Section 13: Architecture

(orig. 7-23-02; am. 7-1-03; am. 4-20-10)

A. Intent and Purpose

These regulations are intended to provide minimum building design requirements for commercial, industrial and institutional development. Jefferson County has a natural environment of outstanding visual quality that contributes to a high quality of life and to property values. These standards exist to ensure buildings integrate with the natural environment, to protect and enhance land and property, to maintain the values created in the community, and to promote the health, safety and general welfare of the community. (orig. 7-23-02; am. 12-17-02)

B. General Provisions

1. Applicability: This section shall regulate the exterior design of buildings and structures and the design of streetscape associated with all new buildings developed for commercial, industrial and institutional uses. It shall also regulate the exterior design of buildings and structures and the design of streetscape for building additions with a commercial, industrial and institutional use which cumulatively equal or are larger than 50 percent of the size of the building as it existed on the date of adoption of this amendment to this Zoning Resolution. (orig. 7-23-02; am. 12-17-02)

2. New structures or additions, expansions, alterations (other than maintenance) or enlargements made after May 26, 2009, larger than 50 percent (cumulative) of the original building size for commercial, industrial, and institutional uses shall be required to receive Site Development Plan approval. (orig. 12-17-02; am. 9-15-09)

3. Exemptions: The requirements of this section shall not apply to single-family residential or agricultural uses. (orig. 7-23-02)

4. Graphics throughout this section are meant to aid in the understanding of the written regulation and do not reflect all situations allowed by the written regulations. Should conflicts exist between the graphics and the text, the text shall govern. (orig. 9-15-09)

C. Similar Themes and Elements within Developments and Surrounding Areas

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. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)

D. Exterior Building Materials and Colors

1. The use of exterior wall finish materials that either resemble or are the natural materials of brick, stone, slate, stucco, wood, textured block, textured concrete or colored concrete is required. Alternative materials can be utilized upon approval by the Director of Planning and Zoning or his/her appointed designee when their use promotes design innovation. (orig. 7-23-02; am. 12-17-02)

2. Building exteriors shall incorporate materials and colors, similar to the character of the surrounding landscape and architecture, that improves upon existing community character. Exterior building material colors shall be low-reflectance, subtle, neutral or earth-tone in color. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)

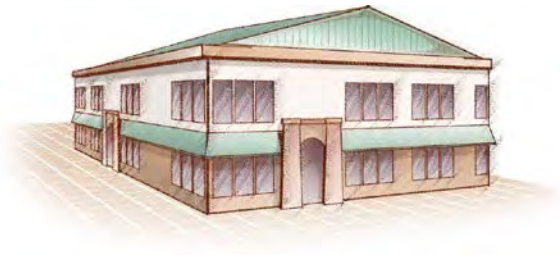
3. The color and intensity of color of all building materials is subject to final county approval. In general, subdued colors typical of the muted native grasses, woods, rocks, and soil of the high Colorado foothills and Jefferson County's natural setting are to be used as the predominate colors. Soft 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. Accent and trim colors must complement and enhance the effect of predominate building colors. (orig. 9-15-09)

4. Buildings with over 25,000 square feet of Gross Floor Area (GFA) shall utilize more massive materials, such as stone or brick or darker colors on the lower portion of the building. (orig. 7-23-02; am. 9-15-09)

5. In the mountains, mirror glass may not exceed a reflectivity or opacity level of greater than 30 percent. (orig. 7-23-02)

E. Facade Treatment

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 (orig. 7-23-02; am. 9-15-09)



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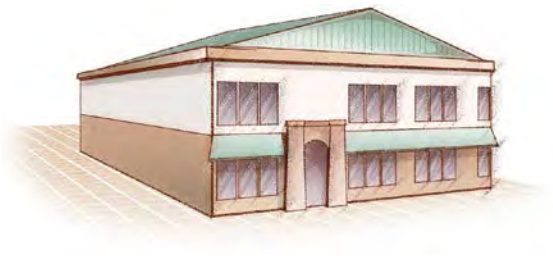

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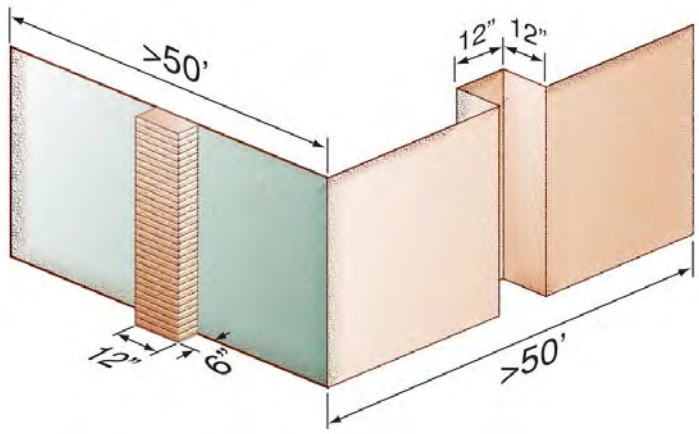
2. Entrances (excluding service doors) into buildings shall be easily identified through building design including the use of recessed or projected entryways, higher rooflines or changes in building massing. (orig. 7-23-02; am. 9-15-09)

Does meet standard

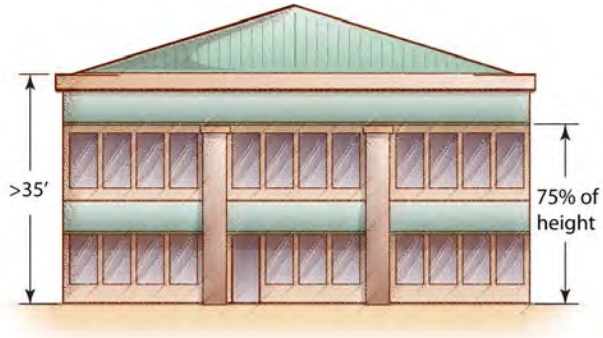
Does not meet standard

3. Exterior walls shall include a variety of architectural features, materials and colors. (orig. 7-23-02; am. 9-15-09)

4. In the plains, exterior walls over 50 feet in length shall feature changes in surface plane at no less than 50 feet intervals. In the mountains, exterior walls over 36 feet in length shall feature changes in surface plane at no less than 36 feet intervals. A surface plane change must continue horizontally for at least 12 inches and must project or recess at least 12 inches from the average surface plane for the entire building. A surface plane change may project or recess six (6) inches only if there is a change in both color and material (orig. 7-23-02; am. 9-15-09)



5. Buildings over 35 feet in height shall continue the surface plane change vertically for 75 percent of the overall wall height. Buildings 35 feet or less in height shall continue the surface plane change vertically for the entire wall height. Pitched roofs do not count in the overall height of the building for this requirement. (orig. 9-15-09)



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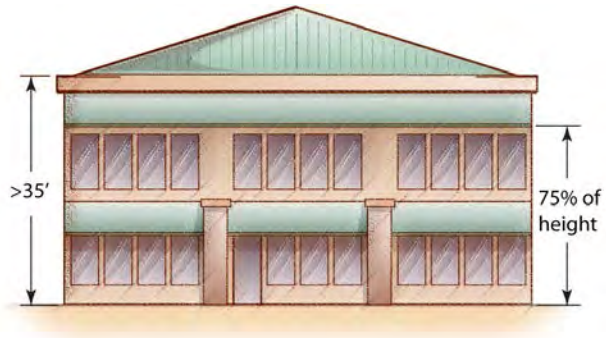

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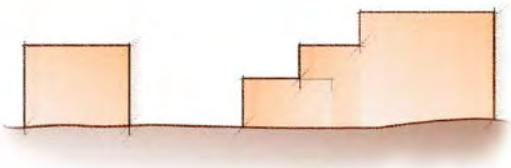
F. Building Scale and Massing

1. Elements of building massing shall relate to the size and scale of adjacent buildings. (orig. 9-15-09)



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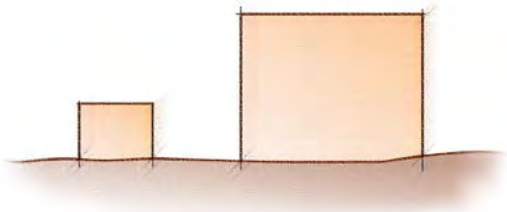

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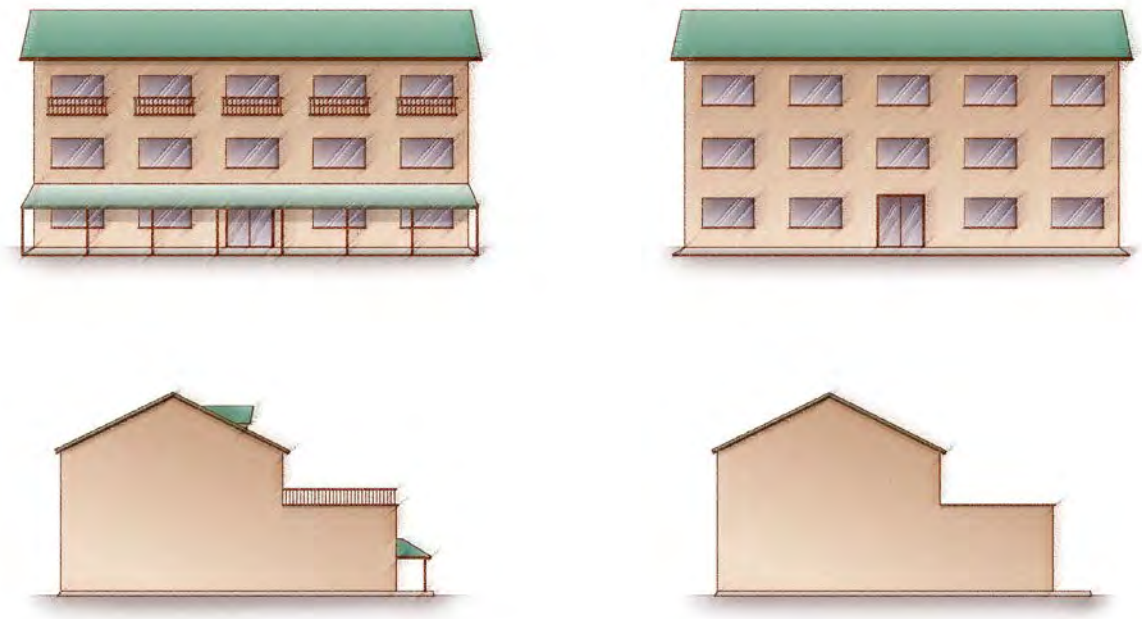
2. Buildings over 35 feet in height shall have their visual mass reduced by a variation in horizontal façade through the use of porches, balconies, rooftop patios, pitched roofs, or other architectural features . (orig. 7-23-02; am. 9-15-09)



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G. Roof Treatments

1. All buildings must feature either a sloped roof or parapets screening a flat roof. (orig. 7-23-02)

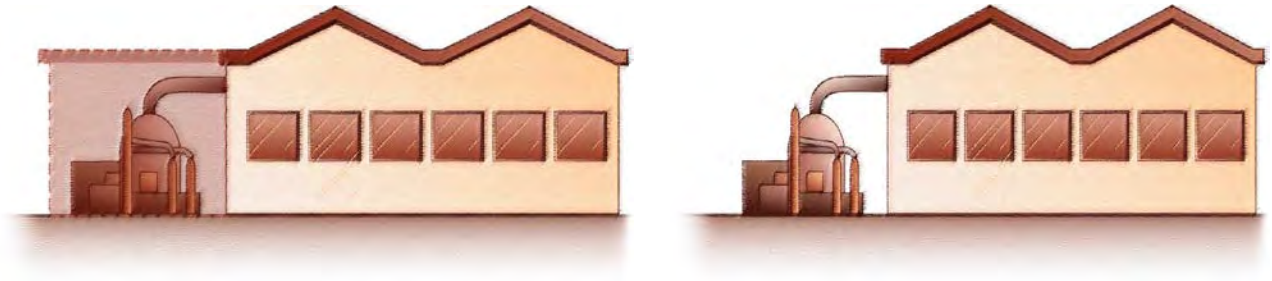
2. A flat roof, if specified, shall be screened with parapets on all sides of the building. Parapets shall be at least 12 inches in height and be on all facades of the building. (orig. 7-23-02)

3. Sloped roofs or canopies shall be covered with high quality roofing materials such as clay tiles, slate, concrete tiles, standing seam metal, wood/faux wood shake, or asphalt shingles. Metal roofs shall have a matte finish to reduce glare (orig. 9-15-09)

4. A roof plane change must occur at least every 50 feet in the mountains and at least every 100 feet in the plains. Changes include but are not limited to dormers, parapet with height variation, roof pitch or angle change, or a minimum 12 inch variation in height. (orig. 9-15-09)

H. Screening of Accessory Equipment

1. Ground level mechanical or electrical equipment shall be buried, integrated into the building, or screened with architectural walls or fencing taller than the mechanical or electrical equipment being screened. Materials for the building, wall, or fence shall be similar to the building materials used and shall be compatible with the overall site and building design. (orig. 7-23-02; am. 9-15-09)



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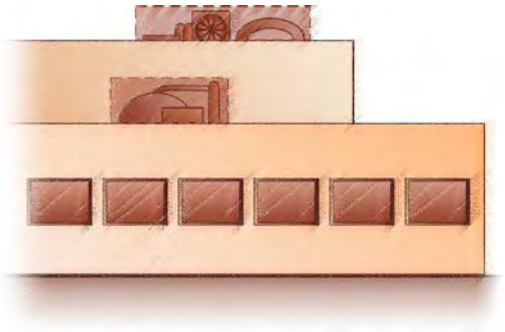
2. Mechanical and electrical equipment shall not be sited on the roof of a building unless the equipment can be screened with walls twelve (12) inches taller than the equipment being screened. The screening of roof top mechanical and electrical equipment shall be designed to compliment the architectural elements of the building and shall be clustered when feasible. (orig. 7-23-02; am. 9-15-09)



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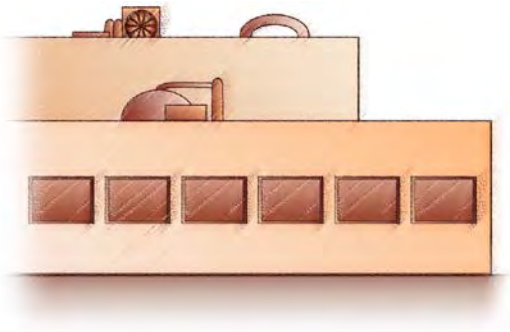

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3. Solar panels located on a pitched roof are not require to be screened. (orig. 9-15-09)

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. (orig. 7-23-02; am. 9-15-09)

5. Trash containers shall be screened by a wooden fence, masonry wall or mature hedge. The trash enclosure must be a minimum of six (6) feet high. (orig. 12-17-02; am. 7-1-03; am. 9-15-09)