



WESTMINSTER  
COLORADO

# **Multi-Family Residential Design Standards**

*February 2018*

# Multi-Family Residential Design Standards

## Table of Contents

<b>PURPOSE AND INTENT OF MULTI-FAMILY DESIGN STANDARDS</b>	<b>1</b>
<b>SITE DESIGN</b>	<b>2</b>
1. <i>Land Use Compatibility, Proximity to Other Land Uses, and Buffering</i>	2
2. <i>Conformance with the Westminster Comprehensive Plan</i>	2
3. <i>View Preservation</i>	2
4. <i>Drainageways</i>	2
5. <i>Access, Circulation, and Parking</i>	3
(A) Access	3
(B) Right-of-Way	3
(C) Pedestrian / Bicycle Paths	3
(D) Parking	4
(E) Public Transit Furnishings and Amenities	5
6. <i>Site Orientation</i>	5
7. <i>Site Amenities</i>	5
(A) Entrance Features	5
(B) Lighting	6
(C) Recreation	6
(D) Public Art	7
8. <i>Public Land Dedication</i>	8
9. <i>Private Open Space and Private Parks</i>	9
10. <i>Setbacks</i>	9
11. <i>Fencing and Walls</i>	11
12. <i>Trash Enclosures</i>	11
13. <i>Mechanical Equipment</i>	12
14. <i>Mitigation of Environmental Effects</i>	12
1. <i>Exterior Design Elements</i>	12
(A) Building Design	12
(B) Building Height	13
(C) Building Entrance	14
(D) Windows	14
(E) Roof Design	14
2. <i>Garages</i>	14
3. <i>Patios/Balconies</i>	14
4. <i>Site Considerations Related to Architecture</i>	15
5. <i>Exterior Building Materials and Colors</i>	15
<b>LANDSCAPE DESIGN</b>	<b>15</b>
1. <i>Private Landscaping</i>	16
(A) Common Areas	16
(B) Detention Pond Area	16
(C) Landscaped Islands / Medians	16
(D) Parking Lots	17
2. <i>Right-of-Way Landscaping</i>	17

3. <i>Plant Materials for All Landscaped Areas</i>	17
<b>ENVIRONMENTAL DESIGN</b>	<b>18</b>
1. <i>Landscaping and Water Conservation</i>	18
(A) Tree Lawns	18
(B) Landscaped Strips / Medians	18
(C) Water Conservation	18
(D) Site Design and Stormwater Quality	18
(E) Paving Materials	19
2. <i>Building Construction</i>	19
(A) Pro-active Solar Construction	19
(B) Dwelling Unit and Building Energy Efficiency	19
(C) Water Conserving Plumbing Fixtures	19
(D) Community Facilities	20

## **PURPOSE AND INTENT OF MULTI-FAMILY DESIGN STANDARDS**

City of Westminster, Colorado

The following Design Standards have been prepared to provide minimum criteria for new multi-family 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 multi-family development submittals subject to these standards, applicants must show and provide electives that total at least 3,242 points according to the electives and associated points outlined in this document.

These Design Standards are the basis for reviewing multi-family residential projects. 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 applicant's request includes proposed alternatives that meet the intent of these standards and equal levels of quality. City Staff does not have the authority to waive any elective items agreed to through the requirements of the application process. A clearly outlined request detailing the adjustment(s) must be submitted 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 project point total required and selected in the development review process.

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 allowed density may 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, including 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**

Sound planning and site design are necessary to ensure the City of Westminster's quality of life. The following standard 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 Building Code (IBC) or 50 feet from the common property line (whichever is greater) when adjacent to a non-residential, public, or single-family detached residential use.

(B) Primary building setbacks shall be a minimum of 1.5 times the building height as defined by the UBC or 40 feet (whichever is less) from the common property line when adjacent to a single-family attached, senior housing, or multi-family 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 is 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.

### **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**

Minimums:

(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 new and existing neighborhoods and subdivisions. Path(s) must meet minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval.

#### **(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: 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) Multi-Use paths shall be built at a minimum width of 10 feet within each multi-family 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).

- (2) All internal site sidewalks shall be a minimum width of five feet unless adjacent to parking spaces (min. 7-foot width.)
- (3) All sidewalks along public streets must be detached per the specifications in the City of Westminster Standards and Specifications for the Design and Construction of Public Improvements.
- (4) Concrete walks (8-foot min. width) setback a minimum of 8 feet from the ultimate back of curb shall be constructed along arterial streets within or abutting the project.
- (5) 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.
- (6) 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.
- (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 from the curb: 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 47.B): 100 points
- (3) Benches will be provided along pedestrian pathways throughout the project: 25 points
- (4) Bicycle repair stations will be provided as an amenity on residential development: 50 points
- (5) Weather protected bicycle parking racks will be provided for one rack for every 50 units: 50 points per rack. (150 max. points.)
- (6) Internal secured bicycle parking will be shown on plans and provided at one space per every 5 units for all buildings: 100 points.

(D) Parking

Minimums:

- (1) All regular and handicapped parking spaces shall be provided as required in all adopted Westminster Codes (including federal and state adopted codes.)
- (2) Concrete curb (6" vertical) and gutters shall be required abutting all drive and parking areas. Drive aisles shall be a minimum width of 24 feet between two rows of perpendicular parking spaces.
- (3) At least one-third of the required parking shall be within carports or garages.
- (4) Bicycle parking shall be provided at one space per four dwelling units.

Elective:

Choose only one from below (if applicable):

- (1) At least 50% of the required parking shall be within carports: 75 points; within garages: 150 points
- (2) At least 75% of the required parking will be within carports: 125 points; within garages: 250 points
- (3) 100% of the required parking will be within carports: 175 points; within garages: 350 points

- (4) All parking garages will be designed within the primary buildings: 500 points

(E) Public Transit Furnishings and Amenities

Close proximity to public transit access is an important amenity for multi-family 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 required benches and shelters shall be coordinated with the Regional Transportation District and installed in the right-of-way by the developer/owner. 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.

Minimum:

- (1) Concrete path connections from sidewalk to adjacent bus stop(s). Concrete paths must follow RTD's Bus Stop Access Regulations.
- (2) Create primary pedestrian connections from buildings that are safe, easily accessible, and a short distance from transit stops.

Elective:

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

- (1) Bus shelters: 200 points
- (2) Bench: 50 points
- (3) Trash and recycling receptacles: 50 points

**6. 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.

**7. Site Amenities**

(A) Entrance Features

The entrance to multi-family developments should be designed to provide maximum safety for visibility and turning movements. Landscaped street medians/islands are required at entranceways. 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 multi-family 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 shall be provided for all projects with more than 100 units.

(2) A recreation, clubhouse, and meeting facility (2,000 S.F. min.) plus restrooms (not counted in square feet) shall be provided for all projects with more than 200 units.

(3) 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.

(4) At least one dog cleanup station providing pickup bags and trash receptacles will be provided for every 40 dwelling units.

Electives:

(1) Indoor minimum 2000 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 1<sup>st</sup> elective above): 300 points

(3) Hard-surface courts such as tennis courts (including fencing, striping, net, lighting, etc.), 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. (8,000 S.F. minimum) will be provided: 150 points for each area provided (300 max. points)

#### (D) Public Art

For all multi-family projects of one (1) acre (gross) or more, outdoor public art shall be a design, planning and budget consideration for the subject site. The relevant information and timing of installations per this requirement shall be defined in the approved Official Development Plan for the subject site.

#### Public Art Definition

Public art or works of public art are defined as, but not limited to, the following kinds of original works:

- Sculptures
- Engravings
- Mobiles
- Mosaics
- Site-specific installations
- Carvings
- Murals
- Statues
- Frescos
- Bas-reliefs

Public art shall not include catalog or commercially mass-produced pieces. The art piece shall include an original stamp, seal, signature, or similar identification by the artist. Numbered art pieces may be acceptable, at the City's discretion.

Outdoor public art or outdoor public works of art also include the creative application of skill, interpretation and taste by artists to the architectural embellishment of a building or structure. Corporate logos and sales marks are not considered public art under this definition.

#### (A) Owner Requirements – Installed Art and Improved Art Locations

Three scenarios for the provision of installed art and improved art locations exist as follows:

(1) *Art Location Provided on ODP with Art Installed* – in cases where the property owner provides a fully improved art location and installed artwork on an approved ODP. Under this scenario the value of the public art piece shall, at a minimum, equal \$1,000 per gross acre of the subject property. Required site improvements are outlined below.

(2) *On-Site Improved Location Plus Cash-in-Lieu of Installed Art* – in cases where the property owner provides a fully improved art location plus cash-in-lieu of installed public art. Under this scenario, a cash-in-lieu payment equivalent at a minimum to \$1,000 per gross acre of the subject property shall be payable to the City of Westminster at the time of final plat, and be utilized for the purchase of the art piece, which would be installed on the improved location. If no plat is needed then cash-in-lieu shall be provided at the time of Official Development Plan recording.

(3) *Cash-in-Lieu of Art and In-Lieu of an Improved Site* – in cases where the City deems a site inappropriate or infeasible for the installation of public art, cash-in-lieu for both the art piece and an improved site shall be payable by the property owner to the City in the amount of \$2,000 per gross acre of the subject property at the time of final plat. If no plat is needed then cash-in-lieu shall be provided at the time of Official Development Plan recording.

(B) **Art Location Improvement Requirements**

The property owner shall be responsible for the improvement of the art location. These improvements may include, but are not limited to, the base to support the public art, sidewalks, landscaping, hardscape, irrigation and lighting. Designs and locations for such improvements shall be determined by the City in consultation with the property owner as part of the Official Development Plan (ODP) or ODP amendment process.

Irrigation sources, electrical supply connections and other site utility requirements shall also be identified during the ODP process. Such requirements may, at the discretion of the City, include separate water taps and electric service.

Public Art locations shall have either direct public access or permanent access via a cross-access easement which shall be documented on the ODP and on the plat.

(C) **Art Location Ownership**

Improved art locations shall be dedicated to the City of Westminster or such other entity designated by the City of Westminster, either through the filing of the final plat or a deed transfer satisfactory to the City, at no cost to the City.

(D) **Ownership of Public Art**

Public art installed under the requirements described herein shall be owned by the City of Westminster. In locations where the type of art, such as a wall-mounted mural, precludes separate ownership, façade or other easements shall be granted to the City, at no cost to the City, for their protection. The easements shall be recorded by the property owner, at no cost to the City, prior to the issuance of a Certificate of Occupancy by the City of Westminster.

(E) **Maintenance**

Perpetual maintenance responsibilities of installed public art and improved art locations shall remain with a developed lot so defined in the approved ODP. Installed public art and improved art locations shall be maintained in a condition consistent with what exists at the time of installation. Said maintenance will be a requirement of ongoing site compliance with approved ODP's, and shall be subject to the same enforcement mechanisms associated therewith.

(F) **Removal and/or Relocation of Public Art**

It is the intention of the City of Westminster to retain art at its original location. Where cause necessitates the relocation of public art, such as infrastructure expansion that could not reasonably accommodate the original location, then the City shall be free to remove or relocate any installed public art it deems necessary and appropriate. Costs of any such removal or relocation would be borne by the City of Westminster. The City shall also be responsible for any new easements, site work for the relocated art, and utility connections if necessary.

**8. 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), attached to this document, 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).

Electives:

Public Land Dedication will exceed the minimum requirement for:

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

(B) 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).

### **9. 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 indoor 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. The 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, only if at least one of the open play areas is a minimum of 11,000 square feet in size. The private park and open play area 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

### **10. 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 multi-family development, below

are minimum setbacks required. Primary buildings refer to all residential buildings and clubhouses. Accessory structures include garages, carports, maintenance buildings, etc.

Actual setbacks may be larger in order to accommodate landscape and utility requirements.

Minimums:

(A) Primary building setbacks from:

- (1) Major highways (U.S. 36, I-25): 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 IBC or 50' from the proposed right-of-way, whichever is less.
- (4) Local streets: 1.5 times the building height as defined by the IBC or 40' from the proposed right-of-way, whichever is less.
- (5) Private streets and drives: 25' from the back of curb (increase an additional 10 feet for every story beyond two stories).
- (6) Interior property lines when adjacent to an industrial or single-family detached residential use: 1.5 times the building height as defined by the UBC or 50 feet from the common property line (whichever is greater.)
- (7) Interior property lines when adjacent to a commercial, single-family attached, senior housing, or multi-family residential use: 1.5 times the building height as defined by the UBC or 40 feet from the common property line (whichever is less.)
- (8) Interior parking lots: 15' 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 one- and two-story primary buildings (for buildings greater than two stories, add 10 feet per additional story to each of the following setbacks):

- (1) 40' 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 35'.

(C) Distance between primary buildings and accessory buildings:

- (1) Minimum distance between primary buildings and carports or garages: 15'
- (2) Minimum distance between primary buildings and all other accessory structures: 25'
- (3) Minimum distance between accessory structures: 20'

(D) Parking lot setbacks from other interior property lines: 15'

(E) Garage/carport and other accessory structure setbacks:

- (1) From interior property lines: 15'

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

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

(4) From all minor arterial and collector streets: 35' (should include berms and landscaping)

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

Electives:

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

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

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

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

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

(B) Garages will not be placed along public street frontages: 150 points

### **11. Fencing and Walls**

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

Minimums:

(A) When used or required, perimeter fencing 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' 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) Off-sets (min. 5-foot depth and 10-foot length) for landscaping (trees and shrubs required) in perimeter fencing or walls shall be provided every 200 feet or less for at least a distance of 400 feet.

### **12. Trash Enclosures**

Every effort should be made to locate 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, opaque, 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.

### **13. 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.

### **14. Mitigation of Environmental Effects**

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. Consult the City's Arterial Streets and Highways Buffering Standards for minimum requirements.

Minimum:

Developer/owner-installed walls, earth berming (4:1 max. slope), and landscaping shall be required to reduce adverse environmental effects on the residential development adjacent to U.S. 36, I-25, and all arterial streets, and in certain circumstances, further mitigation measures may be required.

## **ARCHITECTURAL DESIGN**

The architectural design of multi-family projects should create visual variety and, at the same time, promote an integrated character for the project. Multi-family projects should be designed with a residential, rather than institutional style.

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 depth are preserved by offering exterior selections that emphasize a dominant building material but include contrasting complementary materials and colors.

(3) Buildings shall incorporate visually heavier and more massive elements at their bases, and lighter elements above these components. Lower stories of the buildings shall appear heavier or demonstrate greater mass 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) The architectural style of the building shall exhibit a residential rather than institutional character.

(6) Two or more distinct building models shall be designed for projects with more than four primary buildings.

(7) For projects with more than 10 primary 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 the “tacked-on” look.

(9) Exterior staircases shall not provide access to more than four units on a single level.

Electives:

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

(2) 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

(3) Choose one from below (if applicable):

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

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

(B) Building Height

Minimum:

Buildings with more than two stories shall be stepped down at the edges of the structure(s) by one story at a minimum to aid transition between buildings and reduce the mass of the buildings. Vertical planes extending more than two stories on taller buildings shall be avoided.

Elective:

Building heights will not exceed (choose only one from below if applicable):

(1) Two stories in height: 200 points

(2) Two stories in height for all buildings adjacent to public streets: 150 points



(3) 35 feet in height: 75 points

(C) Building Entrance

Minimum:

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

(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. Exceptions may be made, at the City's discretion, for unique, quality, interesting architectural designs.

(2) Quality roof materials shall be used on all buildings (includes tile, concrete tile, slate, architectural metal, dimensional asphalt or fiberglass shingles (which provide shadow effect).

(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 if garages are proposed as part of a project. 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**

Patio and balcony areas must include the minimum open area and depth as defined below, unobstructed by columns, rails, box or bay windows, fireplaces, steps, etc.

Minimums:

(A) When included in the design, 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 (unobstructed 120 S.F. minimum usable, functional area) and/or balconies (unobstructed 80 S.F. minimum usable, functional with six-foot min. depth) shall be provided on at least 50% of the units.

Elective:

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 will have a private patio and/or balcony area: 200 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 multi-family 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, main exterior materials should have 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 exterior cladding surface above the base of the building, but excepting window, door, or railing portions, on all sides of all primary and accessory buildings shall be finished with masonry (brick or stone).

(B) 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 fifty percent (50%) of all exterior cladding surface above the base of the building, but excepting window, door, or railing portions on all sides of all primary buildings will be finished with masonry (brick or stone): 250 points

(B) At least seventy-five percent (75%) of all exterior cladding surface above the base of the building, but excepting window, door, or railing portions on all sides of all primary buildings will be finished with masonry (brick or stone): 500 points

(C) 100% of all exterior cladding surface above the base of the building, but excepting window, door, or railing portions, will be finished with masonry (brick or stone): 750 points

## **LANDSCAPE DESIGN**

Landscaped areas within multi-family 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 the detention pond area and other common areas at a rate of one tree and three shrubs per 550 square feet of landscaped area. Any trees near a pond should be planted 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

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 30 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 multi-family 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 the 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

Purpose: 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 public and private streets and drives is 6 feet.

#### (B) Landscaped Strips / Medians

Minimum:

Landscaped islands and medians in parking areas must be a minimum of 12' wide.

Electives:

Increasing the size of the islands increases a tree's health and subsequent canopy coverage of the paved area, thus reducing the heat island effect. Choose one:

- (1) Parking area landscape islands are minimum 15' wide: 25 points
- (2) Parking area landscape islands are minimum 19' wide: 50 points

#### (C) Water Conservation

Minimum:

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

Electives:

Choose one:

- (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 grass 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 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. Choose one:

- (1) 20% of non-right-of-way hardscape area is permeable: 100 points
- (2) 30% of non-right-of-way hardscape area is permeable: 150 points
- (3) 40% or more 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 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 for these electives, reviewed at ODP.

- (1) 100% of buildings pre-wired for solar photovoltaic systems: 100 points, or
- (2) 50 points for every 10% of buildings with installed solar photovoltaic systems (minimum 7 kw system for each building) for a maximum of 500 points

(B) Dwelling Unit and Building Energy Efficiency

Minimum:

All adopted Westminster Codes shall apply, including but not limited to the IECC.

Electives:

- (1) Dwelling units or overall buildings will be constructed to meet one of the following insulation and energy efficiency standards (choose one – if overall buildings are calculated in lieu of units, the percentage shall be of all buildings containing dwelling units on the property or properties):
  - (a) 15% of housing units or overall buildings meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through 3<sup>rd</sup> party certificate or verification submitted at inspection prior to certificate of occupancy (250 points)
  - (b) 25% of housing units or overall buildings meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through 3<sup>rd</sup> 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, including within any structured parking provided, 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:

Freestanding mail kiosk(s) 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 verification 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