



DOWNTOWN OVERLAY DISTRICT DESIGN STANDARDS

This guide specifies the general standards and requirements of the Downtown Design Standards in the City of Farmington. Please also consult Section 10-6-28 of the City Code before applying for a building permit and for complete information on the overlay district. The Downtown Overlay District was established in 2010 in order to ensure aesthetics in the downtown were maintained by bridging the gap between historical buildings and new construction, renovations, and additions. This is accomplished by utilizing certain building materials, awnings, window treatment, fencing, and signage. Below are criteria for review pertaining to the standards.

- New construction, renovations, or additions, needs a mixture of 2 or more of the predominant downtown finish materials (clay, brick, stucco, natural stone, ornamental concrete).
- Transparent glass makes up 50% to 75% of the total wall area of the first floor elevation on the primary façade.
- Blank, windowless walls are avoided wherever possible.
- Exterior walls cannot be covered with metal panels, EIFS (exterior insulation and finish system), vinyl siding, faux half timbering, logs, shakes, shingles, exposed aggregate, or poured in place concrete.
- Preassembled clay brick panels, artificial stucco, decorative precast units resembling stone needs to match the appearance of historic materials.
- "Trademark" commercial building types need to meet the architectural style of the downtown.
- Colors and/or building materials shall distinguish the street level from the upper stories.
- Imitation of historical styles shall be encouraged.
- New commercial buildings bridge the gap between old and new buildings.
- Large "big box" commercial buildings appear as multiple storefronts by breaking the facade into smaller bays of 20 feet in width.
- The size, scale, massing, and facade materials of new construction complement the architectural character of existing historic buildings.
- Corner buildings shall be designed with 2 street facades and a main entrance on both sides.
- The maximum height of new construction is 45 feet.
- Rooflines shall be flat or gently sloping.
- Awnings are allowed with conditions.
- Decorative fencing consists of wrought iron, vinyl, and ornamental aluminum.
- Projecting signs perpendicular to the building, wall signs flat along the building frontage, painted wall signs, A-frame signs, and monument signs are allowed with conditions.

These standards mentioned apply to all new construction and renovations or additions of existing commercial structures in the downtown commercial district and will be required to meet the design standards in the downtown commercial overlay district, unless otherwise provided. Projects exempt from meeting the standards are those commercial buildings that are comprised of any of the following project types:

1. Interior remodels;
2. Buildings used solely for residential purposes;
3. Normal or routine maintenance and repair of existing structures;
4. Construction that does not require a building permit.

Questions?

Contact the planning staff if you have questions. Staff is available from 8 a.m.-4:30 p.m. Monday through Friday except on holidays and we will be happy to discuss your project with you.

Planning Staff

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Thank you for choosing Farmington in your business efforts!