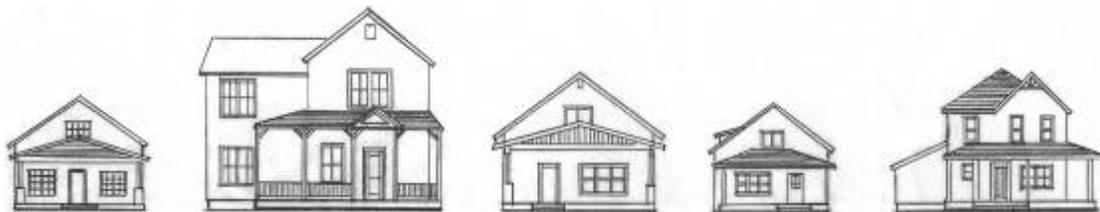


Hailey Townsite Design Review Guidelines



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Hailey Townsite Design Review Guidelines

Table of Contents

I.	Introduction: What is this document?_____	1
II.	Applicability: How to use this document _____	1
III.	Design Guidelines _____	3
	A. Guiding Principles _____	3
	B. Hierarchy of “Neighborhoods” _____	4
	C. Specific Guidelines _____	4
	1. Site Planning _____	4
	2. Bulk Requirements _____	7
	3. Architectural Character _____	8
	a. General _____	8
	b. Building Orientation _____	9
	c. Building Form _____	10
	d. Roof Form _____	11
	e. Wall Planes _____	13
	f. Windows _____	14
	g. Decks and Balconies _____	15
	h. Building Materials and Finishes _____	15
	i. Ornamentation and Architectural Detailing _____	16
	4. Circulation and Parking _____	17
	5. Alleys _____	19
	6. Accessory Structures _____	21
	7. Snow Storage _____	22
	8. Existing, Mature Trees and Landscaping _____	23
	9. Fences and Walls _____	24
	10. Nonresidential and Multifamily uses _____	25
	11. Historic Structures _____	27
	Appendix A _____	33

Hailey Townsite Design Review Guidelines

I. Introduction: What is this document?

The Hailey Townsite Design Review Guidelines have been developed to provide standards for development in Old Hailey. The term “Old Hailey” means all land within the Townsite Overlay District. The attached map (see Appendix A) shows the area where these Design Guidelines apply. These Design Guidelines address the basic elements of design related to building location, orientation, function and scale, as well as how the building and improvements relate to the neighborhood. Section III.A of this document outlines the Guiding Principles that provide a framework for the detailed guidelines. These Design Guidelines allow for a wide variety of building styles, while ensuring that each new building respects the neighborhood character of Old Hailey. The Design Guidelines contain some flexibility to allow for individual solutions to site specific issues.



Buildings in Old Hailey have a relationship to each other that establishes the character of the neighborhoods.

II. Applicability: How to use this document.

Proposals for new Single Family Dwellings, Accessory Dwelling Units, Accessory Structures and Duplexes will be reviewed for compliance with these Design Guidelines by an Architectural Hearing Examiner, a Hearing Examiner contracted by the City with specific expertise in site design and architectural issues. Also subject to review are additions that add floor area equal to or greater than 50% of the original structure.



Hailey residents identified this house as an example of what they love about Old Hailey.

Decisions of the Hearing Examiner may be appealed by affected parties. Appeals will be heard by the Planning and Zoning Commission. The process for Hearing Examiners and for appeals is outlined in Article III of the Hailey Zoning Ordinance. Nonresidential uses and residential uses of three (3) units or greater will be reviewed by the Hailey Planning and Zoning Commission. The Commission will use the applicable Design Guidelines for these projects.



New houses can be designed to respect the character and scale of Old Hailey neighborhoods.

This document is organized to include Guidelines and explanatory text that illustrates the intent of the Guidelines. Guidelines are in bold type. Some guidelines contain bulleted sections, also in bold type, which are considered part of the Guideline. Explanatory text is not in bold type. This explanatory text is not meant to specifically regulate development proposals, but to elaborate on the intent of the Guideline.

An example of the formatting of this document is provided below.

This is the Guideline and:

- **bold bullets are considered part of the Guideline.**
 - ≈ **this further indented bullet is considered part of the Guideline also.**

This is the Guideline.

- This is explanatory text.

Guidelines that contain the word “shall” are mandatory. Guidelines that contain the word “should” are discretionary.

III. Design Guidelines

The Design Guidelines are organized into sections based on different elements of building and site design.

A. Guiding Principles

The Guiding Principles serve as a framework for the specific guidelines in this document. All improvements subject to the Design Guidelines should address these Guiding Principles. They should be used in the review process to ensure that new proposals meet the overall intent of Design Guidelines.

1. Ensure that new buildings and redevelopment are compatible in terms of mass and scale with the existing neighborhood and building pattern in Old Hailey;
2. Maintain the scale of buildings as seen from Hailey streets;
3. Minimize the visual impact of larger buildings on the neighborhood and on adjacent properties;
4. Encourage the preservation of historic structures;
5. Preserve and maintain existing mature trees in Old Hailey;
6. Allow for design diversity in terms of style and character by allowing for approval of alternative design solutions so long as the new styles meet the spirit and intent of the Design Guidelines;
7. Reduce the visual and functional impact of cars and auto traffic on Hailey streetscapes, sidewalks and pedestrian areas.



The scale of buildings as seen from the streets of Old Hailey.



Existing mature trees add to the character of the neighborhoods.

B. Hierarchy of “Neighborhoods” .

The design guidelines emphasize neighborhood compatibility in the design process, and in design solutions. The guidelines do not impose hard boundaries for the term “neighborhood”. The term “neighborhood” may be used in different contexts. In some cases, “neighborhood” can refer to the buildings immediately surrounding or on the block. In other cases “neighborhood” can be interpreted in a broader context to refer to all of Old Hailey. Designs should consider the appropriateness of these different contexts. In some cases, design solutions that reflect immediately surrounding buildings may be appropriate, and in other cases designs that reflect the “best” of Old Hailey may be more suitable.

C. Specific Guidelines

1. Site Planning

Site planning encompasses a variety of issues related to the platting of the neighborhoods, building placement on the lot, circulation, light and air, and solar access. Old Hailey has developed with a distinct grid pattern, with the original lots in the neighborhood being proportionately shorter along the street side and rectangular in shape. This lot and block platting pattern has been reinforced by the alignment of buildings on the lots within that grid. The creation of alleys in the early platting of Old Hailey allowed service vehicles to use the back half of the property. This predominant grid pattern has been a strong influence on the site planning of lots in Old Hailey.

Another key element of site planning is the relationship of the building size to the lot. Traditionally, buildings in Old Hailey were proportionally smaller than seen today. A clear front and back yard were visible on the site. The front of the house was easily recognizable. This pattern of front and back yards contributed to a fairly



Aerial photo showing the lot and block pattern of Old Hailey. The typical rectangular lot shape and the alleys are clearly visible.



Long side of a rectangular lot

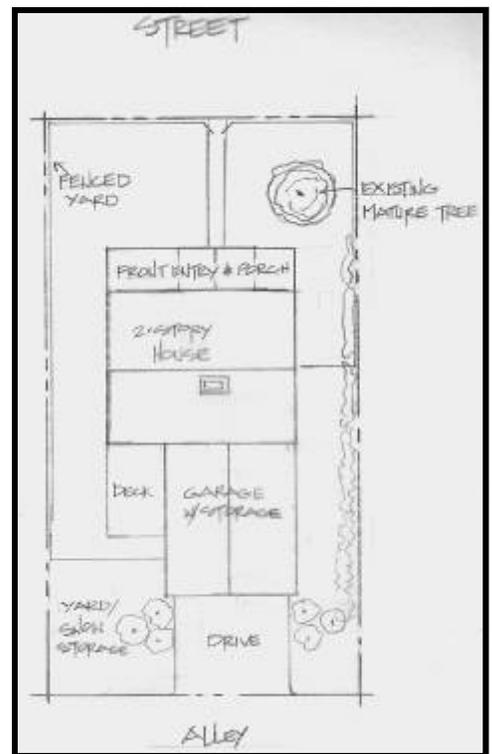
consistent sense of open space in the neighborhoods. This open space makes a valuable contribution to the character of Old Hailey neighborhoods.

Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.

Guideline: Site planning for new development and redevelopment shall address the following:

- scale and massing of new buildings consistent with the surrounding neighborhood;
- building orientation that respects the established grid pattern of Old Hailey;
- clearly visible front entrances;
- use of alleys as the preferred access for secondary uses and automobile access;
- adequate storage for recreational vehicles;
- yards and open spaces;
- solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;
- snow storage appropriate for the property;
- underground utilities for new dwelling units.



A typical lot layout

Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.

- Glass areas should reflect the composition, layout and window-to-wall ratio of windows seen traditionally in Old Hailey versus large continuous surfaces of glass.
- Solar energy collection devices should be integrated into the overall building design.
- Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.
- Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible.
- Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.



Flat Solar Panel



Evacuated Solar Tube

2. Bulk Requirements (Mass and Scale, Height, Setbacks)

Bulk requirements are addressed in the Hailey Zoning Ordinance, Section 4.13. These requirements govern building height, lot coverage, setbacks and other dimensional standards. The Design Guidelines will work in conjunction with the bulk and dimensional parameters established in the Hailey Zoning Ordinance.

Historically, larger buildings were located on larger lots, such that these buildings appeared proportional when compared to surrounding smaller buildings. While the bulk requirements of the Hailey Zoning Ordinance will govern the exact details of building bulk, larger buildings must be carefully designed so as to meet these Design Guidelines.

Guideline: The perceived mass of larger buildings shall be diminished by the design.

- The height of taller buildings should be stepped down on the streetside elevation.
- Buildings with greater mass should be broken into smaller modules.
- Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.



A larger home on a larger lot.



The mass of this building is broken up by using smaller building modules and changes in material.

3. Architectural Character

Architectural character is a large part of the charm of Old Hailey. Turn of the century and later buildings reflect a diversity of styles, building forms, materials and other elements. At the same time, these buildings are “good neighbors”, having been constructed to be in scale with their surroundings. These standards are not intended to restrict design styles, but to ensure that new ideas and styles also respect the scale and elements of the existing neighborhood.

a. General

Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.

- The Design Guidelines are not intended to dictate a particular style or era for new buildings.
- Exact replication of old buildings is not the intent of these Design Guidelines, so that historic buildings can be appreciated for their own uniqueness. Designers may draw on the past, without necessarily replicating the design of old buildings. The use of traditional building forms, scale and broad design elements is encouraged.



This new house uses traditional elements such as roof pitch and a front porch with some new elements, such as the window style.



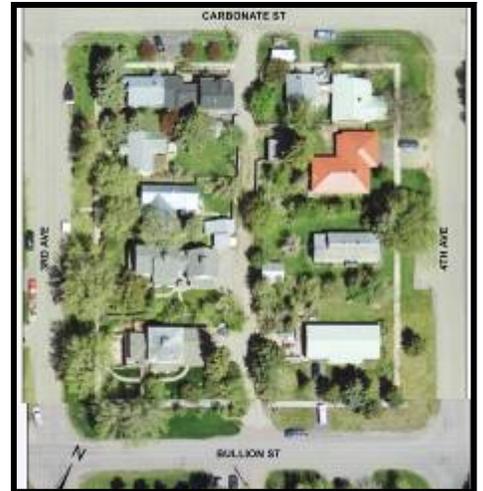
Designers are encouraged to draw from the past without exact replication.



This architectural detail is in scale with the building and the neighborhood.

b. Building Orientation

Most of the buildings in Old Hailey are oriented to the street. Often the front door would face the street, with a porch or other visible entry. Keeping a primary entrance to buildings on the street helps to convey a sense of human scale, allows a clear identity for emergency access and furthers a “neighborly” feel.



Most of the buildings in Old Hailey are oriented to the street, with the long side of the building along the side lot line.

Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.

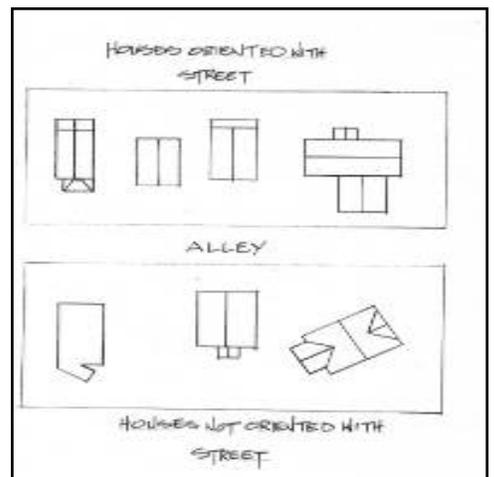
- The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.



The front entrances of these houses are clearly visible from the street.

Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.

- In some cases, the front door to a building may be positioned such that it is perpendicular or at an angle to the street. If so, other design elements such as the front wall plane, porch element or walkway elements should be used to help define the front door location, and to respect the overall building orientation pattern in the neighborhood.



Building orientation in Old Hailey.

c. Building Form

Buildings in Old Hailey were most commonly rectangular in shape. In addition, the older buildings were generally oriented with the short side facing the street, and the longer side along the side lot lines. This basic building form is encouraged in the Design Guidelines. Some variations may be compatible where the overall mass and scale of the new building is similar to the other buildings in the neighborhood.



Combination of two smaller forms.

Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.

- Simple rectangles or a combination of rectangles is encouraged.
- Examples of forms that help to reduce the perceived scale include the use of smaller forms combined together and the use of a smaller building form along the street.
- Less traditional forms should be very carefully planned to respond to the scale and character of the neighborhood.



Less traditional forms should be located in less visible areas or on larger lots.

d. Roof Form

Roofs help define a neighborhood by creating a pattern on the horizon, framing views to distant areas, and defining light and air between buildings. While a variety of roof styles are present in Old Hailey, most of these roofs are pitched roofs with gable elements. Typically, gabled roof slopes were in the range of 8:12 to 12:12. Ridge lengths were typically a maximum of 40-50 feet in length. This ridge length is an important element in the scale and feel of Old Hailey neighborhoods.

Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.

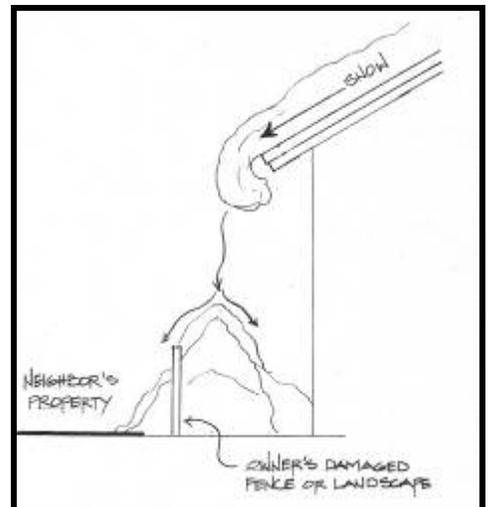
- Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6. Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.
- Offsets in eave and ridge lines may be helpful in breaking up building mass.

Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.

- Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.
- Designs should avoid locating drip lines over key pedestrian routes.
- Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.



This roof form defines the entry and encompasses the front porch.



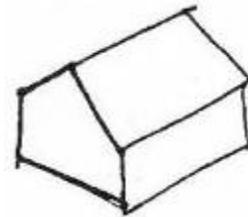
Roof pitch and style must address snow storage issues.

Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.

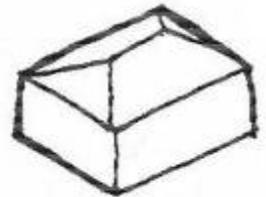
- Sloping roof forms, including gable and hip roofs, are encouraged.
- Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.
- Dormers should stay below the roof line and shall not extend above the roof line of the building.
- Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.
- Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.



A gable roof with small dormers located below the ridge line.



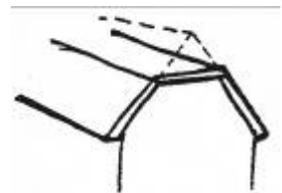
Gable Roof Form



Hip Roof Form



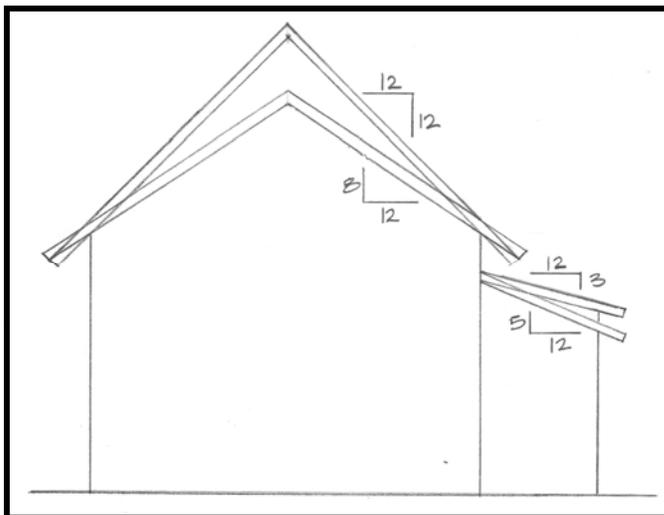
Roof Dormer



Truncated Roof Form

Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.

- Gable roof pitches in the 8:12 to 12:12 range are encouraged.



e. Wall Planes

Wall planes are the walls of buildings as viewed two-dimensionally. Traditionally, front wall planes in Old Hailey were 25-30 feet in width. The gables ends most often ran parallel to the street. Side wall planes were typically the longer wall plane. Often these side wall planes were broken up with either a jog in the building wall, or a pop-out such as a bay window.

Guideline: Primary wall planes should be parallel to the front lot line.

- These guidelines consider the front wall plane to be the primary wall plane.

Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.

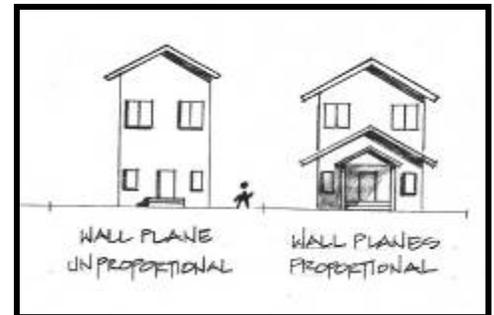
- A preference is given towards front wall planes that match the scale of traditional buildings (25-30 feet in width).
- If front wall planes exceed the traditional width, a setback or jog in wall plane should be used to break up the perceived mass.
- In general, one-story wall planes may be longer than two story wall planes, while still appearing proportional to the site.

Guideline: The use of pop-outs to break up longer wall planes is encouraged.

- Side wall planes are typically longer than front wall planes: pop-outs such as bay windows, chimneys and other architectural elements can be used to break up these longer wall planes.



A traditional wall plane: this one is approximately 27 feet wide.



Pop-out on a large wall plane to help break up the mass.

f. Windows

Windows are a strong design element in the character of Old Hailey buildings. Diversity and ornamentation in window design add charm, interest and scale to buildings. Window components that influence design include window proportion, window placement on the building, the relationship of window space to wall space, elements that break up the glass such as multi-paned windows, trim detailing and the type of glass.

Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.

- Consider the position, area and arrangement of windows when designing street side facades.
- Consider the ratio of window opening area to solid wall area when designing building elevations such that neither dominates.
- Multi-paned windows of a vertical orientation are encouraged. As a general guideline, windows facing streets are encouraged to have a height that is twice the dimension of the width.

Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.

- In general, new windows on side lot lines should be located such that they are not directly opposite windows on neighboring properties.



This window style, placement and ratio of window-to-wall area is typical of those in Old Hailey.



This example contains competing window forms and a window-to-wall area ratio where the windows dominate.



Windows on side lot lines should be located to respect neighboring properties.

g. Decks and Balconies

Decks and balconies traditionally found in Old Hailey were smaller, subordinate building design elements. They often faced the street, and avoided overhanging near neighboring properties.

Guideline: Decks and balconies shall be in scale with the building and the neighborhood.

- Decks and balconies should appear as subordinate elements in terms of scale, location and detailing.

Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.

- In general, uncovered decks are preferred to be located to the rear of buildings, while covered porches are preferred to be located in the front of buildings.

h. Building Materials and Finishes

Building materials found in Old Hailey were traditionally log, stone, brick, shake and wood siding. All of these materials have a “human” scale, which means the materials are of a recognizable size. Newer materials can also reflect a sense of human scale and may be appropriate, if they can be designed to break up wall planes. In addition to the materials, the use of color adds to the charm and feel of Old Hailey buildings.

Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.

- A change of materials should be used appropriately on the building to help “ground” the building and to provide a



This small balcony is typical of the older, subordinate balconies found in Old Hailey.



The use of wood siding was common in the neighborhood.



The use of color helps to break up wall planes.

distinction between foundations and walls. For example, a heavier material such as stone would be appropriate around the base of a building.

Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.

- Building materials that contribute to a human sense of scale are encouraged. Examples of materials that convey a human sense of scale include wood siding, shake siding, brick and stone.
- Scoring joints, changes in surface, and the use of trim are other ways to break up the perceived scale of large walls.
- A change of building materials may not be necessary if other design elements such as bay windows or pop-outs are used to break up wall planes.

i. Ornamentation and Architectural Detailing

Ornamentation refers to all of the architectural detailing on the buildings. Detailing elements include window treatment, trim pieces, sills, headers, knee braces, posts or columns, shutters, railings, corbels, and other details found on buildings in Old Hailey. Front porches were also very common, and are an important design element in old and new buildings alike. Generally speaking, ornamentation was simple, with one or two of these elements incorporated into the building design. The ornamentation on the buildings helps establish the character of the neighborhood.

Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

- While ornamentation is encouraged, the use of highly ornamental details not traditionally found in Old Hailey is not.



This stone foundation helps to “ground” the building.



Posts, window and door trim and the front porch are all typical ornamentation details.



This building maintains its historic character through the use of spandrels and wood double hung windows, both common details from its era.

Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.

- Front porches are particularly encouraged. In general, they should be substantial in size, such that they function as more than just a landing, and should be covered by a roof.
- If front porches must be enclosed to provide a cold entry, the use of windows and a higher ratio of window-to-wall surface is encouraged to retain the image of the old front porch.



Front porches are characteristic of Old Hailey, and are encouraged to be more than just a landing.

Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.

- Buildings that draw on historic details without exact copying are preferred.

4. Circulation and Parking

Parking and vehicular circulation in Old Hailey has traditionally been designed to be subordinate to the main house and walk-up entrance. Many older houses have used the alleys for parking and vehicular access needs. Garages that were located off of the street were typically single car garages, set back from the main house, with a one-car access drive. The standards in this section address today's needs for vehicle circulation and storage, while respecting the historic pattern that placed these uses as secondary on the site. Additionally, pedestrian circulation is an important part of the neighborly feel of the community and should be encouraged in all design considerations.



This older garage is set back from the house and has a one-car access lane, such that the garage and parking do not dominate.

Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.

- Parking areas should be planned with adequate sight distances from sidewalks.

Guideline: The visual impacts of on-site parking visible from the street shall be minimized.

- Parking is encouraged to be screened from view with landscaping, fences or low walls.

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

Guideline: Detached garages accessed from alleys are strongly encouraged.

Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.

- See also Roof Form in these guidelines for discussion on the use of roofs to diminish the impact of garages.

Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.

Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.

- Storage areas for recreational vehicles should be screened from view with landscaping, fencing or other building walls.



This streetscape is dominated by cars and unsafe for pedestrians.



Garages accessed off alleys are preferred.



Off-street parking for recreational vehicles should be incorporated into the site design.

5. Alleys

Hailey alleys were platted as part of the original townsite in 1881. They remain a key component of the character and function of Old Hailey neighborhoods. Alleys provide a location for utilities, service needs, vehicle circulation, and access to accessory buildings. Often the buildings that were located off of the alleys were funkier, or quirkier than the primary building on the site.

Alleys offer a secondary pedestrian route that passes through the “backyards” of Old Hailey neighborhoods. The guidelines in this section recognize the importance of alleys in Old Hailey.

Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.

Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.

- Buildings located off of alleys can be quirkier and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.



Alleys are a key component of the character and the function of Old Hailey neighborhoods.



These accessory buildings are accessed off of the alley.



Both of these are quirky sheds off alleys.

Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City right of way should be managed for noxious weed control, particularly after construction activity.

- State law requires that noxious weeds be controlled.



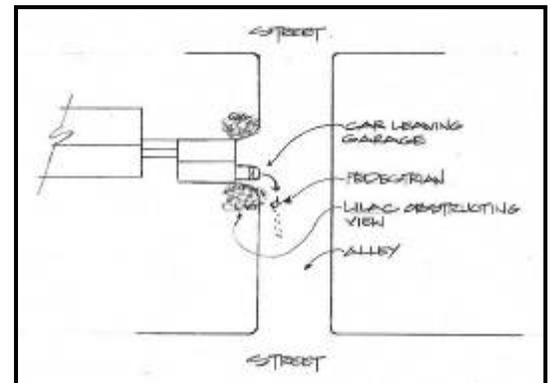
The surface of alleys should be appropriate to the zoning district.

Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.

- Leave enough space between new landscaping and the alley property line to allow trees to grow to maturity without encroaching into the public alley right-of-way.



Alleys should also respect pedestrian activity.



Keep the design adjacent to alleys simple and functional.

6. Accessory Structures

Accessory structures are smaller buildings that serve other uses for the primary residence or the primary use on a property. Old Hailey has many accessory structures. These smaller buildings were often located off of the alley, or otherwise designed to complement but not compete with the main house. Often they were quirkier or more eclectic than the primary building on the site. These buildings add to the character and charm of the neighborhoods, and often will break up the scale and mass of building on a site. Accessory structures in Old Hailey are encouraged to be preserved.

Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.

- There may be specific instances where accessory structures may have a larger floor area than the primary structure, such as in the case of an existing small primary structure that has historic significance, and which is proposed to be preserved.

Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.



The three pictures above are of accessory buildings off the alley.



Accessory Dwelling Unit (on right), subordinate to main dwelling

7. Snow Storage

Snow storage is an important issue in Hailey. Good planning at the initial site planning stage is needed to ensure pedestrian safety, clear vision triangles for drivers, adequate parking and walking areas, and that snow does not shed off of the roof onto neighboring properties.



Snow storage needs to be considered in all projects.

Guideline: All projects shall be required to provide 25% snow storage on the site.

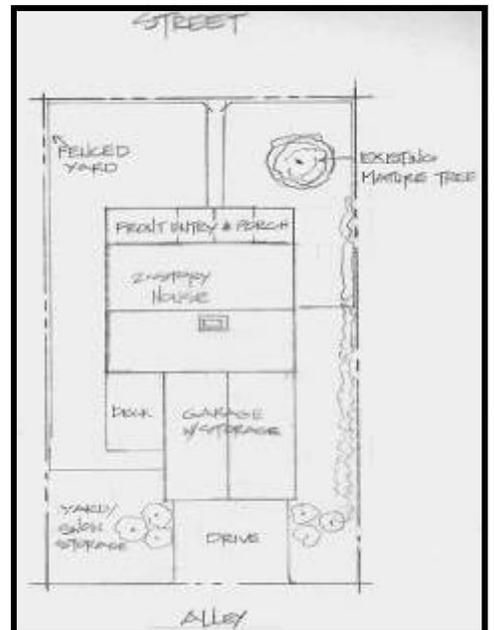
- For new construction and additions, snow is not permitted to slide onto the property of others.
- Snow storage areas shall be 25% of on-site parking and circulation areas.



Good site planning allows for adequate snow storage.

Guideline: A snow storage plan shall be developed for every project showing:

- Where snow is stored, key pedestrian routes and clear vision triangles.
- Consideration given to the impacts on adjacent properties when planning snow storage areas.



Snow storage for the driveway is located on site.

8. Existing Mature Trees and Landscaping

Mature trees and landscaping are a key component to the character of Old Hailey. Mature trees are the larger ones, which provide an overhead canopy or are at a size, age and in good enough condition to be landmarks in the neighborhood. Old Hailey contains a significant resource in public street trees found in the City rights-of-way, many of which are over 50-70 years old. These city street trees provide a canopy over the streets, separate automobile and walking areas, and create a pattern of landscaping with their trunks and branches. Trees and landscaping on private property also contribute significantly to the character of Old Hailey. They can provide summer shade, give privacy to buildings, and frame the architecture. The standards in this section address both public and private trees.

Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.

Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.

- Mature shrubs such as lilacs should not be overlooked in site planning.
- The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.
- Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.
- Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.
- Berms in front yards are generally discouraged.

Guideline: Noxious weeds shall be controlled according to State Law.



Mature trees help establish the character of Old Hailey.



Even in winter trees provide interest and soften buildings.



Existing mature trees should be incorporated into the site design wherever possible.



Mature shrubs and lawn also add to the character of the site and neighborhood.

9. Fences and Walls

Fences are a part of the design character of old Hailey, with some dating to the 19th century. In particular the design of fences in front yards created a neighborly feel. These older front yard fences were most often constructed with transparent material types such as wood picket and wrought iron. They were also lower in height, and had a clearly marked gate.

Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.

- Fence heights are regulated by Hailey Zoning Ordinance Number 532, Section 8.1.

Guideline: Retaining walls shall be in scale to the streetscape.

- Streetside retaining walls should be lower in height, or broken up to avoid the look of a large wall.



Hailey has many charming older fences which are low in the front yard, and transparent in nature.



Traditional picket fences create a neighborly feel.

10. Non-residential and Multi-family Uses

Non-residential uses and residential uses of three (3) units or greater will be reviewed by the Hailey Planning and Zoning Commission. The Commission will use the Guidelines below and all of the other Guidelines in this document as applicable for these projects, in conjunction with other applicable Design Review Guidelines as set forth in Article 6A of the Hailey Zoning Ordinance.

Guideline: Non-residential uses in Old Hailey should be designed with a residential, human scale in mind.

Guideline: Parking for non-residential uses shall be carefully planned to avoid pedestrian conflicts, and to be subordinate to other design elements on the site.

- See also Section 4 for other applicable parking guidelines.

Guideline: Utilities for non-residential and multi-family structures shall be integrated into the site design. Utilities should, in most cases, be fully screened from view.

- Exhaust hoods, rooftop vents and air conditioner units should be screened from view, either with a parapet wall or by integrating these items into interior roof elements.
- Transformers, gas meters and other site infrastructure should be located in a manner to avoid being seen from entrances, public streets and pedestrian areas. If they cannot be hidden, they should be screened with landscaping, fencing or building walls.



Non-residential office that has a residential, human scale.



Non-residential office that has a walk-up entrance and parking in the rear.



This roof vent is well integrated into the roof design.



Rooftop utilities should be screened from view.

Guideline: Multi-family structures shall be designed with a single family residential scale in mind. This includes:

- breaking up of wall planes;
- use of individual walk-up entrances;
- breaking up of parking areas;
- ensuring parking areas are subordinate to other uses.



Walk-up entrances and individual doors help multi-family projects to blend in with the neighborhood



This small-scale multi-family building contains 7 units.

11. Historic Structures

Hailey citizens have stated that the older buildings in town greatly contribute to the cultural heritage and the overall character of the community. In addition to the guidelines below, the Hailey Historic Preservation Commission plays a key role in the demolition and remodeling of historic structures. Careful consideration should be given to the removal of Historic Structures in Old Hailey.

Definitions. For the purpose of this Section 11, the terms set forth below have the following definitions:

Adaptive Re-Use. The modification of an existing building (most typically a single family dwelling) for use as either an office or a multi-family dwelling unit or a historic institutional use or the conversion of any such structure back to its original use.

Congruous. The sensitivity of a development proposal in maintaining the character of existing development. Elements affecting congruousness include, but are not limited to, whether the form, texture, height, mass and bulk of alterations or additions are in agreement, harmony, and coherence with and correspond to the setting and the Townsite Overlay District. Congruous, compatible and harmonious are used as synonyms.

Contributing. A contributing building, site, structure or object adds to the historic architectural qualities, historic associations or archeological values for which a property is significant because either (a) it was present during the Period of Significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it independently meets the criteria of the National Register of Historic Places.



Fox House-built in 1883. Restored by the Wood River Land Trust in 2001.



Sun Valley Center for the Arts, Hailey. Birthplace of Ezra Pound.



The Ellsworth Inn-late 19th century craftsmanship.

Periods of Significance. The time periods are as follows:

1. 1855-1890 Settlement/Territorial
2. 1890-1904 Early Statehood
3. 1904-1920 Beginning of the New Century
4. 1920-1940 Inter-war/Great Depression

Time periods after 1940 are considered World War II and Pre-Modern, and Modern. Buildings and structures built after 1940 are not subject to the guidelines contained in this Section 11.

General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:

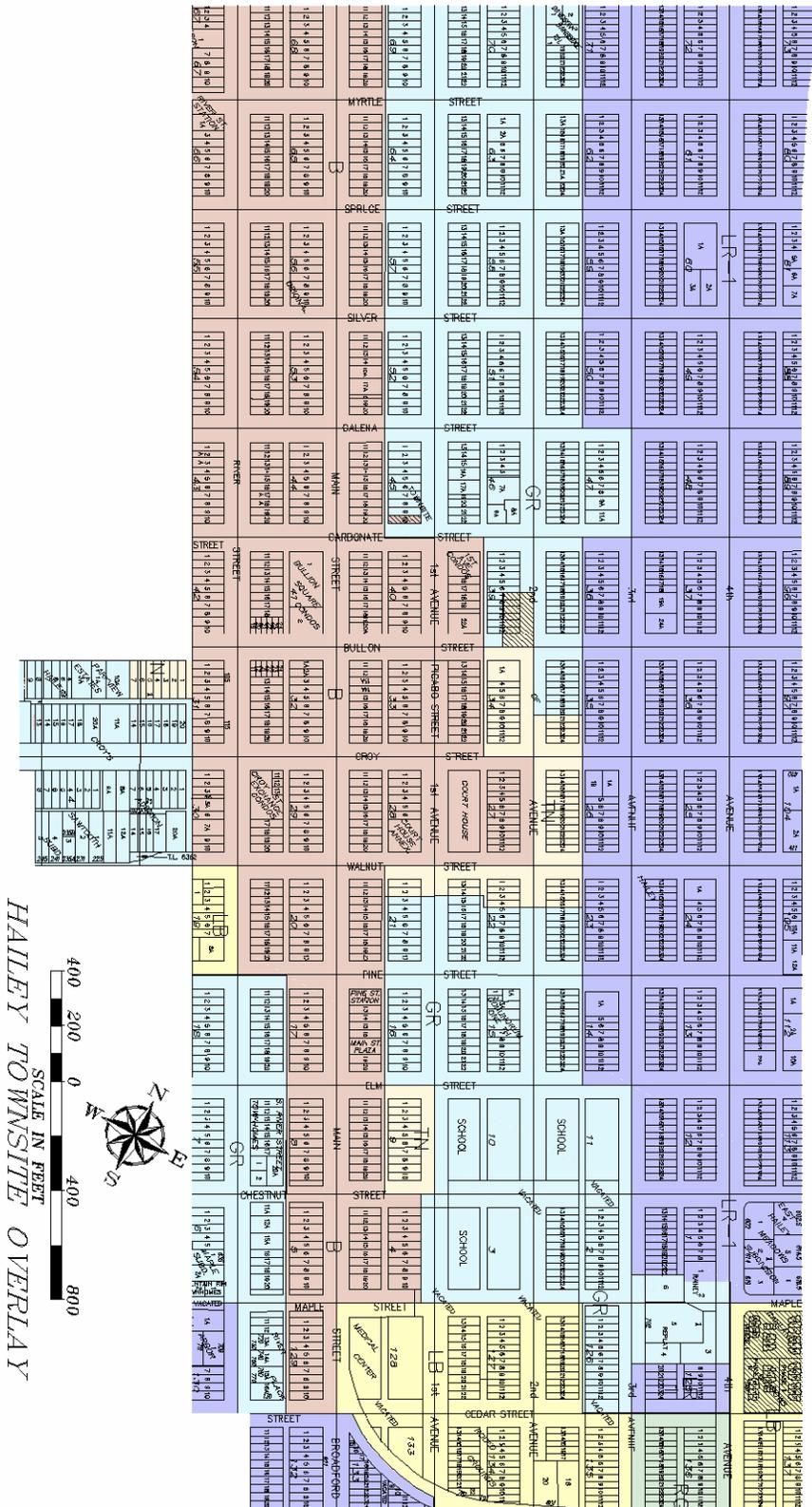
- The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.
- The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.

Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:

- The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.
- New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:
 - ≈ The addition should not destroy or obscure important architectural features of the original building

- and/or the primary façade;
- ≈ Exterior materials that are compatible with the original building materials should be selected;
- ≈ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;
- ≈ The visual impact of the addition should be minimized from the street;
- ≈ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;
- ≈ The roof form and slope of the roof on the addition should be in character with the original building;
- ≈ The relationship of wall planes to the street and to interior lots should be preserved with new additions.

APPENDIX A



These are the houses in
your neighborhood.

