18.40.420 Architectural Features

18.40.421 Guidelines

(1) When building groups or multiple structures are planned for a single project, they should be designed in a unified architectural and spatial manner with reference to building placement, exterior finish, materials and design details.

(2) Brick, sandstone, wood, stucco, colored and textured concrete, and textured concrete masonry units for facing materials are encouraged. The use of native and natural materials common to the Colorado landscape is encouraged to create a warm, residential environment. Foundations should be faced with native stone or painted, rather than left as untreated concrete. Multiple building materials should generally be used to add dimension to a building.

(3) The design of facades visible from the street should include building materials that are similar or identical with the surroundings and provide an appearance of quality and permanence. Surface or facade details to enrich the architectural character and enhance the streetscape should be used. These may include awnings, special entry details, lights, and bay or specially designed windows, cornices or molding details.

(4) Lighting, paving, and street furnishings such as benches and planters should be integrated into the overall building concept and design.

(5) Flat roofed carports and long, unbroken rows of garages are discouraged. Multiple garages should be divided into smaller buildings rather than one row of several.

(6) Mechanical equipment mounted on the building including but not limited to vents, flues, flashings, HVAC units, and dish antennae should be painted to match the color of the building.

(7) Retaining wall materials should usually consist of natural rock, boulders, stone, brick or other decorative materials. In addition, retaining walls should not usually exceed eight (8) feet in height (as consistent with Section 15.18).

18.40.422 Standards

(1) The design of building facades shall incorporate elements that help to break up long walls or roofs of buildings and facilitate a relationship with residents and visitors. Building elements shall incorporate design features and architectural elements that relate to the human scale. Buildings that utilize smaller-scale elements and useable outdoor spaces will appear less massive, fit more appropriately on the site, and appear more inviting to residents and visitors.

(2) One color shall not dominate a larger building or entire complex, but rather the use of multiple complimentary colors should be used to differentiate between buildings and components within buildings.

(3) Blank building walls that are visible to the public shall be avoided. Blank walls shall be designed to be less oppressive through the use of interesting details, design patterns and features that diminish the scale of the structure. For an expansive wall, consideration
shall be given to implementing a pattern on the wall with a different color or type of the same material, or creating an area of the wall that is a different texture, color and material. There shall be at least one vertical wall plane change for every twenty-five (25) feet of wall length. The vertical change shall be recessed or promoted at least two (2) feet in depth and shall continue for a minimum of four (4) feet in width.

(4) Retaining walls shall consist of materials consistent with the natural surroundings and/or proposed buildings. Where retaining walls exceed eight (8) feet in height, they shall be designed in a manner that steps the retaining walls and provides landscaping on each step.