

DEVELOPMENT GUIDE



COTTONWOOD GREENS Fort Lupton, Colorado

A. RESIDENTIAL LOT DESIGN

1. Design Standards

- a) No more than 80% of any one size lot, unless agreed to otherwise by the City.
- b) An effort shall be made to distribute the lot sizes throughout the subdivision rather than cluster them in one area.

B. RESIDENTIAL GARAGE PLACEMENT & DESIGN

1. Deviation.

At the time of building permit application, builders in residential developments with lots that average 10,000 square feet or more may obtain a deviation(s) from these Residential Garage Placement and Design Standards, provided that the applicant demonstrates that the proposed deviation will not detract from the variety of the streetscape, in part due to the large lot nature of the development.

2. Design Standards for Front-Loading Garages.

- a) At least 50% of all street-facing garage doors on garages attached to the principal dwelling structure shall be recessed a minimum of four (4) feet behind the front façade of the dwelling portion of the structure or, if applicable, a minimum of four (4) feet behind a covered front porch meeting the minimum dimensions of section IV.E.3.(b) below.
- b) Garage doors shall not comprise more than forty-five (45) percent of the front façade of the principal dwelling structure for two-car garages nor more than fifty (50) percent for three-car garages.
- c) Garages that are adjacent to the street but that have side-facing garage doors (perpendicular to the street) shall have architectural details or windows that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- d) It is strongly encouraged that dwellings on corner lots be built with garages (either attached or detached) that face the side lot line (as opposed to facing the designated front lot line of the corner lot).

3. Building Setback Reductions Allowed.

- a) Front-Loaded Garages with Side-Facing Garage Doors. The front building minimum setback for the garage may be reduced to ten (10) feet only for the garage sidewall containing no garage doors.

C. MIX OF DIFFERENT HOUSING MODELS REQUIRED

1. General Requirement.

- a) All subject developments shall offer the following home model variations (with distinctly different floor plans).

Subdivisions containing between 1-100 units.	Builder shall use no less than four (4) Models.
Subdivisions containing between 101 – 250 units.	Builder shall use no less than five (5) Models.
Subdivisions containing between 251 and 500 units.	Builder shall use no less than six (6) models.
Subdivisions greater than 501 units.	Builder shall use no less than seven (7) models.

- b) No home model elevation shall be repeated more than once every four (4) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same model elevation, but the second, third, and fourth lots must contain three (3) different model elevations).
See subsection E.3. below for exceptions to this provision when the different home model elevations incorporate twenty-five percent (25%) brick or other stone or masonry exterior materials or when different home model elevations incorporate a front porch.
- c) No home model elevation shall be repeated directly across any street from the same home model elevation.
- d) For purposes of this subsection, each home model elevation used to satisfy this requirement shall substantially and distinctly differ from other home model elevations in at least four (4) of the following areas:
- 1) The placement of all windows and doors on the front facade elevation (at least a two (2) foot vertical or horizontal variation in size or location is required).
 - 2) The use of different materials on the front facade elevation.
 - 3) Substantial variation in the location and/or proportion of garages and garage doors.
 - 4) The width of the front facade elevation must differ more than two (2) feet.
 - 5) Variation in the location and proportion of front porches. Front porches shall comply with the minimum standards in Section IV.E.3.(b)(2) below.
 - 6) Substantial variations in rooflines and/or in the angle of roof runs. Roofs shall have a minimum pitch of 4:12 except for dormers, porch roofs, or other extensions.
 - 7) Use of roof dormers.
 - 8) A variation of building types: ranch, two-story, and split-level.
 - 9) Window shapes that are substantially different.
 - 10) Other distinct and substantial design variations approved by the City.
- e) The number of required models and or elevations required can be reduced by one (2) if four (4) or more exterior color schemes are utilized.
- f) Incorporation of Front Porches.
- 1) When at least 2 of the 4 required home models in the development or in each subdivision filing incorporate a qualified front porch, as defined in

paragraph (2) below, said porches may extend ten (10) feet into the required front yard setback and the developer shall be allowed to repeat the same home model elevation no more than once every *three (3)* lots on the same side of the street (i.e., the first and fourth lots in a row may contain the same model elevation, but the second and third lots must contain a different model elevation).

- 2) A "qualified front porch" shall mean a covered front porch with a minimum size of sixty (60) square feet of floor area, excluding the stoop and any projections (e.g., bay window), with a minimum depth of six (6) feet. Qualified front porches shall not be enclosed to provide additional living space.

D. MIX OF ROOF COLORS

1. Mix of Roof Colors Required.

Where asphalt shingles are used, each development or subdivision filing with between 20 and 50 homes shall use at least 4 visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development; and each subdivision filing with more than 50 homes shall use at least 3 visibly distinct colors of roof materials with a minimum of 20% of each roof type.

E. REAR ELEVATIONS

1. Variation in Rear Elevations.

A horizontal or vertical offset, projection, or recess of twelve (12) inches greater is required on all rear elevations.

F. MULTI-FAMILY BUILDING DESIGN

1. Applicability/Purpose.

This subsection's multi-family building design standards shall apply to subdivisions and developments containing single-family attached dwellings (other than duplexes) or multi-family dwellings. Unless otherwise expressly stated, the term "multi-family" shall include single-family attached dwellings (except duplexes incorporated into a single family detached development). The purpose of these standards is to provide a distinctive architectural character in new multi-family residential developments that avoids featureless design and repetition of façades.

2. Building Connections & Orientation.

a) Vehicle Connections.

- 1) Multi-family developments between five (5) and fifteen (15) acres shall include a minimum of one public street or private drive, with detached sidewalks and landscaped planting strips and connections shall meet fire requirements.
- 1) The design of all through-access drives shall be consistent with, and aligned with, local streets in adjacent existing development sites.

- 2) Street connections and design shall meet fire code requirements.
- b) Building Amenities. Amenities Provided. Such common areas should contain at least three (3) of the following features:
 - 1) Seasonal planting areas;
 - 2) Large, flowering trees;
 - 3) Seating;
 - 4) Pedestrian-scaled lighting;
 - 5) Gazebos or other decorative structures;
 - 6) Play structures for children; or
 - 7) Natural environmental features.

3. Multi-Family Building Design Standards.

- a) Building Height.
 - 1) The maximum building height for all multi-family buildings including town home buildings shall be thirty-five (35) feet or three (3) stories. (how is height measured – see Bob's notes re: garden level/walkout basement)
 - 2) When measured in feet, building height shall be measured from the average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure (excluding chimneys).
 - 3) Height 2 stories and all setbacks
- b) Maximum Building Length.
 - 1) The maximum length of any multi-family residential building shall not exceed two-hundred (200) feet.
 - 2) The maximum number of units for any multi-family buildings is thirty (30)
- c) Exterior Wall Materials.
 - 1) For multi-family and town home buildings, the total exterior wall area of each building elevation shall be composed of one of the following:
 - i. At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 - ii. At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, masonite or vinyl lap siding would not be allowed under this option.)
 - iii. All stucco, provided there are unique design features in the elevations of the buildings. Add exterior color variation and landscape treatments per Bob's comments.
- d) Roofing Materials. All sloped roof areas shall be clad with either high profile composition shingles such as slate, tile, or dimensional asphalt shingles, concrete or clay tiles, or seamed architectural metals.
- e) Roof Shapes.
 - 1) All one-story multi-family buildings shall have a pitched roof with a minimum slope of at least 4:12. Some accent roofs may have a shallower pitch.
 - 2) On buildings where sloping roofs are the predominant roof type, each

- building roof shall have at least three (3) distinct roof ridgelines.
- 3) On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least once in every forty (40) feet of building wall length.
- f) Requirement for Four-Sided Design. A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.
 - g) Windows. All elevations on town home and multi-family buildings shall contain windows.
 - h) Exposed HVAC Units and Grilles. When through-wall heating, venting, or air conditioning units appear on exterior building walls, such units shall be covered by an architectural grille, and shall be designed in such a manner as to blend in with surrounding wall surfaces. When such units are adjacent to building windows, they shall be designed to appear to be part of the building's window pattern by matching window dimensions, colors, or trim. Such units shall not overhang surrounding wall planes, but shall be set flush with the façade or be placed inconspicuously in façade recesses.
 - i) Architectural Elements.
 - 1) All multi-family and town home buildings shall employ at least two (2) of the following design items applied consistently along each facade:
 - i. Projections
 - ii. Recesses
 - iii. Shadow lines
 - iv. Window patterns
 - v. Overhangs
 - vi. Reveals
 - vii. Changes in parapet height.
 - 2) Stairways in multi-family buildings shall not be located outside of the building envelope.
 - 3) Entrances to multi-family buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.
 - j) Recreational Amenities. All multi-family developments with less than fifty dwelling units shall incorporate at least one (1) of the following recreational amenities and multi-family developments with fifty (50) or more dwelling units shall incorporate two (2) of the following recreational amenities:
 - 1) Swimming pool.
 - 2) Resident clubhouse.
 - 3) Two (2) playgrounds with playground equipment and a minimum size of five hundred (500) square feet per playground.
 - 4) Sport court.
 - 5) Two (2) picnic areas.
 - 6) Trail
 - 7) Seating/Gathering area

4. Quality Enhancement Standards.

- a) Menu of Quality Enhancement Elements for Single-Family Attached Dwellings

(Including Town Homes). In addition to any other applicable standard set forth in this section, each individual town home or other single-family attached building (e.g., triplexes or other clustered homes) shall incorporate at least five (5) of the following features:

- 1) A minimum habitable floor area (excluding unfinished garage, attic, or unfinished basement space) of at least 1,100 square feet.
 - 2) A first-floor front facade elevation that is 100% masonry.
 - 3) A primary roof slope of at least 6:12.
 - 4) A garage door with windows.
 - 5) Transom windows on at least one-quarter (1/4) of the windows facing public or private streets.
 - 6) At least one bay window.
 - 7) A front door containing two sidelights or one transom over the front door.
 - 8) An outdoor private enclosed area of at least one hundred (100) square feet.
 - 9) A covered front porch at least five (5) feet x eight (8) feet.
 - 10) A functional or simulated chimney appearing on an exterior wall, faced with masonry or stucco.
 - 11) At least one hundred (100) square feet of patterned paving materials used in driveways or walks open to public view.
 - 12) At least one roof dormer containing a window.
 - 13) A unit designed so that the unit's garage door or doors and its "front entry" appear on different sides of a building.
 - 14) A unit located in an attached town home row or attached cluster containing no more than three (3) units.
 - 15) A unit located in an attached townhouse row or attached cluster where no single elevation of the entire row or cluster contains more than four (4) garage doors (if garages are provided).
 - 16) The distance between residential structures is a minimum of 30 feet.
 - 17) Front elevation of the building contains at least three distinct roof breaks.
 - 18) Adjacent units in a building are different elevations.
 - 19) The City may approve other substantial architectural features.
- b) Menu of Design Elements for Multi-Family Buildings (Not Including Town Home Buildings). In addition to other applicable standards required in this section, each multi-family building shall incorporate at least five (5) of the following architectural features:
- 1) The average rentable living area of all units in the building is at least 900 square feet.
 - 2) The total wall area of exterior walls of the building, excluding windows and doors, is at least 50% brick or at least 25% stone in combination with brick or stucco.
 - 3) The building's main roof is clad with clay or concrete tiles.
 - 4) The building's main roof is pitched with at least a 6:12 slope.
 - 5) The building's main roof is pitched with at least five (5) distinct ridgelines, at least two (2) of which are at least two (2) feet apart in height, and two (2) of which are at right angles to the others.
 - 6) At least two ends of the building step down one story or more in height.
 - 7) All building elevations contain at least three (3) distinct wall planes

separated from each other by at least two (2) feet.

- 8) Landscaping along arterial and collector streets is enhanced through the use of berms, larger trees than required by these or other City regulations, and additional numbers of bushes and other screening plants.
- 9) Residential structures in the project are separated from all other structures by a minimum of 40 feet.
- 10) The City may approve other substantial architectural features.

G. INCENTIVES FOR MIX OF HOUSING TYPES

The City Council may grant a density bonus of up to twenty-five (25) percent to the density of the underlying base zone district density to any development plan or residential subdivision plat or development plan (including PUD plans) containing a mix of housing types, provided the plat or plan complies with the applicable zoning district restrictions on permitted uses and with the following standards:

1. Housing Types.

The development plat or plan contains a minimum of two (2) different housing types. The following list of housing types shall be used to satisfy this requirement:

- a) Single-family detached dwellings on standard lots containing 6,500 square feet or more;
- b) Duplex dwellings on standard lots containing 6,000 square feet or more;
- c) No more than six (6) single-family attached dwellings (e.g., town homes) on a parcel containing 10,000 square feet or more (individual town home lots shall be a minimum of 1,650 square feet); and
- d) Multi-family dwellings (limited to six (6) units per building).

2. Single Housing Type

A single housing type shall not constitute more than fifty (50) percent of the total number of dwelling units.

H. RESIDENTIAL COMPATIBILITY STANDARDS

1. Applicability/Purpose.

These residential compatibility standards shall apply to development of a new residential use, or substantial expansion or alteration of an existing residential use, on a site that is adjacent to or across a street from two or more lots with existing structures. For purposes of this subsection only, "substantial expansion or alteration" shall mean construction that is equal to or greater than twenty-five percent (25%) of the principal dwelling structure's original gross floor area (including attached and detached garages).

2. Compatibility Standards.

Contextual Front Building Setbacks. Notwithstanding the minimum front setback requirements required in the Municipal Code, as amended, for the zoning district in which the subject property is located, the applicant shall use a "contextual" front setback when existing front setbacks on the same block are less than that required by the underlying zoning. In such circumstance, the front setback for the proposed development shall equal the average of the existing front setbacks on the same and facing block faces. Only lots with similar uses to that proposed shall be included

in the average, and vacant lots shall be included using the underlying district standard.