

Mapleton City Planning Commission Staff Report

Meeting Date: August 25, 2011

Item #: 7

Applicant: Mapleton City

Prepared by: Cory Branch

REQUEST:

Mapleton City requests to amend Mapleton City Code section 18.30.040: LOT REQUIREMENTS, in order to modify permitted roofing materials in the CE-1 (Critical Environment) Zone.

FINDINGS OF FACT:

1. In recent months the question has been brought up of whether or not metal roofs should be allowed in the CE-1 zone.
2. At the night of the commission meeting staff is prepared to discuss the different types of scenarios that can occur with allowing metal roofs in the CE-1 zone.

PLANNING COMMISSION DISCUSSION ITEMS:

1. Should metal roofs be allowed? If so should they be allowed on single family homes or just on accessory building/structures?
2. Should the roofing materials blend with the natural materials of the surrounding foothills?

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment. (see Attachment 1 – Existing and proposed text)

ATTACHMENT:

Existing and proposed text

Section 18.30.040: Lot Requirements, Paragraph (4): Architectural Design Standards, Subsection (C):
Roof Materials and Colors

4. Architectural Design Standards:

- a. Exterior Building Colors: The exterior of any building or structure shall blend with the natural materials and predominant colors and hues of the surrounding foothills. Colors permitted include grays, browns, greens, tans and other earth tones. White or bright colors shall be limited to window casings, doors, eaves and other trim areas.
- b. Exterior Building Glass: Windows and other glass surfaces shall have an outdoor visible light reflective value no more than eighteen percent (18%) as defined and measured by ASTM E308-90 or its successor.
- c. Roof Materials And Colors: Roof colors shall be earth tones **consisting of grays, browns, greens, and tans which blend with the natural materials and predominant colors and hues of the surrounding foothills.** White, bright and reflective materials are prohibited from roofs. Tile, slate, architectural asphalt shingles, **metal**, and fire retardant wood are permitted as roofing materials.
- d. Mechanical Equipment: Mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, heat pumps, vents, blowers and fans shall be screened from view or painted to match the building color adjacent to the equipment. Roof mounted mechanical equipment shall not extend above the highest roof ridgeline. Roof mounted solar collection panels need not be screened or painted so long as they are mounted parallel to and flush with the roof slope and do not project above the ridgeline of the roof segment upon which they are mounted. Except as provided in the foregoing sentence, solar collection panels shall not be mounted upon any roof. Satellite antennas shall be painted nonreflective black or other dark earth tone colors.
- e. Building Height: No lot or parcel of land in the CE-1 zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of thirty feet (30') measured from the finished grade of the lot to the midpoint of the roof pitch. Measurement shall be taken on three (3) sides of the home. Finished grade shall be established thirty feet (30') away from the front of the home, top of the curb (if present), or the middle point of the street directly in front of the home. If the home is located more than thirty feet (30') from a city street, then the measurement shall be taken off of the established grade ten feet (10') from the home.