

Design Guidelines

CENTRAL PLAINS PLAN	COMMENTS	COMPREHENSIVE MASTER PLAN AND ZONING RESOLUTION COMPARISON
I. General Non-Residential & Community Use Design Elements		
A. Architectural Guidelines		
1. Emphasize building materials which are compatible with the natural environment in color and texture.	Delete	Covered in the Zoning Resolution (ZR), Section 13, D.2.: Building exteriors shall incorporate materials and colors, similar to the character of the surrounding landscape and architecture, that improved upon existing community character. Exterior building material colors shall be low-reflectance, subtle, neutral or earth-tone in color.
2. Avoid the use of reflective glass and metal.	Add to Comprehensive Master Plan (CMP)	Modify to say: Mirrored glass should be limited to 20% reflectance. Metal surfaces should be painted or have a non-reflective finish, such as being brushed or rusted. Add to Design Guidelines chapter as a way to demonstrate excellent design.
3. Articulate long building surfaces and roofs with a change in surface material or plane, at a minimum, every 35 feet.	Keep in Central Plains	The ZR standard is 50 feet in the Plains, so if someone needs to demonstrate excellent design this is one way to accomplish that.
4. Minimize views of mechanical equipment (roof, wall and ground mounted) from residential uses, public rights of way or parks.	Add to CMP	Add to Design Guidelines chapter, until ZR is updated.
5. Disallow the use of concrete masonry units to constitute more than 10% of the front building façade. Encourage brick, stone, stucco, wood, or colored or textured concrete.	Add to CMP	Add to Design Guidelines chapter, as a way to demonstrate excellent design.
6. Use similar materials and finishes on accessory buildings as those used on the main building.	Delete	Covered in the ZR, Section 13, C.1.: All main and accessory buildings, structures, and streetscapes shall maintain a similar style and design of architectural theme including, but not limited to, building materials, colors, forms, roof style and detailing.
7. Encourage murals on buildings along South Golden Road.	Keep in Central Plains	Keep as a way to demonstrate excellent design.
B. Landscape Guidelines		
1. Use a mix of young and mature trees, vary plant species, and plant drought-tolerant species.	Delete	Covered by ZR, Section 15, E.1: a. Landscape materials shall be selected, sited, and planted to produce a hardy and drought-resistant landscaped area. Selection shall include consideration of soil type and depth, the amount of maintenance required, spacing, exposure of sun and wind, elevation, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site, and on adjacent site. b. Landscaping shall be designed to incorporate water conserving materials and techniques through the application of xeriscape landscaping principles.
2. Do not allow ornamental trees to be substituted for required deciduous or evergreen trees.	Add to CMP	Modify to say: In general, ornamental trees should not be substituted for required deciduous or evergreen trees. An exception may be if the ornamental tree's mature size is similar to that of the original tree. Add to Design Guidelines chapter, until ZR is updated.

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3. Use drought-resistant species. Select and group plants to minimize consumption of irrigation water.	Delete	Covered by ZR, Section 15, E.1: b. Landscaping shall be designed to incorporate water conserving materials and techniques through the application of xeriscape landscaping principles.
4. Design landscaped areas to make use of runoff from roof gutters and impervious areas to the greatest extent possible.	Add to CMP	Add to Design Guidelines chapter as a way to achieve excellent design .
5. Sink landscape islands and cut/breakup curbs around islands to allow stormwater runoff to infiltrate.	Delete	Covered by ZR, Section 15, F.4.b.(2)(f): Each landscape island proposed may be sumped to allow stormwater to flow into the landscape island area...
6. Establish a landscaped setback along right of way. This setback should be wide enough to allow room for pedestrians and to provide a visual separation between the road and a parking area or building.	Delete	Covered by the ZR, Section 15, F. 4.a.: Perimeter buffer requirements range from 10-30 feet adjacent to a street or road. This is wide enough to accommodate pedestrian movement.
7. Landscape areas include walkways, drainage ways, flowerbeds and planters, vegetated parking islands, stormwater detention areas if vegetated, playgrounds, patios and outdoor seating areas built on pervious surfaces, and all vegetated areas. Landscape areas do not include outside storage or display areas, parking lots, roads, or paved parking islands.	Delete	Covered by the ZR, Definitions: Landscaped Area: Any land area which is designed and vegetated and which may be substantially altered from its natural condition and revegetated such as, but not limited to, land serving as a spatial separation between allowed structures on the same property or to adjacent properties, drainageways, detention ponds, perimeter areas, internal landscaped islands of parking lots, artwork, landscaped plazas, and landscaped medians at least 4 feet wide. Features such as, but not limited to, streets/roads, utility distribution and/or transmission lines, parking spaces, driveways, open decks, and landscaped right-of-way may cross or be located in such areas but shall not be credited towards any required landscaped area.
C. Parking Guidelines		
1. Use modular, permeable, or porous pavement for that portion of a parking area that exceeds the county's parking requirements.	Add CMP	Add to Design Guidelines chapter as a way to achieve excellent design.
2. Direct runoff toward pervious or landscaped areas.	Duplicated in CMP	Covered in the Water Resources chapter: Stormwater Management, Objective A, Policy 4: Runoff from impervious surfaces and fertilized landscape areas should be filtered through vegetated buffers and grass swales or other infiltration structures to reduce pollutants before the runoff leaves the property.
3. Establish a parking setback for parked vehicles, including parking for "for sale/lease" vehicles. This setback should be wide enough to allow room for pedestrians and to provide a visual separation between the road and a parking area.	Delete	Covered by the ZR, Section 15, F. 4.a.: Perimeter buffer requirements range from 10-30 feet adjacent to a street or road and are 10 fee adjacent to single-family residential.
D. Lighting Guidelines		
1. Turn off or reduce lighting after close of business. Dim lit signs after dark.	Duplicated in CMP	Covered by the Air, Light, Odor and Noise chapter: Light, Objective A. Policy 4 : Promote turning off or reducing lighting after close of business, dimming lit signs after dark, and using light shielding and timers.
2. Keep security lighting at a minimum. Use motion detector lights for security purposes.	Duplicated in CMP	Covered by the CMP, Air, Light, Odor and Noise chapter: Light, Objective B, Policy 2: Keep security lighting at a minimum. Use motion detector lights for security purposes.

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3. Avoid light or glare trespass on adjacent properties.	Duplicated in CMP and ZR	Covered by the CMP, Air, Light, Odor and Noise Chapter, Light chapter: Objective A, Policy 1: Evaluate development, both public and private in terms of its lighting impacts to avoid light or glare trespass on adjacent properties. Zoning Resolution, Section 12, A. Intent and Purpose – To provide clear regulations for lighting consistent with industry standards and practices, available technologies, and lighting sciences in an effort to minimize glare, excess brightness, harsh intensity, light trespass, and misdirection of lights and to protect nighttime public safety, security, privacy, productivity, and movement of vehicles and persons.
4. Direct all lighting downward. Install cut-off light fixtures.	Duplicated in CMP and ZR	Covered by the Air, Light, Odor and Noise chapter: Light, Objective A, Policy 3: Exterior lighting should be directed downward and utilize full cutoff light fixtures. Covered by the ZR, Section 12, E.1. : The following lamps shall be full cut-off fixtures, unless otherwise specified in this section.
E. Trash Dumpster Guidelines		
1. Locate trash dumpsters at the rear of the property when possible and when it will not impact adjacent residential uses.	Add CMP	Add to Design Guidelines chapter as a way to achieve excellent design.
2. Screen trash dumpsters with well-maintained solid fencing and landscaping.	Add CMP	Add to Design Guidelines chapter. Fencing and landscaping may help to achieve excellent design.
3. Construct trash dumpsters of similar materials and colors as main building.	Add CMP	Modify to say: Construct trash dumpster enclosures of similar materials and colors as main building. Add to Design Guidelines chapter as a way to achieve excellent design.
F. Outdoor Storage Guidelines		
1. Screen outside storage areas from residential areas, public rights of way, open spaces and parks. Product display areas should be screened from residential areas.	Delete first sentence. Add second sentence to CMP	First sentence covered by the ZR – Section 13. H.4.: Loading, service, open storage and trash areas shall be screened from residences and public roads, trails and parks in accordance with the overall site design. Add second sentence to Design Guidelines until ZR is updated.
2. Limit outdoor storage and display areas from exceeding an area equal to 60% of the ground floor gross floor area of the building to which it is accessory for retail, office, research and development, and light industrial uses.	Delete	Why is this limited to 60%, if outdoor storage and display areas are screened from residential?
3. Screen all sides, including the top if storage materials can be airborne.	Keep in Central Plains	Modify to say: Screen all sides of outdoor storage areas, including the top if storage materials can be airborne. May move to CMP Design Guidelines if applicable to entire county.

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G. Loading Dock Guidelines		
1. Screen loading docks from residential areas and public rights of way when possible.	Delete	Covered by the ZR – Section 13. H.4.: Loading, service, open storage and trash areas shall be screened from residences and public roads, trails and parks in accordance with the overall site design.
2. Truck and trailer parking areas should not be located adjacent to residential areas unless screening (fencing and landscaping) can minimize the impacts.	Add to CMP	Add to Design Guidelines chapter until ZR is updated.
H. Fencing/Screening Guidelines		
1. Prohibit barbed wire and electric fencing.	Delete	Covered by the ZR: The ZR only allows these types of fencing in the Agricultural Zone districts. In order to achieve standard site design the standards in the ZR must be followed, so this type of fencing would only be allowed in new Agricultural Zoning cases, which are extremely rare.
2. Maintain the appearance of fences to avoid deterioration and visual blight.	Delete	This is a good goal, but is very subjective and difficult to enforce.
I. Sign Guidelines		
1. Prohibit the long term or permanent use of banners, balloons, and canvas or vinyl signs. These sign types should only be used for special events or sales.	Delete	Covered by the ZR, Section 11. C.: The following types of signs or advertising devices are expressly prohibited...: 2. Balloons, banners, or similar types of lighter-than-air objects tethered to the ground or wall by lines or other method. The definition of a Banner is: A sign which is constructed of cloth, canvas, fabric, or other light material with or without frames.
2. Prohibit reflective or flashing lights and signs, billboards, and signs on parked vehicles.	Delete	Covered by the ZR, Section 11.C.: Language in three different regulations prohibits flashing or blinking signs, billboards, and portable or wheeled signs. ZR Section 12. C.: Prohibits flashing or blinking lights.
3. Remove sign posts when no longer in use.	Keep in Central Plains	Modify and put under General Land Use Policies: Encourage property owners to remove sign posts when no longer in use.
J. Wildlife Guidelines		
1. Do not locate new development or structures, fencing, or keep livestock in maximum wildlife quality areas.	Duplicated in CMP	Covered by the Wildlife chapter: Wildlife and Development, Objective A, Policy 1: Avoid development in maximum/critical wildlife quality areas. And Policy 8: Minimize the use of fencing that is exclusionary or dangerous to wildlife, except within building envelopes when required, for human safety, for protection of at-risk crops, and for domestic animal containment. All other fencing in sensitive wildlife areas should be wildlife-friendly.
2. Avoid road crossings in maximum wildlife quality areas unless their location is the only viable option to access developable land, and their presence does not unreasonably affect the viability of these habitats.	Add to CMP	Add as Policy 3 to Wildlife, Sustainability, Objective B.

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3. Encourage native plantings to sustain small game and birds.	Modify CMP	Modify Policy 7, Wildlife chapter, Wildlife and Development, Objective A, to read: Protect vegetation important to wildlife. Where new vegetation is needed, native plantings are encouraged to sustain small game and birds.
K. Other Guidelines		
1. Prohibit the installation or use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. (This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks.)	Duplicated in CMP	Covered by the Air, Light, Odor, and Noise chapter: Noise, Objective B, Policy 4: Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks, by example.
2. Bury electrical, telephone, and cable lines underground. This should be coordinated with the appropriate agency/utility company.	Duplicated in CMP	Covered by the Services, Special Districts, Facilities, and Utilities chapter: Utilities, Objective A, Policy 2: Required the undergrounding of utility lines in new development, where possible.
3. Provide pedestrian circulation and connections within each development and between adjacent uses.	Add to CMP	Add to Design Guidelines chapter until ZR is updated.
4. Combine and share access.	Add to CMP	Add to Design Guidelines chapter until ZR is updated.
5. Minimize obstruction of views to the Mountain Backdrop/Foreground.	Modify CMP	Modify the Natural Features Goal in the Visual Resources chapter to say: Protect unique natural features and/or mitigate visual impacts to such features. In the mountain areas, the unique natural features and visual resources include mountain meadows, ridgelines, rock outcrops, views of lakes, and views of the night sky. In the plains, unique natural features and visual resources include the hogback, mountain backdrop, and North and South Table Mountains. Then remove the second sentence from Objective A, since it would now be under the Goal and the policy under Objective B that says, "Use the site design policies in this chapter to integrate development into the natural environment" would apply to the Mountain Backdrop.
6. Encourage outdoor seating areas for employees and customers.	Add to CMP	Add to Design Guidelines chapter as a way to achieve excellent design.
7. Revegetate or enhance all soil disturbances, regardless of magnitude (e.g., road cuts, building cuts, graded areas), with native plantings or naturalized materials within one growing season.	Delete	Covered by the ZR, Section 16, E.12.i.: Permanent or temporary soil stabilization measures shall be applied to disturbed areas and soil stockpiles within 30 days after final grade is reached on any portion of the site.
8. Roll regraded slopes back into the surrounding topography to a grade that, when revegetated, will be stable and look natural	Delete	Covered by the ZR, Section 16, E.14.a.: Grading for cut and fill slopes shall not result in a staircase effect, except that retaining walls are permitted per paragraph "e". The edges of graded areas shall blend into the surrounding natural terrain/topography and contour of the land.
L. Mini-storage Design Guidelines		
1. All of the General Non-Residential and Community Use Design Elements should be followed.	Delete	Mini-storage would be subject to any non-residential design policies, it is non-residential development.

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2. Natural, earth tone colors that compliment the natural characteristics of the site should be used. Accent colors should also be natural, earth tone colors (no red roofs, orange doors, etc.).	Add to CMP	<p>First sentence is covered by the ZR, Section 13. D.3.: The color and intensity of color of all building materials is subject to final county approval. In general, subdued colors typical of the muted native grasses, woods, rocks, and soil of the high Colorado foothills and Jefferson County’s natural setting are to be used as the predominate colors. Soft browns, ambers, muted greens and gold, buffs, terra cotta, and taupes are examples of earth and rock colors that are indigenous to this general area. Access and trim colors must complement and enhance the effect of predominate building colors.</p> <p>Add second sentence to Design Guidelines chapter until ZR is updated.</p>
3. Rental trucks, trailers and recreational vehicle storage areas should be screened with solid fencing, berming, and landscaping.	Add to CMP	Add to Design Guidelines chapter as a way to achieve excellent design.
4. Doors to individual storage units should be faced internal to the development.	Add to CMP	Add to Design Guidelines chapter until ZR is updated.
5. All roofs should be pitched if visible from public rights of way, residential areas or parks. All other roofs should use a parapet.	Delete	Flat roofs can be attractive. The ZR covers rooflines, Section 13, G.1.: All buildings must feature either a sloped roof or parapets screening a flat roof.
II. General Residential Design Guidelines		
1. Heights of proposed residential buildings in areas 7 and 8 should be similar to the existing heights of adjacent residences.	Keep in Central Plains	<p>Modify to say: Setbacks and heights of proposed residential buildings should match the largest setbacks and shortest heights of the surrounding residential zone districts. If a reduction in setbacks are proposed, there should be a reduction in building height. If an increase in height is proposed, there should be an increase in setbacks.</p>
2. Developments should be designed with easy and coordinated access to transit stops, adjacent parks, trails, schools, shopping centers, etc. Access to these uses should not be blocked by fences, or structures.	Add to CMP	Add to the Transportation chapter of the CMP under Capacity and/or Trails
3. Where possible, the elevations between residences should be the same. Where not possible, the windows should be oriented to minimize views into other homes.	Combine with Residential Guideline 1.	See modification to Residential Guideline 1 above related to elevations/heights. The second sentence is a good concept, but in reality would not be enforced by the County.
4. Pitched roofs should be utilized on all sides of the building.	Delete	Flat roofs can be attractive. The ZR covers rooflines, Section 13, G.1.: All buildings must feature either a sloped roof or parapets screening a flat roof.
5. Building facade treatment should be required on all side and rear walls and should be constructed of similar building materials and architectural treatment as the front of the building, excluding window areas.	Delete	<p>Non-Residential is covered by ZR, Section 13.E.1: Side and rear walls of all buildings shall utilize similar building materials and architectural treatments as the front of the building resulting in 360 degree architecture. All facades adjacent to a street or residential development must include fenestration similar to the front of the building.</p> <p>Residential is not covered because typically buildings are either smaller enough where 360 degree architecture doesn’t make much of a difference or they are custom homes that are unique on all sides.</p>

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<p>6. At least two types of materials should be used as part of the building facade. These materials may include: brick, stone/rock/sandstone, stucco, wood, textured or color tinted concrete, pre-cast concrete.</p>	<p>Add to CMP</p>	<p>Modify to say: At least two types of materials should be used as part of the building facade. These materials may include: brick, stone/rock/sandstone, stucco, wood, textured or color tinted concrete, pre-cast concrete. This shall not apply to additions less than 50% of the size of the building as it existed on <u>(date of the adoption of the amendment to this Plan)</u>.</p> <p>Add to Design Guidelines chapter.</p>

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