

ORDINANCE NO. 08-02-2025

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO AMEND ARCHITECTURAL REQUIREMENTS IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 20, Section 190 Subsection I to amend architectural requirements in the Main Street Business Districts Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 12, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 20 Section 190 Subsection I is amended as follows: (underlined text is added, stricken text is deleted)

I. Mixed Use/Nonresidential Architectural Standards:

1. Architectural Theme: The architectural standards of the Main Street zones are intended to evoke a downtown reminiscent of late 1800 period architectural forms. This area should provide residents and visitors an inviting and pleasing environment in which to shop, stroll, experience, and enjoy a small town central business area. Careful attention to detail

at a pedestrian viewing scale rather than an auto oriented application of simplistic design shall be utilized. Building designers should consider the natural colors and materials of the surrounding area in concert with historic agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.

2. Building Facade: Facades should not be long expanses of blank walls. They should create a human scale and provide a pedestrian friendly shopping environment. All sides of a building must receive equal architectural consideration of the following:
 - a. Visual Breaks: Building facades and walls must have visual breaks every thirty feet (30') in width at a maximum. Examples of visual breaks include the use of three-dimensional architectural features such as columns, projecting windows, a minimum twelve inch (12") change in plane or an equivalent element that articulates the wall. See figure 11 of this section.

FIGURE 11 Facade articulation in Ogden, UT (picture taken by Bill Wright).



- b. Building Entrances: By creating a clearly identified system of entry points, the pedestrian environment and the vehicular environment will be enhanced.
 - 1) Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
 - A. Canopy, awnings, overhang or arch above the entrance (columns and pillars),
 - B. Recesses or projections in the building facade surrounding the entrance,
 - C. Display windows surrounding the entrance,
 - D. Coved entrances.

- 2) Secondary entrances on the rear or side of buildings should be given architectural consideration equal to the primary entrances.
- c. Fenestration: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. The following standards shall apply:

FIGURE 12 Building in Ephraim, UT. Appropriate use of entry points and window area.



- 1) Ground floor facades:
 - A. Facades that face public streets or provide a primary entry to the building shall have display windows or similar transparent area comprising forty (40) to seventy five percent (75%) of the first floor facade area.

Facade area is calculated by multiplying the facade length by the ground floor height. Transparency ratio equals the total ground floor transparent area divided by ground floor facade area.
 - B. Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).

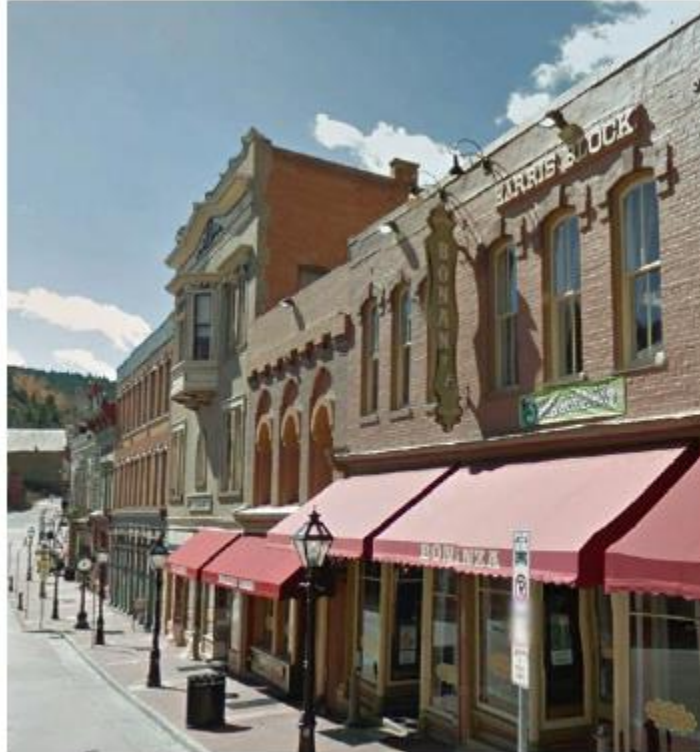


2) Upper floor facades:

- A. Facades above the ground floor shall be thirty (30) to sixty percent (60%) transparent using a similar calculation method as for ground floor areas.

- B. Windows above ground floors should be designed with three-dimensional relief. Finish work around the windows should accent the location and provide visual breaks to the facade of the building (see figures 14 and 24 of this section). Varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be utilized to add visual interest and character to buildings.

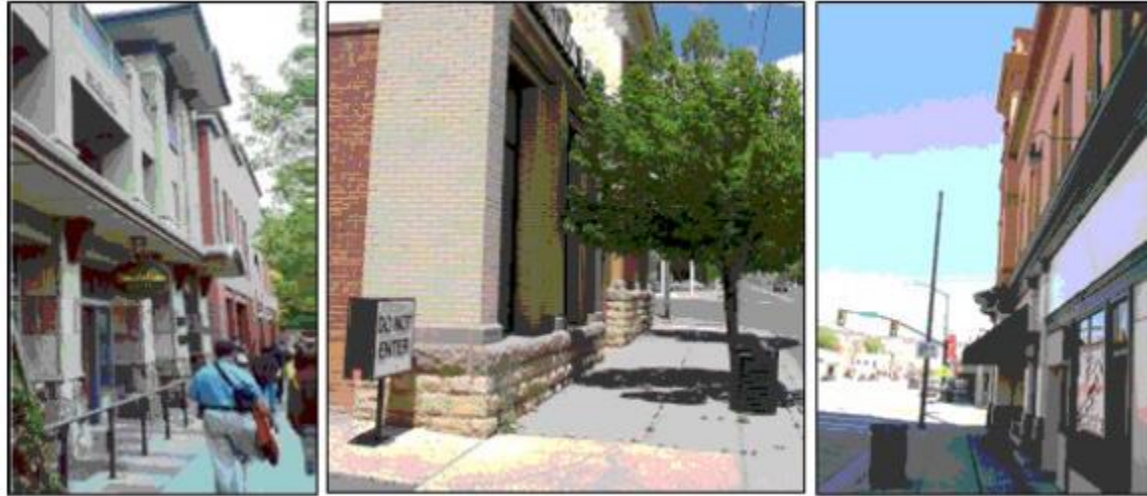
FIGURE 14 Use of three-dimensional treatments around windows and varied window styles to provide character and facade relief; Central City, CO.



- d. Distinct Ground Floor: The ground level of the primary structure shall be visually distinct from upper stories (see figures 15 and 17 of this section). This separation may be provided by a cornice above the ground level, an arcade, changes in material and texture or other means.
- 1) Ground floor spaces shall have a minimum floor to ceiling height of eleven feet (11'). First floor transom and clerestory windows are encouraged.
 - 2) Careful attention to human scale and detail shall be provided. This may include ornamental masonry patterns and/or woodwork and finishes, etc. (see figure 13 of this section).
 - 3) No HVAC equipment or other air venting elements shall be permitted at street level nor readily visible on the building from the adjacent public right of way. Below surface systems may be permitted within front setbacks.

- 4) Building foundations should terminate no more than thirty six inches (36") above grade. Exposed foundation walls must be finished with appropriate brick, stone, or other primary materials noted below (see figures 15 and 16 of this section).

FIGURES 15, 16 AND 17 Appropriate foundation design and ground floor distinction.

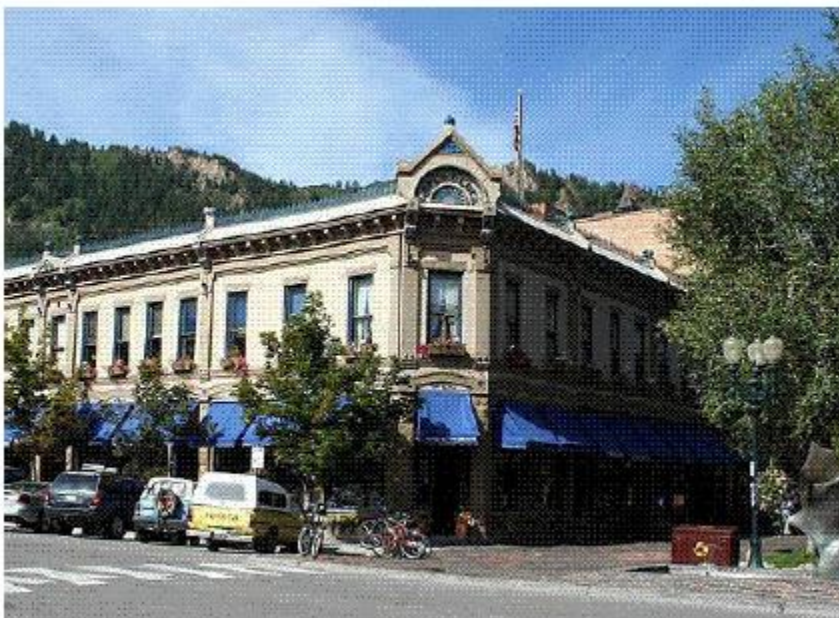


3. Use Of Awnings And Canopies: Awnings and canopies shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

FIGURE 18 Appropriate use of awnings in South Jordan, UT.



FIGURE 19 Appropriate use of awnings in Aspen, CO.



- a. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
 - b. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
 - c. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
 - d. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
 - e. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.
4. Roof Designs And Parapets:
- a. Flat roofs shall be screened with parapets on all sides of the building adjacent to or visible from the street. The parapet shall be of height sufficient to screen all rooftop mechanical equipment (e.g., HVAC units). If no rooftop mechanical equipment exists, the parapet shall be a minimum of thirty six inches (36") in height.
 - b. All parapets shall feature three-dimensional architrave, frieze and cornice treatments (see figures 21 through 24 of this section).
 - c. Hipped roofs without a gabled end are not allowed. Mansard roofs are only allowed with buildings having three (3) or more stories. Mansard roofs must contain fenestration with dormered or other window finishes appropriate to the architecture of the building.
 - d. ~~Sloped roofs shall have a minimum five to twelve (5:12) pitch with g~~ Gabled ends shall face facing toward adjacent public streets.

FIGURE 20 Window treatments on a mansard roof.





FIGURE 24 Parapets in Provo, UT.



5. Building Materials:

a. Primary Exterior Materials:

- 1) Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this section, is deducted:

Building Area/Elevations
Single-family main floor facing a public street
Single-family upper floors facing a public street
Multi-family main floor

Multi-family upper floors
Commercial single-story buildings
Ground floor of a mixed use or commercial multi-story building
Upper floors of a mixed use or commercial building visible from public rights-of-way
Upper floors of a mixed use or commercial building not visible from public rights-of-way

- 2) Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, and EIFS (stucco) shall be prohibited as primary building materials. Nonmasonry siding is prohibited.
 - 3) Concrete siding products (i.e., hardie board) is considered a primary exterior finish but can only cover a maximum of 75% of each elevation, or 75% of the area defined in the table above, and must be accompanied by at least one other primary exterior finish.
- b. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
 - c. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
 - d. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
 - e. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.

6. Tenant Space Design:

- a. All ground floor tenant spaces for nonresidential uses shall have a minimum of eight hundred (800) square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least one thousand six hundred (1,600) square feet.
- b. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.
- c. Residential units shall comply with the multi-family requirements outlined below.

- d. All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate nonresidential tenants on the ground floor. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
 - e. All buildings within the Central Business District and Main Street Commercial areas must include non-residential use(s). If a building includes residential use(s), all tenant spaces on the ground floor, must be reserved for non-residential use(s) and shall have a minimum floor to ceiling height of eleven feet (11'). Non-residential use(s) must have independent access and may be directly accessible by residential tenants in the development. (Ord. 09-03-2017, 9-6-2017, eff. 9-7-2017)
7. Building Lighting: All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night sky pollution. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, August 20th, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 19th day of August 2025.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Brian Del Rosario	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____
Councilmember Travis Keel	Voted ____

ATTEST:

Amalie R. Ottley, City Recorder

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Santaquin City, Utah, on the 19th day of August 2025, entitled

ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

City Utah this 19th day of August 2025.

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2025, by
AMALIE R. OTTLEY.

My Commission Expires:
