



WESTMINSTER
COLORADO

Single-Family Attached Residential Design Standards

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Single-Family Attached Residential Design Standards

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**PURPOSE AND INTENT OF SINGLE-FAMILY ATTACHED
DESIGN STANDARDS**

City of Westminster, Colorado

The following Design Standards have been prepared to provide criteria for new single-family attached residential developments. These standards are intended to establish quality appearance, compatibility of character, variety of design, and enhanced community values. In addition to minimum criteria, optional (elective) criteria must also be selected which further enhance sound residential planning, architectural quality, and sustainable site design. For single family attached development submittals subject to these standards, applicants must show and provide electives that total at least 3,358 points according to the electives and associated points outlined in this document.

These Design Standards are the basis for reviewing all single-family attached residential projects including townhomes, duplexes, and condominium projects which do not exceed 8 dwelling units per acre – projects with greater density than this shall be reviewed under Multi-family Design Standards. All minimum requirements in these Design Standards must be met in order to be eligible to have an Official Development Plan approved, and no points are given for these items. Applicants receive points by agreeing to provide certain elective items listed in the design standards. The applicant determines which elective items will be offered as part of a proposed project, and the total of these items determines the score designated to that project. The ODP will be reviewed to ensure that all minimum points and standards are met.

City Staff does not have the authority to waive any required minimums or selected elective items, but may consider alternatives to any required and selected elective items only if the requested proposal meets the intent of these standards and equal levels of quality. A clearly outlined request detailing the adjustment(s) must be submitted with plans during the development review process for the project, and there is no guarantee a request will receive City Staff support. Total revised elective points must meet or exceed the point total required.

All projects must comply with the requirements of the City of Westminster Comprehensive Plan. Due to specific site constraints and requirements within these standards, it is possible that the maximum density identified in the Comprehensive Plan will not be obtainable with certain projects.

The Design Standards are divided into four sections: Site Design, Architectural Design, Landscaping Design, and Environmental Design. The Site Design section addresses overall site planning considerations, multi-modal circulation, setbacks, public and private open space, and other site amenities. The Architectural Design section addresses general design principles, exterior design, and exterior building materials and colors. The Landscaping Design section addresses general landscape design principles, landscape treatment of development edges and entrances, project landscaping, plant materials, and irrigation. The Environmental Design section incorporates sustainable design principles for landscaping, water conservation, and building construction.

SITE DESIGN

Purpose: Sound planning and site design are necessary to ensure the City of Westminster's quality of life. The following minimum and elective items will help to minimize land use and circulation conflicts and maintain a sense of variety, aesthetic quality, function, and openness.

1. *Land Use Compatibility, Proximity to Other Land Uses, and Buffering*

City policies promote an inclusive, demographically diverse citizenry in unique settings with community identity, ownership and a sense of place, with easy access to amenities, shopping, employment and diverse integrated housing options. To implement these policies, multi-family development shall be integrated with mixed use communities adjacent to significant transit infrastructure, major employers and walking distance to retail services that support every day needs such as a grocery store. Compatibility is achieved when adjacent land uses differing in function, scale, and intensity are mutually supporting and do not create adverse effects upon one another. In areas where different uses abut, including various residential uses and densities, a variety of measures may be employed for mitigation including: the use of adequate setbacks, landscaping, barriers or transition zones, and building heights.

Minimums:

(A) Primary building setbacks shall be a minimum of 1.5 times the building height as defined by the International Residential Code (IRC) or 40 feet from the common property line (whichever is greater) when adjacent to an industrial or institutional use.

(B) Primary building setbacks shall be a minimum of 1.5 times the building height as defined by the IRC or 35 feet from the common property line (whichever is greater) when adjacent to commercial or another residential use.

(C) Within the required setback areas from the property lines, a permanent 35-foot landscaped area shall be provided along each property line. No drives, detention areas, or off-street parking are permitted in this area.

(D) Earth berming (3'-6" min. height) with a maximum slope of 4:1 with evergreen and deciduous trees and shrubs shall be required in the setback areas along public streets and between differing land uses including other types of residential use.

(E) No intensive recreation area(s), such as swimming pools, playgrounds, hard-surface courts, etc., shall be permitted within 100 feet of any adjacent single-family detached or attached residential land use designation.

2. *Conformance with the Westminster Comprehensive Plan*

The proposed project shall conform with the Westminster Comprehensive Plan. The net proposed density of the Single Family Attached project shall not exceed 8 du/a as specified in the Comprehensive Plan and 8 du/a is not guaranteed.

3. *View Preservation*

The City has many panoramic views from public streets and facilities that should be preserved and enhanced. Site planning must consider the relationship of building to natural grades. Buildings should be sited to preserve views from arterial streets. Landscaping and building placement should be used to frame and enhance view corridors. This can be accomplished by increasing setbacks,

reducing heights of buildings near the street(s), lowering the grade of the site, building a recreation facility near the street, etc.

Minimum:

View corridors as identified in the Westminster Comprehensive Plan shall be preserved. The main intent is to preserve the views that can be seen from public spaces.

4. *Drainageways*

In most cases, drainageways should be left in as natural a state as possible without channelization or engineered structures unless required to prevent erosion, provide flood conveyance, or other special circumstances, or as required by other agencies. The City requires landscaping and irrigation, or appropriate water-transitional and adaptable vegetation in these areas. In addition, the City will likely require a concrete path (eight-foot min. width) be constructed along significant drainageways adjacent to or within the site.

Minimum:

Significant drainageways shall be incorporated in site development as aesthetic amenities, open space/trail corridors, and wildlife areas.

5. *Access, Circulation, and Parking*

The City's vehicular circulation system is a hierarchy network of arterial, collector, and local streets which provide access to residential developments, but which minimize higher traffic volumes from residential developments. (See City Street Cross-Sections for right-of-way requirements). For collector streets, developers may be required to provide a 100-foot right-of-way to provide a park-like boulevard (parkway) setting with ample landscape area and detached sidewalks, avoid a "tunnel" effect with fencing, create a "trail" rather than a "sidewalk" atmosphere; and enhance the aesthetics of the main street into the subdivision. One example of this design in the City is Legacy Ridge Parkway in the Legacy Ridge subdivision. Street and pedestrian connections between neighborhoods and subdivisions shall be required. Where applicable, concrete path connections from cul-de-sacs to trails will be required.

To as great an extent as possible, alignments of collector streets, local streets, and private drives in sloping areas shall conform to the natural contours of the land. This increases developable ground by reducing the amount of cut and fill, as well as construction costs.

Additionally, the City places heavy importance on enhancing the pedestrian and bicycle circulation system in order to achieve ease of mobility. Infrastructure improvements for internal and external connections to adjacent neighborhoods, schools, commercial centers, transit stops, etc. encourages walking and biking and reduces auto dependency.

(A) Access

Minimum:

(1) All routes from the homes and common buildings to and along the network of streets and drives shall provide safe, convenient access for bicycles and pedestrians.

(2) Provide concrete bicycle and pedestrian connections between neighborhoods and subdivisions. Path(s) must meet minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval. 50 points for each connection; maximum 200 points.

(B) Right-of-Way

Minimum:

All streets shall be designed according to the City's specifications for street rights-of-way.

Elective:

Additional arterial or collector street right-of-way (beyond amt. req.) will be provided for berming and additional landscape area (this may be proposed for one side of the street or split equally on each side): 100 points per additional three feet added to right-of-way section along the entire street frontage (500 max. points)

(C) Pedestrian / Bicycle Paths

Minimums:

(1) All internal site sidewalks shall be a minimum width of five feet unless adjacent to parking spaces (min. 7-foot width).

(2) Concrete walks (8-foot min. width) set back a minimum of 8 feet from the ultimate back of curb shall be constructed along arterial streets within or abutting the project.

(3) Concrete walks (5-foot min. width on one side and 8-foot min. width on the other side) shall be constructed along collector streets within or abutting the project.

(4) Concrete sidewalks (7-foot min. width) shall be constructed adjacent to parking spaces (includes carport spaces but not necessarily garages) that are adjacent to residential buildings.

(5) All sidewalks along public streets must be detached from the curb the distance specified in the City of Westminster standards and specifications for the design and construction of public improvements.

(6) Multi-Use paths shall be built within each single family attached development and shall connect to the City's regional trail and on-street bicycle system. These connections shall occur in conjunction with streets and within the development's open space network (along public or private open space and drainageways).

(7) Use enhanced pedestrian crossings in order to provide a sense of safety and place.

Electives:

(1) Internal site sidewalks will be detached by a minimum width of 5 feet: 100 points

(2) Pedestrian oriented lighting staggered on both sides of the streets and along walkways and multi-use paths will be provided (see requirements for lighting under 4.B): 100 points

(3) Multi-Use paths connections to trails will be a minimum of 10 feet: 150 points

(4) Benches will be provided along pedestrian pathways throughout the project: 25 points

(5) Bicycle repair stations will be provided as an amenity on residential development: 50 points

(D) Parking
Minimums:

- (1) All regular and handicapped parking spaces shall be provided as required in all adopted Westminster Codes.
- (2) Concrete curb (6" vertical) and gutters shall be required abutting all drive and parking areas.
- (3) At least one-third of the required parking shall be within garages.

Elective:

Choose only one from below (if applicable):

- (1) At least 50% of the required parking (other than guest parking) shall be within attached garages: 350 points
- (2) At least 75% of the required parking (other than guest parking) will be within attached garages: 500 points
- (3) 100% of the required parking (other than guest parking) will be within attached garages: 750 points

6. *Bus Benches and Shelters*

Close proximity to public transit access is an important amenity for single-family attached residential. Bus benches and shelters may be required for all existing and proposed bus stops adjacent to and within the site boundaries of all proposed residential developments. City Staff will review this on a case-by-case basis. Any bus stop amenities shall be coordinated with the city's transportation and mobility planner and/or the Regional Transportation District (RTD). Amenities will be installed in the right-of-way and maintained by the developer/owner, unless otherwise specified by the city.

Minimums:

- (A) Concrete path connections from sidewalk to adjacent bus stop(s). Concrete paths must follow RTD's Bus Stop Access Regulations.
- (B) Create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops: 200 points.

Electives:

Providing site amenities to encourage resident use of public transportation. Choose all that apply. Points can be combined.

- (A) Bus shelters: 200 points
- (B) Bench: 50 points
- (C) Trash and recycling receptacles: 50 points
- (D) Pervious decorative paving: 200 points

7. *Site Orientation*

Minimum:

Buildings shall be oriented on the site to create visual interest and variety. Whenever possible, buildings shall be set at angles from one another in order to avoid the “barracks” type appearance. This is particularly important along public streets.

8. *Site Amenities*

(A) Entrance Features

The entrance to single-family attached developments should be designed to provide maximum safety for visibility and turning movements. Landscaped street medians/islands are required at major entranceways to the project. Maintenance of the median/island shall be the responsibility of the developer/homeowner’s group. Evergreen trees planted behind the entry signage are encouraged to enhance the community character established with the City’s monument signage.

Minimums:

(1) One monument sign shall be provided and constructed of permanent materials (masonry etched or metal letters/logo) with a solid masonry (brick or stone) base located in a landscaped median or on either side of the entrance drive. The size of the sign shall not exceed the City of Westminster Municipal Code requirements (Title XI, Chapter 11).

(2) A landscaped median/island (10-foot min. width, 50-foot min. length) shall be required at the major entrance to the project and shall be the responsibility of the developer/homeowners group.

Elective:

Evergreen trees will be planted behind the entry monument signage: 75 points

(B) Lighting

Safe, low contrast street lighting shall be provided in all residential neighborhoods per the standards below:

Minimum:

(1) Lighting along all public streets shall be in conformance to City of Westminster standards and installed at developer expense. All lighting shall be downward directed, full cutoff style fixtures. Maximum pole height is 25 feet. Maximum correlated color temperature is 4500K. Specialty lighting (including ornamental bases, armatures and fixtures) is encouraged along collector and local streets. Specialty lighting should relate to the architectural theme of the development.

(2) Site lighting shall be provided throughout the project and shall include lighting on buildings, garages, carports, drive aisles, parking lots, pathways, stairs, ramps, and landscaping to ensure visibility and safety for residents within the project.

(3) Ground-level site lighting shall be added along all pathways, stairs, and ramps to increase visibility at night.

Elective:

Decorative pedestrian lighting along walks on both sides of the streets and multi-use paths will be provided with 12 foot maximum pole heights; full cutoff shielded light source; 4000K maximum corrected color temperature LED bulb specifications: 200 points.

(C) Recreation

The City requires private recreation facilities for single-family attached residential developments for their residents in proportion to the number of residential units served. Such recreational facilities shall be included on private open space. Facilities are to be owned and maintained by a homeowner's association or similar organization.

Minimums:

(1) A recreation, clubhouse, and meeting facility (1,000 S.F. min.) plus restrooms (not counted in square feet) shall be provided for all projects with more than 100 units.

(2) A hot tub (open year round) and children's splash pad (seasonal, low volume), both near the clubhouse and restroom facilities, shall be provided for all projects with more than 100 units. For projects with more than 300 units, in addition to the above, a pool with nearby restrooms shall be required. All pools shall have a minimum deck width of 12 feet around the perimeter of each pool.

(3) An open play area (1% minimum of site area) shall be provided for each project. This area shall not be placed within the detention pond, public land dedication area, right-of-way, or required setback areas. For projects of 50 acres or more, this area may be divided between two or more open play areas.

(4) At least three dog cleanup stations providing pickup bags and trash receptacles will be provided.

Electives:

(1) Indoor minimum 1,500 square foot recreation, clubhouse, and meeting facilities with restrooms (not counted in square feet) LEED™ Silver Certified, Green Globes or equivalent determined at ODP review and approval, and submitted from third party reviewer at inspections prior to issuance of certificate of occupancy will be provided: 300 points

(2) A clubhouse with year round open restrooms and hot tub will be provided for developments of less than 100 units (alternative to 1st elective above): 300 points

(3) Hard-surface courts such as tennis courts (including fencing, striping, net, lighting, etc.) and/or basketball full-courts (min. 50' X 84' including equipment, striping, lighting, etc.), or similar equivalent recreational amenity will be provided: 150 points per court (300 points maximum)

(4) Sand volleyball courts (30' X 60' min.) or similar recreational amenity of generally equivalent area will be provided: 50 points per court (100 points maximum)

(5) Active play area covered by a shade structure with play and/or children's climbing equipment, etc. (0.5% minimum of site area) will be provided. (This cannot be located in any

detention area). Play equipment must encompass at least 625 S.F. (25' x 25') for each of these areas: 150 points for each area provided (300 max. points)

9. Public Land Dedication

Public Land Dedication shall be made to the City in conjunction with all residential developments and is based on residential density of the proposed project. (See Westminster Municipal Code Section 11-6-8(A) for amount of land due). Acceptance of public lands shall be subject to review by the City. If the City determines a land dedication would not serve the public interest, the City will require payment in lieu of dedication. Developers are encouraged to dedicate public open space beyond the minimum acreage required in order to enhance the overall appearance of the community by providing open, green areas.

All new residential developments shall provide public school sites or fees in lieu thereof to reasonably serve the proposed subdivision or residential development. (See Westminster Municipal Code Section 11-6-8 (E) for more information.

Elective:

Public Land Dedication will exceed the minimum requirement for:

(1) Non-floodplain land: 50 points per each percentage point over minimum required (500 max. points)

(2) Floodplain land: 10 points per each percentage point over minimum required (100 max. points)

(If this elective is chosen, keep in mind the City has discretion whether land designated for dedication is acceptable and, during the development review process, may require an alternate location on the site or cash-in-lieu for the amount agreed to with this elective).

10. Private Open Space and Private Parks

In addition to the minimum public land dedication required of residential development by the City, private open space and recreational facilities are encouraged in all residential projects. Private open space does not include right-of-way or other public areas. Private open space areas must provide focal points for the residents and desirable green space to accommodate local recreation needs and pedestrian circulation for the residents and the general public. Public access easements may be required so private open space areas can also be enjoyed by all City residents if such open space abuts or is visually related to the public right-of-way or public open space.

Minimums:

(A) Private open space shall be landscaped and an irrigation system shall be required. Maintenance of private open space areas shall be the responsibility of the project owner.

(B) Environmentally-sensitive areas (such as wetlands) shall be maintained as private open space.

(C) A minimum of 4% of the total acreage shall be set aside for a private park that must include an open play area for active recreation and must be centrally located in the subdivision to provide a focal point. Open play area shall constitute a minimum of 75' x 150' or one fourth (1/4) of the total calculated minimum private park area (whichever is larger). For projects of 50 acres or more, this area may be divided between two or more open play areas, providing that at least one of the open play areas is a minimum of 11,000 square feet in size. The private park and open play can

include areas designated for public land dedication, right-of-way, required setback areas, and detention pond areas only when the overlapping area(s) is/are properly designed, reviewed, and found to adequately serve both purposes.

Elective:

Private park area will be increased above the minimum 4% requirement (choose only one from below if applicable):

- (A) Greater than 4% to 5%: 200 points
- (B) Greater than 5% to 6%: 300 points
- (C) Greater than 6%: 400 points

11. Setbacks

The way in which buildings are placed on the site in relation to the property lines, neighboring developments, and one another, contributes to the overall atmosphere and efficiency of the development. In an effort to ensure efficient pedestrian and vehicle circulation as well as provide ample open areas within a single-family attached development, below are minimum setbacks required. Primary buildings refer to all residential buildings and clubhouses. Accessory structures include carports, detached garages, maintenance buildings, etc.

Minimums:

(A) Primary building setbacks from:

- (1) Major highways (U.S. 36, I-25) and arterial streets: 100' from proposed right-of-way line
- (2) Arterial streets: 75' from the proposed or adjacent right-of-way
- (3) Collector streets: 1.5 times the building height as defined by the IRC or 30 feet from the proposed right-of-way, whichever is less
- (4) Local streets: 1.5 times the building height as defined by the IRC or 25 feet from the proposed right-of-way, whichever is less
- (5) Private streets: 25 feet from the back of curb (except duplexes – setback requirements below)
- (6) Interior property lines when adjacent to commercial, industrial, institutional or single-family detached residential use: 1.5 times the building height as defined by the UBC or 40 feet from the common property line, whichever is greater
- (7) Interior property lines when adjacent to a single-family attached, senior housing, or multi-family residential use: 1.5 times the building height as defined by the UBC or 35 feet from the common property line, whichever is less
- (8) Interior parking lots: 15 feet from all sides of primary buildings with minimum 7-foot wide attached sidewalk (to accommodate two-foot overhang for vehicles and five-foot clearance for sidewalks) when walks are adjacent to parking spaces.

(B) Distance between primary buildings (except duplexes – see setback requirements below):

(1) 30 feet minimum between parallel buildings

(2) Where the corner of a building is adjacent to a non-parallel building, the minimum setback distance between the corner and the adjacent building is 20 feet

(C) Duplex setbacks from property lines:

(1) Front (from a local or private street): 25 feet (15 feet for side-load garage)
This setback also applies to side yards abutting a local street

(2) Side lot line to end of exterior side: 7.5 feet

(3) Rear: 25 feet

(D) Distance between primary buildings and accessory buildings:

(1) Minimum distance between primary buildings and accessory buildings: 15 feet

(2) Minimum distance between accessory structures: 20 feet

(E) Parking lot setbacks:

From other interior property lines: 15 feet

(F) Accessory structure setbacks:

(1) From interior property lines: 15 feet

(2) From adjacent single-family detached or attached residential: 35 feet

(3) From U.S. 36, I-25, and arterial streets: 50 feet (include tall berms and landscaping)

(4) From collector streets: 35 feet (include tall berms and landscaping)

(5) From all local streets: 25 feet (include berms and landscaping)

Elective:

Along public streets, primary building setbacks will be increased above the minimum requirement (choose only one from below if applicable):

(A) Five (5) feet or greater, but less than ten (10) feet: 250 points

(B) Ten (10) feet or greater, but less than 15 feet: 300 points

(C) Fifteen (15) feet or greater, but less than 20 feet: 350 points

(D) Twenty (20) feet or greater: 400 points

12. Fencing and Walls

All fencing and walls within single-family attached residential development shall be a uniform design for each type of fence or wall provided. (See Westminster Municipal Code regarding privacy fencing and fencing abutting public or private open space). Although perimeter fencing and/or walls are not always required, it is recognized that fencing and/or walls are often proposed around the perimeter of single-family attached residential projects. Landscape materials, earth berming, and walls are the preferred methods of providing a buffer along areas such as the right-of-way of an arterial street, but well-designed fences and walls are acceptable (and many times required) in certain circumstances.

Minimums:

(A) When used or required, perimeter fencing and/or walls shall be constructed in accordance with City standards and shall include brick or stone columns (two-foot minimum width and depth) spaced a maximum of 65 feet apart. In some cases, such as adjacent to parks or in special streetscape situations fencing may be modified to include low profile, split rail, or wrought iron fencing. Chain link and barbed wire fencing is not permitted.

(B) All horizontal supporting structures of all solid wood and vinyl fencing shall be constructed toward the interior of the project or lot to reduce visibility of the support structures from streets and other public areas.

(C) Offsets (min. 5-foot depth and 10-foot length) for landscaping (trees and shrubs required) in perimeter fencing and/or walls shall be provided every 200 feet or less for at least a distance of 400 feet.

13. Trash Enclosures

If trash enclosures are proposed, every effort should be made to locate the trash enclosures internally on the site to avoid visibility of these enclosures from adjacent streets and residential developments.

Minimums:

(A) All externally located (not within the building) trash containers shall be contained within permanent, masonry trash enclosures that match the building materials and colors of the residential buildings and shall have solid gates.

(B) All trash enclosures shall be a minimum height of six (6) feet and maximum height of eight (8) feet. The height and overall size of all contents, which shall include dumpsters and recycling containers, shall be accommodated and completely screened within the enclosure and such contents shall not exceed the height of the enclosure wall. It is encouraged that enclosures be built to also accommodate composting containers in addition to dumpsters and recycling. Enclosures must be roofed if contents are visible from adjacent streets or residential land uses. If chutes are provided for trash, provide them for recycling as well.

(C) Any trash enclosure visible from internal residents, adjacent streets, or residential developments shall be screened with landscaping.

14. Mechanical Equipment

Locations of all exterior mechanical and utility equipment such as compressors, air conditioners, antennas, heating and ventilating equipment, satellite dishes, utility boxes etc. must be shown on

the Official Development Plan for the project. All equipment should be clustered whenever possible.

Minimums:

- (A) No mechanical equipment shall be placed on sloped roofs.
- (B) Ground-level mechanical and utility equipment and lines shall be screened with year-round landscaping, or walls that match the materials and color of the buildings.
- (C) All electric and communication utility lines and services and all street lighting circuits shall be installed or relocated underground both within and adjacent to the subdivision or development.

15. Mitigation of Environmental Effects

Minimum:

Developer/owner-installed screening and/or buffering will be required for all proposed residential developments along U.S. 36, I-25, and all arterial streets. Developer-installed fencing, earth berming, and landscaping will be required, and in certain circumstances, further mitigation measures may be required to reduce adverse environmental effects on the residential development.

ARCHITECTURAL DESIGN

The architectural design of single-family attached projects should create visual variety and, at the same time, promote an integrated character for the project.

Buildings should provide interest through the use of varying forms, architectural detail, and positioning on the site while still maintaining continuity as one project.

1. Exterior Design Elements

(A) Building Design

Minimums:

(1) Architectural detailing, horizontal off-sets, architectural window details, purposeful variations of roof forms, lines, or profiles and other features shall be provided on all sides of the building to avoid blank walls and large, monolithic masses. All sides of all buildings shall be designed with quality materials (360 degree architecture).

(2) Vertical and horizontal elements shall be used in contrast to one another. Contrast and interest are effected by offering exterior selections that emphasize a dominant building material but include complementary materials and colors.

(3) Buildings shall appear heavier or demonstrate greater mass at their bases than upper stories.

(4) For projects with multiple buildings, variety shall be used in site orientation and among buildings to avoid a “barracks” appearance.

(5) Buildings shall include no more than eight units.

(6) Two or more distinct building models shall be required for projects with three to six buildings.

(7) For projects with more than six buildings, a minimum of three distinct building models shall be required.

(8) Fireplace “box-outs” shall extend vertically from ground level to meet the roofline and avoid a “tacked-on” look.

Electives:

(1) 30% or more of street level units will be shown to be designed as live-work units: 75 points

(2) 50% or more of all homes or ground level units will be built with a ground-floor master bedroom and full bath with a tub and shower: 100 points

(3) Buildings will have a variety in horizontal off-sets (staggering or change in plane surface) of at least four feet on both the front and rear of the buildings: 50 points

(4) A covered and lighted structure will be provided over external mailbox units for the project or internal mailbox units will be provided. If an external structure is provided, the materials, colors, and style will match the primary buildings: 150 points

(5) Buildings will include no more than six (6) adjacent units: 200 points

(B) Building Height

Minimum:

Building heights shall not exceed three stories.

(C) Building Entrance

Minimum:

A covered entry area shall be designed at the main entry area of each unit.

(D) Windows

Elective:

Bay or box windows will be provided on the front facade of at least 50% of the units: 75 points

(E) Roof Design

Minimums:

(1) A roof pitch of 5 in 12 or greater shall be provided on all buildings. All roofs shall have 18 inch minimum overhanging eaves.

(2) Quality roof materials shall be used on all buildings, including tile, concrete tile, slate, architectural metal, asphalt composition or fiberglass shingles. Cedar shake materials are not allowed.

(3) Roofs will be articulated by purposeful planes or roof elements. A minimum of two roof breaks (roofs that turn a corner or change elevation) will be provided on all buildings. Large

expanses of roof surfaces or long, uninterrupted ridge and eave lines shall be avoided. Dormers, roof breaks, cupolas or other roof features shall be incorporated.

Elective:

Tile (terra cotta, concrete, or slate) roofs will be used on all buildings: 400 points

2. Garages

Adequate interior garage space is essential to ensuring future residents have sufficient space to park vehicles and store recreational items within the garage area. Minimums are specified below to help reduce the future need for outdoor storage of these items.

Minimums:

(A) Garage interior – minimum dimensions, excluding all possible areas of stair locations:

Depth – single- and double-car garages:	22 feet
Width – single-car garage:	12 feet
Width – double-car garage:	20 feet

(B) Garage door – minimum dimensions:

Height:	7 feet
Width – Single-car garage door:	8 feet
Width – Double-car garage door:	16 feet

3. Patios, Balconies, and Front Porches

Front porches that wrap around the corner of end-unit homes particularly at street corners are highly encouraged. Front porch, patio, and balcony area must include the minimum open area and depth as defined below, unobstructed by columns, rails, box or bay windows, fireplaces, steps, etc. Front porches must be constructed at the same level as the entry.

Minimums:

(A) Balconies shall be opaque and architecturally integrated with walls on at least two sides. Cantilevered balconies are generally not permitted but will be reviewed on a case-by-case basis.

(B) Private patios (120 S.F. minimum usable, functional area) and/or balconies (80 S.F. minimum usable, functional with six-foot min. depth) shall be provided on at least 50% of the units.

Electives:

(A) Private patios (120 S.F. minimum usable, functional area) and balconies (80 S.F. minimum usable, functional area with six-foot minimum depth) will be provided on 100% of all units: 150 points

(B) Usable front porches (unobstructed 80 S.F. minimum with six-foot minimum depth) will be provided on: (Choose only one from below if applicable):

- (1) At least 50% of all units: 150 points
- (2) At least 75% of all units: 200 points
- (3) 100% of all units: 250 points

4. *Site Considerations Related to Architecture*

When multiple buildings are proposed, developers are encouraged to vary the building in order to provide a variety of views, provide opportunities for landscaping and open areas, and provide interest in the relationship of the buildings to one another. Although the buildings can be varied in their orientation, street scenes may be unified and articulated through the use of style, similar forms, roof systems, details, and architectural materials.

Minimums:

(A) Garages, carports, attached parking structures, and other accessory buildings shall all relate to the building architecture and demonstrate similar compatible forms, scale, materials, colors, and detail.

(B) Garages and carports shall not exceed six (6) side-by-side parking spaces unless parking spaces are designed as two rows of perpendicular spaces, aligned nose to nose, which would allow a maximum of 12 parking spaces per carport or garage structure.

5. *Exterior Building Materials and Colors*

Building materials for single-family attached developments should be of a high quality as approved by the City. Suggested exterior wall materials include natural wood, stucco, brick, and stone which may include quality manufactured stones and veneers with integral color. In general, due to the imposing nature of many multi-dwelling unit buildings, the exterior materials should reflect subdued colors and muted tones. In general, roof material colors should be darker, earth-toned hues that lessen reflectivity and light pollution.

Minimum:

(A) Thirty percent (30%) or more of all non-window/door surfaces on all sides of all primary and accessory buildings shall be finished with masonry (brick or stone).

(B) All decks shall include brick or stone wrapped columns to their full height when abutting streets, open space, trails, and parks.

(C) Cladding will extend to the ground, covering all exposed foundation except where stepping is necessary to accommodate the grade, where a maximum of 18 inches of foundation will be exposed.

Elective:

Choose only one from below (if applicable):

(A) At least 50% of all non-window/door surfaces on all sides of all primary buildings will be finished with masonry (brick or stone): 250 points

(B) At least 75% of all non-window/door surfaces on all sides of all primary buildings will be finished with masonry (brick or stone): 500 points

(C) 100% of all non-window/door surfaces on all sides of all primary buildings will be finished with 100% masonry (brick or stone): 750 points

LANDSCAPE DESIGN

Landscaped areas within single-family attached developments are crucial to help counteract the potential dominance of the hardscape elements such as driveways, parking areas, buildings, concrete pathways, etc. Water-conserving landscaping designs are highly encouraged. (Consult the City's Landscape Regulations for information regarding water-conserving plant materials and irrigation methods).

Landscaping can add to the overall visual appearance and function of the development by providing shade, complementing both passive and active recreation areas, providing visual interest and relief both apart from and next to the buildings, and presenting an aesthetically pleasing streetscape. (See the City's Landscape Regulations for further information).

1. *Private Landscaping*

(A) Common Areas

Minimums:

(1) A minimum of 40% of the overall site area (excluding right-of-way landscape area) shall be landscaped. This includes detention pond areas and parking lot landscaping but excludes all hardscape areas.

(2) A minimum of 75% of the landscaping shall be covered by living plant materials such as groundcover, shrubs, and grass within three (3) years following installation and thereafter.

(3) Within the required landscape area, one tree (2" min. caliper deciduous and six-foot min. evergreen height) and three shrubs (5 gallon min.) per 550 square feet of landscaped area shall be required.

(4) At least 20% of the required trees shall be a min. of 3-inch caliper deciduous and 8-foot min. evergreen height.

(5) All landscaping shall be installed, irrigated, and maintained by the project developer and/or owner.

(6) A wide variety of plant materials shall be used in landscaped areas to add interest.

Electives:

Private landscaped area will be increased above the minimum 40% requirement (choose only one from below if applicable):

(1) Greater than 40% to 45%: 200 points

(2) 45% to 50%: 250 points

(3) 50% or more: 300 points

(B) Detention Pond Area

Minimum:

The developer/owner shall be responsible for landscaping around the detention pond areas and other common areas at a rate of one tree and three shrubs per 550 square feet of landscaped area. Plant materials should be concentrated above the EURV water surface elevation of the detention pond and distributed elsewhere throughout the site. The design at ODP should demonstrate low impact development concepts. The property owner shall be responsible for the maintenance of these areas.

(C) Landscaped Islands / Medians

Landscaped islands and/or peripheral landscaping are encouraged along drive entries and are required at major entrances. Additionally, medians and landscaped islands are encouraged on local and collector streets.

Minimum:

Installation and maintenance of all medians/islands shall be the responsibility of the developer/property owner.

Elective:

Perennials and/or annual beds will be incorporated into the entry feature: 50 points

(D) Parking Lots (when applicable)

Minimums:

- (1) Parking lots shall not be located within the required landscape setback.
- (2) Parking lots of 50 or more spaces shall be required to be landscaped with internal landscaped parking lot islands.
- (3) Landscaped islands in parking lots shall be no smaller than two standard parking spaces and shall alternate periodically with larger islands for variety and interest.
- (4) Landscaped islands shall occur approximately every 15 spaces within parking lots.
- (5) A minimum of two (2) shade trees and 12 shrubs shall be required per island. If the island is larger than 400 square feet, the landscape shall include one (1) additional shade tree and six (6) additional shrubs for every additional 200 square feet or fraction thereof.
- (6) Continuous landscape strips (min. twelve-foot width) separating every three rows of parking shall be required for parking lots with 300 or more parking spaces.
- (7) Landscaped berms shall be required to screen parking (including covered parking structures) from adjacent developments and streets.

2. *Right-of-Way Landscaping*

Developers are responsible for the installation of landscaping in the right-of-way areas of all streets within and abutting their developments, and the developer/owner or homeowners group is responsible for maintenance and irrigation of the right-of-way landscaping along streets within and abutting single-family attached projects. See City street cross-sections for typical landscaping area location for the applicable street classification(s).

Although fencing between the local and collector street right-of-way and residential projects is often proposed to provide buffering and security, the use of landscape materials and earth berming either in lieu of, or in conjunction with, fencing is highly preferred and shall be required in many instances.

Minimums:

- (A) The maximum slope of berms shall not exceed 4:1.
- (B) Within the required right-of-way landscaped area, one tree (2" min. caliper deciduous and six-foot min. evergreen height) and three shrubs (5 gallon min.) per 550 square feet of landscaped area shall be required.
- (C) At least 20% of deciduous trees shall be 3-inch caliper and 8-foot min. evergreen tree height.
- (D) Automatic sprinkler systems shall be required within all right-of-way landscaped areas.
- (E) Street trees (deciduous, shade trees with 40-foot max. spacing) will be planted in the landscape area between the curb and sidewalk along a min. of 75% of the local and private street lengths on both sides of the streets

3. Plant Materials for All Landscaped Areas

Minimum:

The selection of trees and shrubs shall be a mix of evergreen and deciduous types.

ENVIRONMENTAL DESIGN

The sustainable design of residential projects should reduce the environmental impacts while improving the quality of development.

1. Landscaping and Water Conservation

(A) Tree Lawns

Minimum:

The minimum tree lawn width for both a public and private street or drive is 6 feet.

Electives:

Tree lawns in all private or public streets or drives will be increased above the minimum to improve the walking experience and improve long-term tree health; 50 points for each additional foot of tree lawn width above six feet: 300 total possible points

(B) Landscaped Islands / Medians

Minimum:

Landscaped Islands / Medians in parking areas for developments with community facilities, such as clubhouses and pool facilities, must be a minimum of 12' wide.

(C) Water Conservation

Minimum:

The maximum turf area cannot exceed 40% of the common landscaped area. Highly efficient irrigation systems and methods must be incorporated, including ET or soil moisture based controllers and rain sensors to reduce consumption.

Electives:

(1) High water turf grass area (such as Kentucky Bluegrass and Tall Fescue) will be reduced to less than 30% of landscaped area to reduce water consumption: 75 points

(2) High water turf area (such as Kentucky Bluegrass and Tall Fescue) will be reduced to less than 20% of landscaped area to reduce water consumption: 125 points

(D) Site Design and Stormwater Quality

Minimum:

A water quality pond is required for all new development calculated per each project.

Electives:

Use of vegetative swales or bio-retention is incorporated to diffuse infiltration, reduce the impact on detention areas, and recharge ground water. Vegetated swales shall be long and narrow with a high end and a low end to allow water to flow. Often check dams are used to create several small pools of water to slow, filter and infiltrate water into the ground. Often, bioswales are vegetated with sedges, rushes and other ornamental grasses. These features may not necessarily reduce detention pond areas. Choose one of the following:

(1) Vegetative swale or bio-retention area of 15% of total detention square feet: 75 points

(2) Vegetative swale or bio-retention area of 20% of total detention square feet: 150 points

(E) Paving Materials

Electives:

Integrally colored permeable hardscape is used throughout the site to reduce glare, heat island effects, and storm water runoff. Permeable hardscape includes but is not limited to colored concrete pavers and porous concrete. Permeable hardscape use shall be limited to non-right-of-way areas including but not limited to internal walkways, driveways, and patios.

(1) 20% square feet of non-right-of-way hardscape area is permeable: 100 points

(2) 30% square feet of non-right-of-way hardscape area is permeable: 150 points

(3) 40% or more square feet of non-right-of-way hardscape area is permeable: 200 points

2. Building Construction

(A) Pro-active Solar Construction

Electives:

Points will be awarded for installation of photovoltaic system or pre-plumbing and pre-wiring homes for future installation to make it easier for homeowners to install the desired systems at a low cost. Roof design will also accommodate future installation of such systems by demonstrating a minimum capability of 20% of free area of the roof planes to be within +/-45 degrees of true south.

- (1) 100% of housing units pre-wired for solar photovoltaic systems (100 points), or
- (2) 50 points for every 10% of housing units with installed solar photovoltaic systems (minimum 3 kw system) for a maximum of 500 points

(B) Dwelling Unit Energy Efficiency

Electives:

(1) Dwelling units will be constructed to meet one of the following insulation and energy efficiency standards:

- (a) 15% of housing units meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through 3rd party certificate or verification submitted at inspection prior to certificate of occupancy (250 points)
- (b) 25% of housing units meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through 3rd party certificate or verification submitted at inspection prior to certificate of occupancy (500 points)

(2) Electric vehicle charging stations installed for a minimum 10% of the housing units, plus pre-wiring in all garages and parking structures to allow for additional future stations installed: 250 points

(C) Water Conserving Plumbing Fixtures

Minimum:

All new residential units shall incorporate indoor water fixtures which are certified WaterSense approved by the U.S. EPA (Environmental Protection Agency) WaterSense program criteria.

(D) Community Facilities

Minimum:

Mail kiosk will be covered and use solar-powered lighting, providing 100% of lighting demand required.

Electives:

(1) Install solar photovoltaic systems (minimum 3 kw system) on the clubhouse, meeting, and recreational facility buildings: 300 points

(2) Community buildings will be LEED™ Silver Certified, Green Globes or equivalent determined at ODP review and approval, and submitted from third party reviewer at inspections prior to issuance of certificate of occupancy (not applicable if 500 points claimed for 2000 s.f. LEED facility under Site Amenities, Recreation): 300 points

(3) Mail kiosk will incorporate a minimum of 2000 square feet of private park space and two dedicated temporary parking spaces: 100 points