Agrarian New Town Eden Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:~~

- ~~1.(a)~~ **Design theme.** ~~All b~~Buildings shall have architectural styling and materials that implement agrarian-style architecture. ~~Agrarian-style architecture~~ Each building shall incorporate at least two of the following four options:
 - ~~1.(1)~~ Either a gable roof at a 6/12 or greater slope, a gambrel roof, or a monitor roof.
 - ~~2.(2)~~ ~~An attached shed roof at a 4/12 or greater slope that is not attached to the main roof structure.~~ A shed roof at a 4/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.
 - ~~3.(3)~~ A clerestory or cupola.
 - ~~4.(4)~~ Gable-style dormer windows.
- ~~2.(b)~~ **Building form.** ~~A building's~~ Each street-facing building façade shall be designed and constructed to have a building base, building body, and varying building roofline, each ~~of having~~ varying building materials or design techniques ~~design features and building material~~. The base of the building shall be no less than one-tenth and no greater than one-third the height of the building.
- ~~3.(c)~~ **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- ~~4.(d)~~ **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with

no less than a six inch shift in the plain of adjacent walls. ~~Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.~~

5.(e) Building material. Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.

~~4.(1)~~ Brick or stone may be used in place of wood if approved by the Land Use Authority.

~~2.(2)~~ Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.

~~6.(f) Colors.~~ Muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.

~~7.(g) Examples.~~ Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.

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Sec 104-22-6.050 Modern Alpine Nordic Valley Area Building Design Standards

~~In addition to applicable standards in this chapter, the following standards apply to all buildings in the Nordic Valley Area:-~~

~~4.(a) Design theme.~~ All buildings shall have architectural styling and materials that implement a modern interpretation of European alpine design. A modern interpretation of European alpine design includes a balance between modern alpine and classical European alpine design features. The following design features are intended to provide minimum stylistic requirements to implement this design theme.

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~~2.(b) Colors.~~ Muted earth-tone colors generally visible from the site are required. No more than 30 percent of a building's facade shall be white.

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Sec 104-22-6.060 Mountain Modern Architecture

(a) Design theme. All buildings shall have architectural styling and materials that implement mountain modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the following five options:

(1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof types.

(2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached to the main roof structure.

(3) A prominent covered porch, deck element, chimney, or other unique architectural feature or features approved by the Land Use Authority.

(4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be the same dimensions. The composition of all windows on a building's façade shall be balanced.

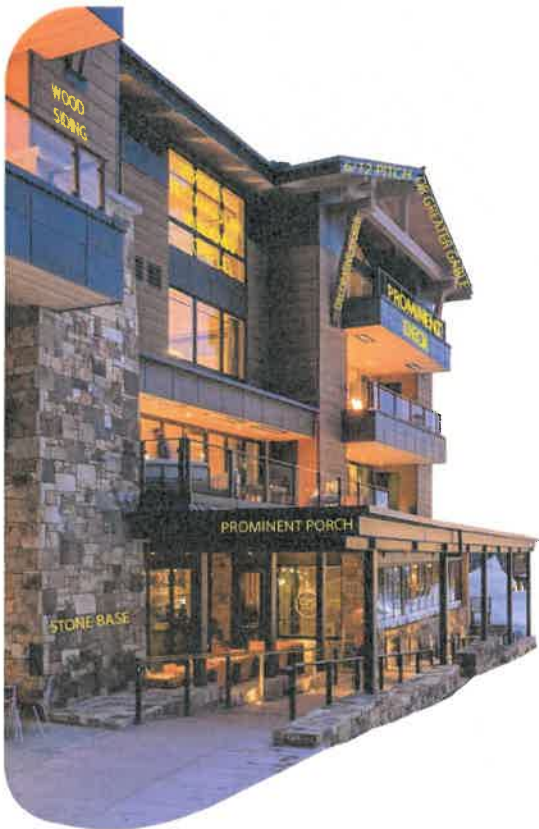
(5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column detailing.

(b) Building form. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.

(c) Rooflines. Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.

- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plane of adjacent walls. Each street-facing facade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (e) **Building material.** Building facade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building facade shall also be used on all other sides of the building.
- (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
 - (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
 - (3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's facade
- (f) **Colors.** Warm muted earth-tone colors generally visible from the site are required. No more than 70 percent of a building's facade shall be white.
- 4.(g) **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.







- (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain rustic architecture. Mountain rustic architecture shall incorporate the following
- (1) A gabled roof at a 6/12 or greater slope. An attached shed roof is permissible at a lower slope if it covers a porch, patio, window pop-out, or similar.
 - (2) Exposed beams and columns made of large rough-cut timbers; the columns having a stone base.
 - (3) A prominent covered porch, deck, or balcony, or a large prominent stone chimney.
- (b) **Building form.** Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
- (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
- (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls.
- (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of material. Building material shall appear distressed. The primary building material shall be either wood, log, or similar appearing siding, or natural stone. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
- (1) The building's base shall be natural stone
 - (2) Metal accents or trim may be used if it has been aged to have a patina.
- (f) **Colors.** Muted earth-tone colors generally visible from the site are required.

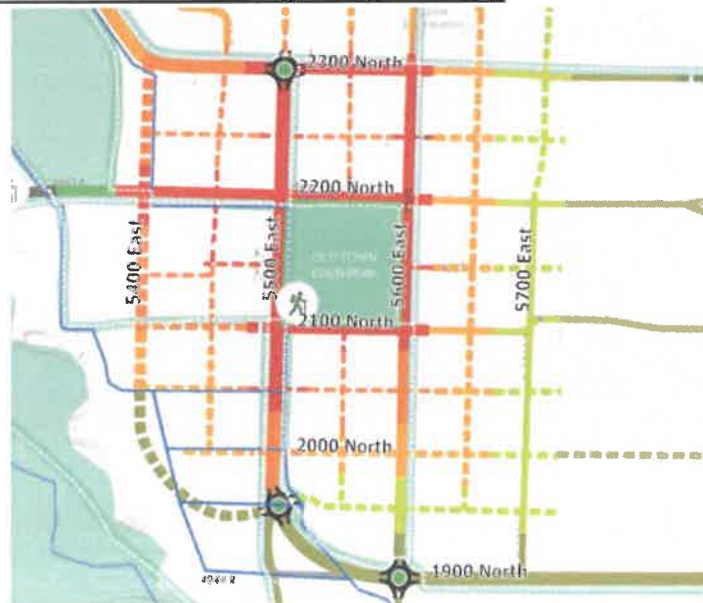
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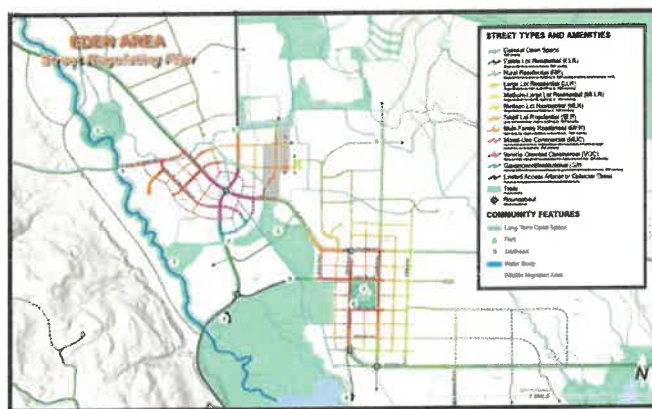
Sec 104-22-8 Street Regulating Plans

The following maps depict the adopted Street Regulating Plans for their respective areas. The plans illustrate the intended street layout of the area and the designated street types. The plan is intended to be a guide for the placement of streets and mid-block alleys, and is not designed to survey-level accuracy. A mid-block alley shall be as close to the middle of the block as is practicable, and the street placement shall be within 200 feet of the location depicted on these maps. A land owner proposing development in an area that a street or alley is planned shall be responsible for dedicating the land and constructing the street or alley improvements.

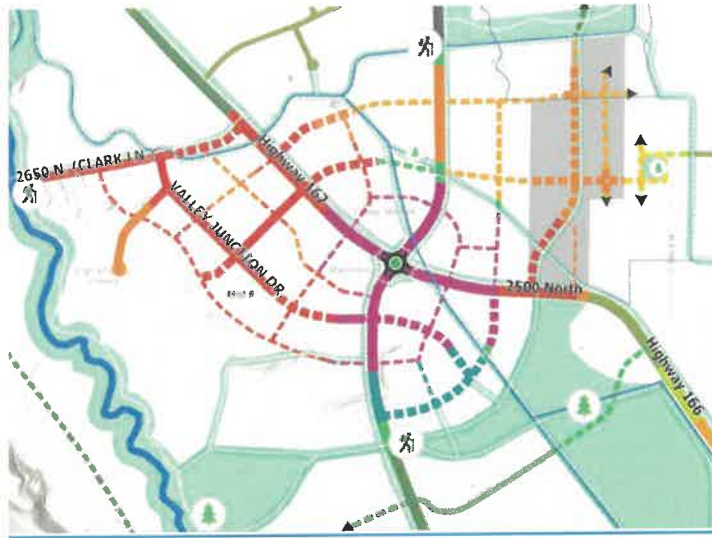
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Sec 104-22-8.010 Old Town Eden Street Regulating Plan Map





Sec 104-22-8.020 New Town Eden Street Regulating Plan Map



PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS
 ____TH DAY OF _____, 2023.

AYE

NAY

ABSENT

ABSTAIN


Gage Froerer


Jim "H" Harvey

Sharon Arrington Bolos

Presiding Officer

Attest

 12/05/2023
 Gage Froerer, Chair


 Ricky D. Hatch, CPA, Clerk/Auditor