

16-19-103

(4) Building Materials And Textures: Exterior building materials shall be compatible with and similar to the surrounding landscape in type, texture, color and character.

(a) The following materials are recommended for use on exterior walls:

(i) Native Stone: The use of natural or cultured stone complementing the surroundings of the city is highly recommended. When used as an accent, stone shall terminate at an inside corner.

(ii) Stucco: Stucco is a desirable exterior material, particularly in a rough or highly textured finish.

(iii) Masonry: Integrally colored split faced block is generally acceptable, as is brick in compatible earth tone blends.

(iv) Concrete: Exposed aggregate or colored concrete with a stamped, pitted or other texture.

(b) The following materials are disallowed for use on exterior walls except when used as architectural details:

(i) Unfinished block.

(ii) Unfinished concrete.

(iii) Metal.

(c) The following materials are recommended for sloping roofs:

(i) Nonreflective concrete or clay tile.

(ii) Wood shingles or shakes (fire retardant rated).

(iii) Architectural grade composition shingles.

(iv) Patinaed copper.

(d) Traditional ribbed, corrugated metal and other nonrecommended materials are discouraged for sloping roofs.

(e) White, brightly colored or reflective materials are prohibited for all roofs.

(f) Low profile skylights with dark framing and tinted glass are encouraged. White framing or mirrored glass is prohibited.

(5) Building Material Color: The color of all exterior building materials and surfaces shall blend the proposed new buildings with the natural environment of the city. Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass. Exterior building colors that respect and enhance the natural tones of the southern Utah environment shall be used.

(a) Minimize Impact: All building materials and colors shall minimize the impact of buildings on the natural setting. All building colors shall be earth tones and muted colors that blend and do not contrast with natural desert colors. Wall extensions from buildings, and all walls and fences, shall be the same or similar color and materials as the main building.

(b) Light Reflective Value (LRV): The LRV of materials used on all exterior walls shall be between seven (7) (darkest value of shaded vegetation) and thirty eight (38) (approximate value of red sandstone and soil in the city). Generally, the more visible the structure, the lower its LRV should be.

(c) Color Intensity And Brightness: The strength, intensity and brightness of the color selected (chroma) shall be in the range from very weak (grayish) to medium weak (neutral or earth tone). Strong chroma colors should be avoided. Stains and flat paints are encouraged.

(d) Finishes: High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. LRV over thirty eight (38) and strong chroma may be allowed only for small accents and trim around windows and doors. Chimneys, flues, vents, gutters, downspout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in LRV and chroma to the surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent and corporate signature color schemes are strongly discouraged. **In total accents and trims that are not compliant with the lrv range of seven (7) to thirty eight (38) and used as special design elements can not exceed a total of twenty five percent (25%) of the area of the frontage of the building. This is to include trim around windows, rock and stone features, fire places chimneys, pop out's, wainscot, doors, soffits, rain gutter, and cement fiber board features. The frontage is measured as height times the width of the structure parallel the primary street frontage and portions of the building up to a forty five degree angle from parallel exluding roof area.** The following materials and finishes are prohibited:

(i) Colored plastic and fiberglass.

(ii) Unpainted or shiny metal details. (Ord. 2014-13, 2014; Ord. 2019-07, 9-5-2019)