

Site Development Regulations



City of
Golden

18.40 Site Development Regulations

DIVISION I – GENERAL PROVISIONS

18.40.010 Intent and purpose

These Site Development Regulations provide performance standards and design guidelines for the development and redevelopment of property. They seek to balance individual expense and limitations on preference with community benefits that are derived from safe, functional and aesthetically pleasing site improvements. Landscape and site design improvements contribute to safe surroundings for the community, enhance the livability of residential neighborhoods, improve the appearance of land and customer attraction to commercial areas, increase property values, enhance the compatibility of adjacent land uses, screen undesirable views, reduce air, light and noise pollution, and contribute to the image and appeal of the community for both residents and nonresidents. The overall goal is for new development and redevelopment achieve compliance with these standards and guidelines.

The goals of the Design Guidelines and Standards for the City include the following:

1. Respect the Existing Golden Context
 - Preserve the sense of a small-scale community surrounded by mountains.
 - Encourage development that allows for continued views of the surrounding environment, including North and South Table Mountain, and other natural features that are unique to the City of Golden.
2. Contribute to Neighborhood Identity
 - Facilitate the development of projects that establish individual identity while complementing the character of traditional design established within the existing neighborhood and the City.
3. Recognize and Maintain the Historic Value of Golden
 - Encourage development based upon Golden’s different historic periods **to** compliment Golden’s historic architecture and acknowledge **its** past industries.
4. Foster a Sense of Community
 - Development should be approachable, pedestrian-oriented, and interactive.
5. Promote Individuality
 - Encourage distinct, interesting character through the use of quality building materials, architectural expression, and unique design.
6. Remain consistent with the Comprehensive Plan and Community Sustainability Goals
 - Accommodate growth through infill and development within the existing built environment of the City, and work to preserve open space.
 - Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.
 - Encourage preservation of existing structures.
 - Provide a variety of modes of travel to access a diverse range of services and activities.
 - Reduce energy usage, solid waste, water consumption, and vehicle miles traveled.

18.40.020 Applicability of the site development regulations

- (1) This chapter shall apply to:
 - (a) All uses of real property other than single household residences and individual two-household dwellings located in the following zone districts:
 - RE Residential estate
 - R1 Residential standard lot
 - R1A Modified residential
 - R-2, Low density multiple household
 - R-3, Multiple household
 - R-C, Limited residential commercial
 - C-1, Limited commercial
 - C-2, General commercial
 - M-1, Limited industrial
 - M-2, General industrial
 - PUD, Planned unit development
 - (b) Uses permitted as special uses in accordance with the requirements of Chapter 18.30.
 - (c) Common areas within properties zoned to the RM zone district.
 - (d) Groupings of two household dwellings or structures when such groupings function as a unified project or site plan.
 - (e) Uses which are located or are to be located on property specifically made subject to this Chapter 18.40 by City Ordinance.
- (2) No building permit shall be issued for the construction of any building, structure, parking area, or loading area, or for any substantial alteration to existing buildings, structures, parking areas, or loading areas without first obtaining the approval of a site development plan from the Director of Planning and Development, (hereinafter referred to as "Director"). For the purposes of this chapter, "substantial alteration" refers to an addition in gross floor area, or parking or loading area equal to or greater than 25% of the existing area. To qualify as a substantial alteration, such an addition in area need not occur at any one time, but also may occur in a series of additions, over a period of five (5) years.
- (3) The site development standards set forth in this chapter are in addition to any other site development standards which may otherwise be applicable to a particular property or geographic area of the City.
- (4) Approval of a site development plan pursuant to this Chapter shall not constitute a vested right to develop the property in accordance with the approved plan pursuant to C.R.S. Section 24-68-101 et. seq. or otherwise. Unless specific action is taken by City Council, in accordance with the provisions of Chapter 18.66 of this Title, a site development plan approved pursuant to this Chapter shall not constitute a Site Specific Development Plan as that term is utilized in C.R.S. Section 24-68-101 et. seq.
- (5) In addition to these standards, properties subject to the requirements of Chapter 18.58 of the City's Municipal Code shall also be reviewed for compliance to the Historic District and Site Guidelines. Review of site development plans may concurrently proceed for this ordinance and the review required by Chapter 18.58.

18.40.030 Pre-application procedures

- (1) A pre-submittal conference with the Planning and Development Department may be requested by the applicant in order to facilitate dialogue between the City staff and the applicant regarding the proposed site development plan approval and process.
- (2) At the time of a request for a pre-submittal conference and review, the applicant is encouraged to submit a site analysis and sketch plan of the proposed development indicating the following items:
 - (a) A site analysis which includes an analysis of site context, and physical and visual conditions, showing the location and size of existing structures, vegetation, public streets and access, and significant views.
 - (b) A sketch plan which shows property boundaries, existing streets abutting the site, drainage channels, adjacent land uses, existing and proposed structures, parking and access areas, and landscape features.
- (3) Within fourteen (14) days after the pre-submittal conference, staff will call, meet with or send a letter to the applicant commenting on the site analysis and sketch plan as they relate to the anticipated site development plan application.

18.40.040 Review procedures and requirements for approval

(1) The Director shall approve, deny, or refer to Planning Commission, the site development plan within thirty (30) days after receipt of a complete site development plan. Site development plans shall be approved if they are complete in form, meet all the applicable submittal requirements and design standards set forth in this Chapter, and substantially comply with design guidelines contained in Divisions II through V of this Chapter. Site development plans shall not be denied solely based upon the Director's determination that the design guidelines in Divisions II through V have not been met. In the event that the Director determines that the site plan does not substantially comply with the guidelines in Divisions II through V, the site development plan shall be referred to the Planning Commission, based upon the procedures in Section 18.40.050. Planning Commission shall hold a hearing and make a decision for approval or denial based upon whether the proposal complies with the development standards of Chapter 18.40, and whether the proposal substantially complies with the guidelines contained in this chapter. Planning Commission may, in its discretion, continue such hearing for up to 65 days to allow the applicant to submit additional evidence and arguments that address any specific issues or concerns expressed by Planning Commission as to whether compliance with standards has been achieved, or whether substantial compliance with the applicable guidelines has been achieved. The Planning Commission shall make the final determination as to which items within the guidelines section are applicable to the site development plan.

“Preponderance” means a simple majority or more than 50%.

“Substantial compliance” means that the proposal complies with a preponderance of the applicable items within a section or like sections marked “Guidelines”.

“Shall” or “Must” indicates a design standard and means that conformance is intended to be mandatory.

“Should” or “Is Encouraged” means the guideline is intended to be a recommendation about how to implement the goals of the Design Standards and Guidelines. A preponderance of these items must be met and may be required through the review process. However, alternative design approaches which achieve the goal of the Design Guidelines may also be considered by the decision making body.

“View Corridor” means the line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building) from a public right-of-way or public property; the route that directs the viewer's attention.

- (2) An approval of a site development plan shall be designated by an acknowledgment on the plan. Denial of a site development plan shall be in writing with the reasons for denial set forth.
- (3) If a building permit has not been issued within two (2) years from the date of approval of the site development plan, the site development plan approval shall be null and void unless an extension is granted by the Director. An extension may be granted for a maximum of two years upon written request of the applicant. An extension shall not be granted if this Chapter has been amended such that the site development plan no longer conforms to the requirements of this Chapter. If a zone district change for any property included within an approved site development plan has occurred, the site development plan shall be null and void.

18.40.050 Appeal

- (1) If the Director denies the application, the applicant may appeal to the Planning Commission.
- (2) If the Planning Commission denies the application on appeal, or denies the application on referral from staff in accordance with Section 18.40.040 (1) above, that decision may be appealed by the applicant to City Council.
- (3) Written appeals from the decision of the Director or the Planning Commission must be received by the City Clerk within thirty (30) days of the date of denial, and must be accompanied by an appeal fee in an amount to be established by City Council Resolution. During the time an appeal is pending, no building permit shall be issued.
- (4) The Planning Commission or City Council, as determined in Subsections (1) or (2) above, shall conduct a public hearing within thirty (30) days after the appeal is received by the City Clerk. The inquiry of the appeal board shall be limited to whether the decision of the Director or the Planning Commission was contrary to this Chapter or an abuse of discretion.
- (5) The decision of the appeal board shall be set forth in writing giving reasons for affirming, modifying, or reversing the decision of the Director or the Planning Commission. The decision of the City Council shall be final and any appeal therefrom shall be to Municipal Court.

18.40.060 Waivers and exceptions

- (1) The Director may approve a site development plan which is different from dimensional and other quantitative criteria in this Chapter provided that the change fulfills the design

guidelines in Divisions II through V of this Chapter, and does not conflict with other ordinances and regulations.

- (2) Approval of a site development plan by the director, Planning Commission, or City Council shall be deemed a waiver for any site development plan form or information requirement contained in section 18.40.100 not shown or referenced on the plan.

18.40.070 Site development

Development of the site shall comply with the design and conditions included in the site development plan. A Certificate of Occupancy shall not be issued for a building constructed in violation of an approved site development plan.

18.40.080 Amendments to site development plan

Amendments to an approved site development plan other than those classified as minor modifications under Section 18.40.090 below shall be subject to the same application, review and appeal process applicable to the original site development plan.

18.40.090 Minor modifications to site development plan

Minor modifications to an approved Site Development Plan may be approved by the Director upon a finding that the modification does not:

- (a) Decrease by more than ten percent the approved setbacks or landscaping quantities, but in no case less than the minimum required setbacks or landscaping quantities;
- (b) Increase by more than ten percent the approved structure heights, ground coverage, floor area, or exterior dimensions of the structure;
- (c) Cause any increase in residential density;
- (d) Result in a change of use; or
- (e) Alter the colors or materials of the building.

18.40.100 Application requirements

- (1) Every request for site development plan approval shall be accompanied by five (5) copies of the site development plan. Four copies shall be submitted to the Director on one or more sheets of paper measuring twenty-four (24) by thirty-six (36) inches and drawn to a minimum scale of one inch equals fifty feet (1" = 50') (i.e., 1" = 40', 1" = 30', 1" = 20', and 1" = 10' shall be acceptable), one copy measuring 11" x 17" and each copy is to be signed by the applicant. Unless waived by the director pursuant to the provisions of Section 18.08.010 of the Golden Municipal Code, the site development plan shall contain the following information:
 - (a) Date.
 - (b) North arrow.

- (c) Written and graphic scale.
- (d) The legal description of the property, by reference to the relevant subdivision plat, or a metes and bounds legal description of the property verified and signed by a registered land surveyor in the State of Colorado.
- (e) Statement of the present zoning and the intended use of the property.
- (f) Statement of maintenance responsibility for all improvements shown on the site plan.
- (g) Site data in tabular form including:
 - (1) Total area of the property (sq. ft.)
 - (2) Building coverage (sq. ft.)
 - (3) Parking lot coverage (sq. ft.)
 - (4) Parking lot landscape area (sq. ft.)
 - (5) Total landscape area coverage (sq. ft.)
 - (6) Number of parking stalls required and provided
 - (7) Number of residential units as appropriate
 - (8) Existing and proposed gross floor area (sq. ft.)
- (h) Grading, drainage, and stormwater control measures, and existing and finished grades and contours.
- (i) The location of all existing and proposed public and private utility and emergency easements or other rights-of-way.
- (j) The building envelope, size, setback dimensions and height of all proposed structures and all existing structures which are to be retained on the site.
- (k) Finished floor elevation related to the United States Geological Survey information, surveyed to USGS datum when practical.
- (l) Building elevations showing height dimensions and architectural details and materials of buildings.
- (m) Location, dimensions and names of adjacent streets.
- (n) Proposed internal streets showing dimensions, centerline radii and curb return radii. Location, dimensions, and surface finish of bike/pedestrian paths and walkways shall be shown on a separate plan as a separately designed system.
- (o) The proposed layout of the parking lot including location and dimensions of parking spaces, curb islands, internal planter strips, maneuvering aisles and access driveways with indication of direction of travel.
- (p) Location of all exterior lighting, signage, and fencing used to divide properties or to screen mechanical equipment and trash containers.
- (q) Existing specific physical features on the site, including drainage ways, lakes, buildings, and structures, with indication as to which are to be retained. When requested, adjacent properties and their physical features within fifty (50) feet of the property line shall be identified including setback dimensions of adjacent structures.

- (r) The location of proposed ground and/or roof mechanical equipment and required screening shall be shown on the elevation and site plan drawings. Mechanical equipment not shown on the submitted drawings shall not be considered approved.
 - (s) The location of all existing trees greater than three (3) inch caliper indicating those which are to be retained on the property. The location and dimensions of landscaped areas, including location and names of all proposed plant material and groundcover, and the location of other pertinent landscape features.
 - (t) Location of all existing and proposed recreational amenities such as open play areas, swimming pools, tennis courts, tot lots, and similar facilities.
- (2) Other information which shall be required, but need not be designated on the site plan includes:
- (a) A final drainage plan and report in conformance with the City of Golden Engineering Regulations.
 - (b) A final grading and erosion control plan in conformance with the City of Golden Engineering Regulations.
 - (c) Sustainability Menu submission form and documentation.
 - (d) Highway Noise Mitigation Plan: A highway noise and mitigation evaluation plan shall be prepared and submitted for all proposed site development plans for properties located adjacent to or within 500 feet of the right of way for I-70, C-470, US 6, State Highway 58, and State Highway 93. Such requirement for a Highway Noise Mitigation Plan can be waived by the Director of Planning and Development or Planning Commission (depending upon to whom the site plan is submitted for approval) where, based upon the size of the development and the existence of a community noise mitigation plan, the developer proposes and agrees to install highway noise mitigation measures consistent with the community plan. The preparation of a Highway Noise Mitigation Plan should contain the following elements:
 - (1) Description of existing conditions: The existing acoustical environment at the project site including the type of land uses that are near the site.
 - (2) Noise measurements: Noise measurements shall be performed at the site to quantify the existing noise level at the location of proposed buildings and outdoor use areas. The measurements shall be based upon at least one continuous 24 hour noise measurement to allow a determination of the DNL at the site. Supplemental short term measurements (no less than 15 minute) can be used to help determine noise levels throughout a larger site by comparing the short term measurements with simultaneous measurements at the long term measurement location.
 - (3) Future Noise Levels: Calculations showing anticipated future noise levels on the site after development. If a traffic study is not warranted, then estimates can be used if they are approved by the City public works or planning department.
 - (4) Noise Impact Assessment: If the noise levels are anticipated to exceed the standard set out in Section 18.40.138, mitigation recommendations that will enable the project to meet the standard must be provided.

- (a) For outdoor areas the options to mitigate noise may include site orientation, building layout or noise barriers or any other means demonstrated to mitigate the noise. For indoor noise, sound rated building constructions such as sound rated windows are typically used.
- (b) The report must describe in detail the height, length and location of any noise barriers. Similarly, the location of any sound rated building elements must also be provided. The report must have a table showing existing noise levels and future noise levels with and without any proposed mitigation measures.

Detailed design information can be provided at a later date provided the initial study has clear evidence that the City's standards can be met.

- (e) Digital photos of three different perspectives of existing conditions submitted in one hard copy and one electronic format (.jpeg, .tiff, .bmp, or .pdf).
- (f) A mass model of buildings over 10,000 square feet or projects over 1 acre in size. A 3-D computer rendering depicting at least three different perspectives may be substituted for the physical mass model.
- (g) A photometric lighting plan for any project that includes pole-mounted parking lot or site lighting, and detailed cut-sheets of both wall-mounted and pole-mounted fixtures.

DIVISION II – OVERALL DESIGN STANDARDS AND GUIDELINES

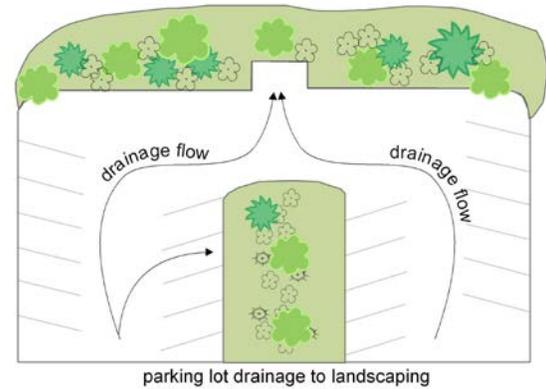
18.40.200 Development standards

- (1) Sections 18.40.200 through 18.40.600 contain standards and guidelines for design and construction of site development improvements. All site development plans within the City must comply with the standards contained in Divisions II through V, below. In addition, all site development plans must indicate how they substantially comply with the design guidelines in Divisions II through V.
- (2) In case of conflict among applicable site development standards, the standards contained in Sections 18.40.280, and 610 shall apply.

18.40.210 Drainage/grading

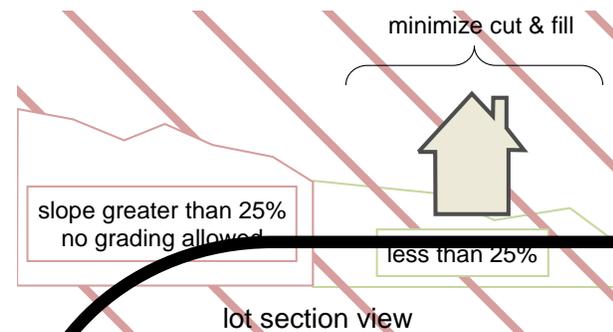
18.40.211 Guidelines

- (1) Projects should be designed to minimize cut and fill areas. Excessive cut and fill is discouraged especially in locations of limited or difficult access. Special care should be taken to final grade all disturbed areas to a natural appearing configuration. Techniques to soften the visual impact of long or high slope banks should be used and include terracing, varying slope heights, contour grading, rounding tops and bottoms of slopes, and screening with landscaping.
- (2) Stormwater detention areas should be designed to be compatible with the neighborhood interests, to minimize public health impacts, and with an attempt to double as recreation uses for the neighborhood.
- (3) To the greatest extent possible, impervious surfaces should be minimized and mitigated. Drainage in paved parking lots should slope towards on-site landscaping areas.



18.40.212 Standards

- (1) Grading disturbance shall not occur on slopes over 25%. Properties with areas of greater than 25% slope should place development requiring grading disturbance on the site areas of less than 25% slope. Incidental slopes, including banks along waterways or small abnormalities of less than 100 square feet within a lot shall not be counted toward this requirement.
- (2) The grading of the site must conform to the City's engineering regulations, and must be designed to minimize reshaping of landforms and fit the development to the site terrain.
- (3) Stormwater quality measures shall be integrated into the design. Where open space areas are required the design must allow, at a minimum, the first inch of



stormwater runoff (precipitation) to travel through swales, rain gardens, or other permeable surfaces. See the Stormwater Quality Management section of the Urban Drainage Criteria Manual Volume 3 for further explanation. Swales must be planted with xeric species, unless shown to be infeasible due to site specific conditions. All measures shall be designed to promote water quality of storm water run-off through the use of Best Management Practices, as defined by the Urban Drainage and Flood Control District and the City. (4) Maintenance and upkeep of stormwater detention and water quality improvements as required by the City are a continuing obligation of the homeowner or homeowner association. Unless amendments to the approved plans are approved by the City, the owner(s) shall provide maintenance to the improvements as needed to maintain compliance with the approved plans.

18.40.220 Landscaping

Landscaping improvements are an important part of the overall site design and should be used to integrate a development into its setting. Development plans should include landscape elements that contribute positively to the character of neighborhoods. Improvements should:

- Enhance the human scale of the building
- Provide a transition between different use areas
- Screen views of unsightly elements, such as utility boxes and parking areas
- Create usable pedestrian areas
- Be designed to facilitate water efficiency
- Define specific areas and enhance architectural features

18.40.221 Guidelines

- (1) Landscaping to be installed should be of a sufficient quantity and size to:
 - (a) Help screen buildings from adjoining properties.
 - (b) Screen parking areas from roads and neighboring properties.
 - (c) Provide a landscaped area between residential properties and the street, including trees and other landscape materials.
 - (d) Screen developments on slopes of over fifteen percent (15%).
- (2) Trees should be located on a site to emphasize passive solar gain. Deciduous trees that shade in the summer and allow sunlight to pass through their limbs in the winter are recommended for the south side of the building. Vegetation on the east and west sides of the building should be chosen and placed to reduce summer sun from entering windows. Evergreen trees that buffer from cold winds, snow, and ice, are recommended for the north facade of the building. Decisions should also take into account the effects on solar access with regard to neighboring properties.
- (3) Trees that must be removed on site due to demonstrated hardship should be mulched.
- (4) Plant materials may be integrated into groupings, and need not be uniformly distributed throughout the site. An ideal design would balance distribution with grouping.

18.40.222 Standards

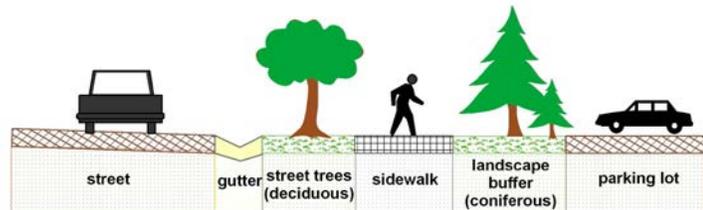
(1) Landscaping Specifications

- (a) Prior to planting and installing irrigation systems, all sites for plantings shall incorporate soil amendments at a rate of 3 cubic yards per 1000 square feet to a depth of at least six inches. Existing topsoil shall be salvaged and stockpiled for use in amending area soil. All landscape and erosion control plans shall contain a note to this effect. Prior to issuance of a certificate of occupancy, certification must be provided to the City certifying that such amendments have been installed.
- (b) Turf areas and live planting areas in excess of 100 square feet in area shall be served by a permanently installed irrigation system unless exempted by the Director, based upon a determination that such an irrigation system is unnecessary as a result of the size, location or alternate maintenance accommodations applicable to the area.
- (c) A solid fence or wall eight (8) feet in height shall be part of a ten (10) foot wide buffer strip between commercial, industrial, governmental, or public assembly uses and residential uses. This fence may be reduced in height to as little as five (5) feet by the Director, if the Director determines that site considerations, including but not limited to topographic differences between the lots, and setbacks of the proposed building warrant such reduction. Landscaping shall be used in combination with the fence or wall to soften the appearance of the buffer. A solid hedge of a minimum of five (5) feet in height, after three growing seasons, may be used in lieu of a fence if the commercial/industrial, governmental or public assembly use does not generate noise or emissions and if no loading or access activities occur adjacent to the residential use. Berms may be used as buffers provided that such berm shall not exceed a slope of 3:1.
- (d) The minimum size and characteristics of plant and other landscape materials at the time of planting or installation, shall be as follows:
 - (1) Deciduous Trees – Two and one-half inch (2-1/2") caliper, measured one foot (1') above ground.
 - (2) Evergreen Trees – Six feet (6') in height.
 - (3) Evergreen and Deciduous Shrubs and Hedges Five (5) gallon container size.
 - (4) Ground Covers and Vines – One (1) gallon size, except for prostrate junipers and other shrub like ground covers that shall be five (5) gallon size.
 - (5) Wood Chip Mulch – Minimum 3" depth.
 - (6) Rock or Stone Mulch – 2" minimum to cobble size, minimum 3" in depth.
- (e) Plant material located within an applicable sight distance area, as defined by the City of Golden Street, Sidewalk and Drainage Specifications, shall conform to the requirements of said document.

- (f) A performance warranty in the amount of 20% of the cost of installation of landscaping shall be provided to the City for projects where the cost of landscaping exceeds \$25,000. This performance warranty shall be held until completion of the first full growing season after the growing season of installation, and shall assure the replacement of any dead or diseased plant material.
- (g) Species shall be mixed in such a manner as to provide a combination of evergreen and deciduous plantings, shade trees and ornamental trees and bushes.
- (h) All open storage areas shall be screened from public rights-of-way or adjacent property by use of landscaping, berms or a combination of landscaping and other structural elements to a height of six (6) feet.
- (i) Any site contiguous to or facing any residential zone or residential use shall screen its parking areas, loading docks or similar uses through the use of landscaping elements to a height of four (4) feet.
- (j) Landscape shall be comprised of a minimum of 50% xeric species by area, designated by Golden’s “Recommended Plant List”, and shall use mulch to retain soil moisture.
- (k) Landscape plan shall demonstrate that irrigation systems are designed to minimize overspray and water waste through use of automatic controllers, rain sensors, moisture sensors and, for non-turf areas, subsurface drip systems.
- (l) Healthy existing mature trees (3” caliper or greater) shall be preserved on site unless sufficient hardship can be demonstrated. If trees must be removed, two must be planted (2.5” caliper or greater) for every one that is taken, in addition to compliance with all other tree requirements. No substitutions for trees allowed.

(2) Landscaping the Streetscape

- (a) A street landscape area averaging twenty-five (25) feet, but no less than fifteen (15) feet in width as measured from the proposed curb line shall be required of all properties abutting an arterial or collector street. Required pedestrian walks and bikeways are included in the streetscape measurement.
- (b) A street landscape area averaging twenty (20) feet, but no less than twelve (12) feet in width as measured from the proposed curb line shall be required of all properties abutting local streets. Required pedestrian walks and bikeways are included in the streetscape measurement.



- (c) Deciduous shade trees shall be planted parallel to the adjoining street or streets such that a canopy of foliage will form over the streets. One tree shall be planted in this manner for each 35' of street frontage. Clustering of trees

and the introduction of coniferous trees may be permitted by the Director. Ground cover and/or shrubs shall also be planted in the streetside landscaping strip in which the trees are placed. All efforts should be made to preserve existing trees unless the application demonstrates site restrictions which would require their removal.

(3) Landscaping Parking Areas

- (a) In addition to the street trees required above in Section 18.40.222(2), trees shall be provided at a rate of one (1) tree per five (5) parking spaces or fraction thereof. These trees shall be placed within or immediately adjacent to the parking lot.
- (b) Properties for which on-site parking of 20 or more automobiles is required shall also provide a landscaped area equal to 10% of the total paved parking area, which landscaped area shall count toward the requirement of section 18.40.232. The landscaped area shall be distributed throughout the paved parking area, and shall include trees, shrubs, and ground covers. Landscaped areas shall be served with an operating irrigation system. In no instance shall more than twenty five (25) parking spaces occur in a row without the provision of a landscape island. Landscape areas in parking lots shall be no smaller than 80 square feet each, and shall contain at least 1 tree and 5 shrubs for each island. Islands larger than 80 square feet shall contain 1 additional shrub for each additional 20 square feet of area, and 1 additional tree for each additional 200 square feet of area.

(4) Landscaping Obligation

- (a) Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner, and where approved trees, shrubs or other landscaping materials die or are removed, it shall be the responsibility of the applicant to replace them with materials of a comparable nature and size to those originally approved. Replacement shall occur in the next planting season, but in any event, such replacement time shall not exceed one (1) year. Any replacement which conforms to the requirements of this section shall not be considered an amendment to the site plan.
- (b) City right-of-way, or the area between the road and the property line, shall be maintained by the owner of the adjoining property.
- (c) The owner of the property, his successors, lessees, heirs and assigns shall be responsible for the proper maintenance of the area subject to an approved site plan. That area shall be deemed to include an area as measured from the back of the curb line to, and including all areas subject to the approved site plan. Landscaping shall be regularly maintained including necessary watering, weeding, pruning, pest control and replacement of dead or diseased plant material.

The final landscape plan for commercial and mixed use and multi-family residential projects shall be prepared and stamped by a Colorado licensed landscape architect.

18.40.230 Open space

18.40.231 Guidelines

- (1) Open space should provide visual breaks in the landscape, link development clusters, and provide enhanced pedestrian circulation within and between developments.
- (2) Open space areas should be usable for visitors to or inhabitants of the structures within the lot and be designed to promote outdoor activity.
- (3) When adjacent to a street, outdoor areas should be buffered with architectural features and landscaping.
- (4) Common open space areas should be sited to take advantage of and help preserve views of significant architectural and landscape features within the site.
- (5) Drainage systems should be designed to be multi-functional and integrated with open space as seamlessly as possible. Detention areas should be aesthetically pleasing as well as provide multiple use open space opportunities. Examples include creating level but sunken “percolation parks,” and breaking up impervious surfaces to promote on-site infiltration that also provides water for landscaping areas.

18.40.232 Standards

- (1) Open space areas shall be provided and maintained as a percentage of the lot equal to or greater than the following:
 - (a) Multiple household 40%
 - (b) Office/retail (up to three acres) 25%
 - (c) Office/retail (greater than three acres) 20%
 - (d) Industrial 15%
- (2) Open space areas are outdoor areas which provide separation and relief from buildings, or create outdoor recreational opportunities. These areas include:
 - (a) Walkways, pedestrian paths, open plazas and malls, terraces, natural drainage ways and drainage ponds, playgrounds, rooftops improved for landscape or recreational purposes, and similar structures designed specifically for active and passive recreational use and which are not designed to be used by motor vehicles except for emergency and service purposes; and
 - (b) Areas used as planted or landscaped areas, flowerbeds and planters.
- (3) Open space areas do not include:
 - (a) Portions of a property which are capable of being developed and which are specifically used for storage or reserved for future expansion, or outdoor areas which are developed for use as a storage area; and
 - (b) Areas designed to accommodate motor vehicle uses such as parking lots, open-air showrooms, roads, or service areas, at, above or below ground level. Landscaping over underground parking, however, will be included.

18.40.240 Parking lot design and internal circulation

18.40.242 Standards

- (1) Off-street parking areas shall be paved with asphalt, concrete or similar permanent surfacing, including semi-permeable surfaces such as grass pavers. Curbs or barriers shall be provided to protect public sidewalks from vehicular intrusion as well as to prevent parking in areas where parking is not permitted.
- (2) The size of a parking stall, its angle, and the width of the access aisle shall conform to the requirements of Chapter 18.36 of the Municipal Code. Stall width shall be increased to the appropriate size in accordance with American Disabilities Act standards for handicapped spaces.
- (3) The required length of a parking stall which is adjacent to a landscaped area may be reduced by two (2) feet if the design allows car bumpers to project over the landscaped area. If a median island is provided, it must be a minimum of nine (9) feet in width.
- (4) Parking spaces shall be defined on the pavement surface with painted or adhesive lines.
- (5) Parking lots and loading areas shall have access from a clearly defined driveway not less than sixteen (16) feet in width for one-way traffic and twenty-four (24) feet in width for two-way traffic. If the driveway is to serve as an emergency access, it shall not be less than twenty (20) feet in width. Private drives and private streets shall meet the minimum standards shown in the City of Golden Street, Sidewalk, and Drainage Specifications manual. Emergency access shall be provided which adequately links the site to public streets as a part of the overall site circulation.
- (6) Both sides of a parking bay shall be the same angle. The layout of the parking area shall be such that no vehicle shall protrude into a traffic lane.
- (7) Dead-end parking lot aisles shall provide back-around space five (5) feet in depth and the same width as the aisle.
- (8) Raised curb end islands are required for each parking aisle containing more than ten (10) vehicle parking spaces. Curb islands shall be constructed of an appropriate material such as concrete, block, or other similar material.
- (9) Off-street parking lots located on corner lots shall be so designed as to avoid the obstruction of views across the sight distance triangle as defined by the city's Street, Sidewalk, and Drainage Specifications by reason of parked vehicles.
- (10) Each site development plan for non-residential use properties shall provide bicycle parking areas with a number of spaces equal to 5 % of the number of automobile parking spaces provided. Such facilities shall be provided as racks or lockers, and be located in well lit accessible areas.
- (11) Driveways parallel to public sidewalks shall be separated from such walks by a landscaped area not less than eight feet in width or a solid wall at least thirty (30) inches in height.
- (12) Buildings and parking areas shall provide safe and clearly visible pedestrian walkways from building entrances through site to adjacent properties, transit stops, trails and parkland.

18.40.250 Screening

18.40.251 Standards

- (1) All trash containers shall comply with the requirements of Chapter 5.03 of the Golden Municipal Code, and shall not be located in the public right of way, setback areas, or buffer areas as defined by Chapter 18.28 and 18.40.222. Trash enclosures shall be integrated into the site plan to minimize enclosure visibility and accommodate truck access. Trash enclosures shall accommodate receptacles for both trash and recycling pick-up. Trash enclosures shall be constructed of durable materials and the color, texture, and architectural detailing shall be consistent with the overall site and building design.
- (2) Roof-mounted electrical, heating, ventilation or air conditioning units, and mechanical equipment shall be placed or screened such that the equipment is not visible from any point ten (10) feet above the ground at any point within a two hundred (200) foot radius of the building upon which it is mounted. Downspouts, cell antennae, cable dishes, and roof ladders shall be located so as to minimize their view from adjacent properties.
- (3) Utility cabinets, meters, generators, and other ground-mounted mechanical equipment shall be contained within the building or otherwise fully screened.
- (4) Screening shall be provided for outdoor storage uses when these are permitted by the zoning district. Said screening shall occur in a manner acceptable to the City through the use of opaque fencing, landscaping, berming, or other techniques.
- (5) Mechanical equipment and trash enclosures not shown on the submitted drawings shall only be approved when shown on the site plans and elevation drawings as part of a complete submittal.

18.40.260 Walkways and bike/pedestrian paths

18.40.261 Guidelines

- (1) Walkways should be designed to be free of hazards and to minimize conflicts with external factors such as noise, vehicular traffic and protruding architectural elements.
- (2) Walkways should ensure the mobility of all users by accommodating the needs of people regardless of age or ability.
- (3) Walkways and bike/pedestrian paths should provide a continuous connection to adjacent pedestrian networks and be designed so users can easily find a direct access to a route.
- (4) Development should encourage and provide access for users to utilize alternate forms of transit such as pedestrian walkways, bicycle, bus, or light rail. If the project is in close proximity to a transit route such as the City of Golden bicycle system, Regional Transportation District (RTD) bus route, or a light rail line, the project should facilitate easy access to the route (moved from 18.40.240).

18.40.262 Standards

- (1) The minimum width of an on-site walkway shall be five (5) feet unless head-in parking is permitted adjacent to the walkway, in which case the walkway shall have a minimum width of seven (7) feet.
- (2) On-site walkways designed to accommodate bicycles shall be referred to as bike/pedestrian paths and shall have a minimum width of eight (8) feet. If head-in parking is permitted adjacent to bike/pedestrian paths, then two (2) feet additional width shall be required for vehicle overhang on each side where head-in parking is allowed.
- (3) Grades for walkways and pedestrian paths shall not exceed eight (8) percent or the grade of the adjacent public street, except short stretches not to exceed 200 feet in length may be permitted by the city engineer if the city engineer determines that the criteria in the Golden Street, Sidewalk, and Drainage Specifications for sidewalks within the right of way are met.
- (4) Connections from walkways, transit stops, trails, parks, and bike paths in the public right-of-way to the building and through any parking lots shall be provided.

18.40.270 Mitigation of Highway Noise.

Unless specifically waived or modified by City Council based upon the general criteria contained in Section 18.08.010 and 18.40.060, approval of all new site development plans for property, or any portion of which is located adjacent to or within 500 feet of the right of way for I-70, C-470, US 6, State Highway 58 and State Highway 93, shall require the applicant to demonstrate compliance with the Highway Noise Standards in this section.

18.40.271 Guidelines

- (1) To the extent possible, residential development should be sited away from noise generating facilities, such as transportation projects or industrial land uses.

18.40.272 Standards

- (1) Multi-family Residential Standards. The maximum outdoor DNL for multi-family residential subdivisions shall not exceed 55db (A). This standard is to be applied to the primary outdoor use area, typically the backyard or common outdoor use area. The standard does not apply to the small balconies or decks associated with multi-unit developments provided there is a common outdoor use area within the development.

Exception – The City Council may, in its discretion, allow a DNL of up to 65 db (A) if there is a study or other compelling evidence that compliance with the standard is not economically reasonable or technically feasible.

- (2) City Parks, School playgrounds. The maximum outdoor DNL for city parks and school playgrounds shall not exceed 65 db (A).
- (3) Commercial shopping areas. The outdoor DNL for commercial shopping areas shall not exceed 65 db (A).

- (4) Industrial areas. The maximum outdoor DNL for industrial areas shall not exceed 70 db (A).

18.40.280 Lighting.

18.40.281 Guidelines

18.40.282 Standards

- (1) On-site lighting for parking areas, buildings, and commercial display areas shall be limited to fixtures that do not cast direct light beyond the limits of the property.
- (2) Downcast and fully shielded fixtures shall be required to avoid direct light and glare from impacting adjacent properties at an elevation equal to that at the base of the lighting at the subject site.
- (3) Lighting standards shall not exceed the lesser of five (5) feet taller than the main building or twenty-five (25) feet in height.

18.40.290 Hillside standards

18.40.292 Standards

- (1) Where properties subject to this chapter include areas covering more than 25% of the site with original slopes in excess of 15% slope, the following specific standards shall apply in addition to other requirements.
 - (a) Driveway grades shall conform to criteria for private driveways in the Golden Street, Sidewalk, and Drainage Specifications.
 - (b) Site Development Plans shall include measures to minimize erosion both during construction and after occupancy in conformance with any required drainage or stormwater quality permit, as approved by the City.
 - (c) Overlot grading proposals for subdivisions or developments shall minimize disruption of topographic forms. Cut or fill depth within one hundred (100) feet of a public street right of way or adjacent property shall not exceed ten (10') unless specifically approved by the Director based upon the criteria in section 18.40.06 (1).
 - (d) Fill slopes between the subject site and existing buildings on an adjacent site shall not exceed 3:1 grade if the height of the slope where the fill is occurring exceeds four (4) feet. Slopes in excess of a 2.5:1 grade shall be stabilized with an approved structural treatment. Acceptable ground cover for such a slope must be specified on the site plan or grading plan.
 - (e) The top of a cut slope shall be made not nearer to a property lot line than ten feet (10'); unless a professional engineer licensed in the State of Colorado certifies that the cut will not substantially impact the lateral support of the adjacent property.
 - (f) The toe of a fill slope greater than four (4) feet in height shall be made not nearer to property lot line than ten feet (10') or three feet (3') of setback for each one foot (1') of fill, whichever is greater.

18.40.300 Construction standards

- (1) All improvements indicated on an approved site development plan shall be completed prior to issuance of a Certificate of Occupancy. However, if all conditions necessary for issuance of a Certificate of Occupancy are met except landscape and other site improvements unrelated to vehicular access, storm water quality and storm drainage facilities, site grading, and retaining walls, a Temporary or Final Certificate of Occupancy will be issued. In that event, all improvements must be completed by the next planting season within a time frame established by the Director, but in no case to exceed one hundred eighty (180) days after issuance of the Temporary or Final Certificate of Occupancy. As a condition of issuance of the Temporary or Final Certificate of Occupancy, project completion shall be guaranteed by the filing of a performance guarantee with the City in a form and amount as would be necessary to ensure completion of the improvements, and with such surety as are authorized to secure Development Agreements pursuant to Golden Municipal Code Section 17.50.110. Such guarantee shall be held until after the installation of the affected improvements.

18.40.350 Sustainability Menu

Applicants shall either choose items from the menu, below, to reach a minimum of 25 points in order to meet the City sustainability standards, or propose their own sustainable design elements for all or a portion of the 25 points needed. The City of Golden encourages innovation, and Planning Commission may award points for specific measures not on the menu. Applicants shall achieve points from at least three of the five categories in the menu.

Menu Item	Points	Documentation Required
Water Conservation, Storm Water, and Water Quality		
1. Employ storm water runoff reduction strategies to slow runoff and promote infiltration. One point is awarded for every 20% of impervious area routed through bioswales, biobuffers, rain gardens and/or permeable pavement designed in accordance with the City of Golden Stormwater Standards Manual.	1-5	Applicant shall show both impervious areas and porous infiltration areas on the site plan, as well as calculation of percent of impervious routed through porous areas. Product specification sheet and/or maintenance plan must also be submitted with building plans.
2. Plant a vegetated roof for a portion of the roof area. Points awarded on a sliding scale, with 1 point for every 10% of vegetated roof area.	1-10	A vegetated roof plan shall be submitted with landscape plan that shows what will be planted, how it will be irrigated and a roof area calculation.
3. Exceed open space requirement by 25% or more. Includes both landscaped and xeriscaped areas.	2	Site plan shall show area of open space as well as calculation to demonstrate how it exceeds requirement by 25%.
4. Use water conservation measures, including sub 1-gallon flush urinals, dual flush toilets, low flow faucets and showerheads, drip irrigation with rain sensors and industrial conservation measures.	1-3	One point given for fulfillment of each conservation category throughout the project. Interior fixtures shall demonstrate compliance with EPA WaterSense Criteria.
Transportation		
1. Provide double the minimum of the required amount of bicycle parking on site for one point. One additional point available for providing a bike repair station, and one additional point for providing secure and enclosed parking (e.g. lockers, storage room) for at least 50% of the bike parking needed for double the minimum amount.	1-3	Must demonstrate locations and amount of bicycle parking on site plan.

2. Provide number of shower units for a minimum of 2% of all full time equivalent employees.	1	Building plans shall show location of shower facility, number of showers and calculation of showers to projected number of full time equivalent employees.
3. Build development within ¼ mile of public bus stop or ½ mile of light rail stop, as measured using a pedestrian’s walking distance. Applicant shall also demonstrate enhanced walkability by establishing connections to transit and surrounding areas.	2	Applicant must provide map to scale that demonstrates site boundaries, identifies location of transit stop, and shows walking path and distance between them. Map shall also identify potential barriers for pedestrians.
4. Provide, maintain and install a bus shelter if a stop is in or adjacent to the right-of-way.	2	Site Plan shall demonstrate location and type of pedestrian amenities, as well as location of bus stop if applicable. Product specification sheets are also required.
5. Provide preferred parking for 5% of parking spaces to serve car/van pool vehicles and hybrid and electric vehicles. This item may not be combined with item 6, below.	1	Site Plan shall designate location and amount of preferred parking, and product image of proposed signage also required.
6. Install electric plug-in stations for hybrid and electric vehicles for 3% of the total vehicle parking spaces on site for two points, and make them available to the general public for one additional point.	2-3	Demonstrate location and number of stations on site plan, as well as provide product specification sheets.
7. Restrict parking on site to the minimum number of spaces allowed by code. Car share spaces shall reduce the required minimum spaces by a 1:1 ratio. Only standard aisles and spaces allowed unless under exclusive easement.	3	Site plan shall show parking layout and number of spaces provided, as well as calculation of minimum required.
8. Add designated and signed car share space(s) to site.	2	Site plan shall designate location and amount of car share parking, and submittal shall provide image of proposed sign and an agreement with an established car share company.

Energy Efficiency		
1. Increase energy efficiency of structure over currently adopted IECC code requirement. Points are awarded on a sliding scale with one point for every 2% increase in energy efficiency, up to 25 points.	1-25	Complete REScheck or COMcheck Compliance Certificate for interior and exterior lighting, building envelope, and mechanical equipment, and provide proof

Points may be awarded for efficiency gains in specific systems, such as lighting or mechanical, but more points may be awarded for an integrated design approach.		of energy modeling with a defined performance target that demonstrates projected energy efficiency.
2. Commission the building(s) for energy efficiency performance by a technician prior to c/o. Applicant shall be required to make all feasible improvements prior to Planning final inspection approval.	4	Provide energy model performance targets at time of building permit application, as well as proof of contract with technician commissioning the building(s).
3. Install building automation system for advanced monitoring, which can include networked controls of multiple building systems, such as heating and cooling, ventilation, daylighting and lighting.	1-4	Show product information at time of site plan application for building system(s) used and the building features it controls to increase building efficiency. Programmable thermostat = 1 point, Networked controls = 2 points, Fully integrated system (BAS) = 4 points.
4. Offset traditional energy usage with renewable energy production on site. There will be 1 point awarded for each 4% reduction in energy use, ending with 25 points for a net zero building that produces as much power as it consumes over the course of a calendar year.	1-25	Applicant must demonstrate the projected energy usage of the structure and calculate the percentage of that power that will reliably be produced on site. Building Department staff will verify the model and projected renewable energy component.
5. Plant at least 20% additional trees than otherwise required to maximize shade over paved or covered areas in summer (deciduous east, west, south), provide a wind break in winter (evergreens to north) and reduce the urban heat island effect in parking areas and throughout the site.	3	Landscape plan shall demonstrate location and type of trees to be planted, and show the number of trees required versus number proposed. Points awarded based on strategic placement to reduce heat island effect, and can include deciduous vines on trellis structures as well as trees.
6. Construct predominately residential buildings and/or roofs to be elongated on an east-west axis, with south facing windows that receive sunlight between the hours of 9:00 A.M. and 3:00 P.M. (sun exposure) during the heating season. This shall be coupled with the use of awnings or other shade structures on the east and west facing windows, appropriate use of glazing, use of daylighting, and other passive solar design techniques to reduce energy demand, including building envelope design.	1-5	Demonstrate by using solar path diagram, and identifying percentage of south facing window area, and placement of shade structures, glazing types and daylighting, as well as any other passive solar techniques employed. Points awarded based on integrated approach using several passive solar methods.

7. Provide separate meters for tenant occupied spaces for electricity. For natural gas, provide separate meters for tenant spaces 10,000 sf. or more.	2	Building plans shall display location and number of meters.
8. Install heat reflective roof materials. Minimum 29 SRI (Solar Reflective Index) materials qualify.	2	Provide product cut sheets that demonstrate compliance at time of site plan submittal.
Community Preservation and Revitalization		
1. Preserve an existing structure when increasing square footage or creating additional structures. To receive points, all structures must also be brought into compliance with currently adopted IECC code. Points awarded on a sliding scale with 1 point for the first 1,000 sf and then 1 for every 1,000 sf thereafter, up to a maximum of 5 points.	1-5	Site plan and building plans shall both reflect the building square footage being preserved on site.
2. If preserving a historically designated structure, applicant may be awarded two additional points for improving energy efficiency while maintaining both the character and structural integrity of the building.	2	Provide elevation drawings with site plan submittal that demonstrate preservation efforts, as well as achieve energy efficiency points per the “Energy Efficiency” category of this menu.
3. Add affordable housing units (as defined by HUD) to a project. Points awarded on a sliding scale, with 2 points awarded for every affordable unit created up to a maximum of 10 points. Must also fulfill requirements under Transportation #3 and Energy Efficiency #1 of this menu to receive points.	2-10	Demonstrate at site plan review and at building permit review with details on size and price points of units. Deed restriction is required, and proof shall be provided in order to get c/o.
4. Choose an infill site, which can be no greater than one half acre in size, and is defined here by having paved or developed lots adjacent, or across a right-of-way, on at least two sides of the property.	3	Demonstrate at site plan review by showing contextual view of adjacent developed lots.
5. Choose a brownfield site, defined by the EPA as the “presence or potential presence of a hazardous substance, pollutant, or contaminant,”	5	Demonstrate at site plan review with documentation that shows the type and amount of site contamination. Remediation plans shall be required at building permit.
6. Provide community garden plots fruit trees, or other means of food	3	Landscape plan shall show location, size and number of

production on site for a minimum of 15% of multifamily units to foster local food production. Plots must be a minimum of 20 square feet each.		garden plots, fruit trees, vines, etc. and provide evidence that garden plots are easily accessible, of appropriate slope, and contain adequate sunlight and an available water source.
7. Provide compost bin location on the property with contract for pick-up service.	2	Site plan shall show location of compost bin, and proof of contract for pick-up service required at building permit.
Miscellaneous		
1. Planning Commission may reward applicants for sustainable design elements not covered by this menu. Consideration will be given for scale, efficiency or innovation beyond standard business practices of the applicant, and points will be awarded at the discretion of the Planning Commission. Examples include participation in a bike share system and use of recycled materials. Special consideration given for proposals that integrate a number of different menu items in a coordinated effort toward sustainability.	Varies	Documentation requirement shall be tailored to proposed plan. In order to qualify for points, an applicant must be able to demonstrate that the proposed project attains a measurable achievement in one of the other four categories of menu items.
2. Sustainability Menu requirements and associated point system shall be waived if project achieves LEED or or Green Globes certification.	N/A	For LEED, provide LEED registration and completed LEED checklist for site plan review. Construction drawings and LEED templates required for building permit. For Green Globes, provide narrative of design approach for site plan review, then provide construction documents survey for building permit. Initial certification documents required for final permit and certificate of occupancy.
3. Place 50% of parking either under cover with a roof that has a minimum SRI (Solar Reflectance Index) of 29, or beneath finished living space in order to reduce urban heat island effect.	4	Site and building plans shall detail covered parking along with method and proof of SRI achieving SRI requirement.

DIVISION III – RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

18.40.400 Intent

The City of Golden’s residential standards guide the development of housing in order to create a strong sense of community. A wide variety of housing types, development styles, site planning and density is encouraged in order to provide more diversity and visual interest in the City’s residential character. Development should strive to be approachable and relate to the human scale through the use of smaller building components rather than large, dominant features.

Downtown residential projects should refer to Division V – Downtown Design Guidelines.

18.40.410 Building placement, grading and site layout

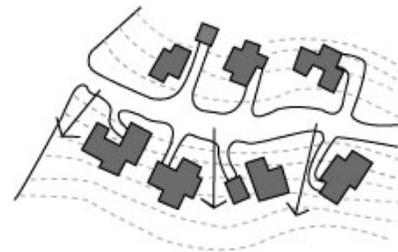
18.40.411 Guidelines

(1) Site Layout, Grading, and Landscaping.

- (a) Where properties abut natural features, such as drainageways, wetlands, and hillside slopes, the landscape design should incorporate the natural features into the overall design for the property. Solid fences, walls, and other devices that separate the natural feature from the site should not be used.
- (b) Where a fill slope is to be located near the site boundary and the adjacent off-site property is either developed or public park or open space land, precautions should be incorporated in the plan to protect adjoining property from damage as a result of such grading. These precautions may include but are not limited to:
 - 1. Additional Setbacks
 - 2. Provisions for retaining or slough walls
 - 3. Mechanical or chemical treatment of the fill slope surface to minimize erosion
 - 4. Provisions for the control of surface waters
- (c) Pedestrian and/or vehicular access ways should be extended to the property line in order to interconnect with other adjacent commercial parking lots.

(2) Building Siting:

- (a) The siting of a building should fit the existing topography, relate to climatic conditions, and consider on-and-off-site structures, streets and pedestrian ways.
- (b) Structures should be placed lower than the top of slope so that the building will blend into the landscape, rather than being a focal point.
- (c) Building orientation and placement should not be disruptive to existing topographic forms, and should minimize overall cut and fill depths.
- (d) Placement of common buildings such as clubhouses, garages, and/laundry facilities should be primarily toward the interior of the complex.



Buildings should be staggered to avoid the appearance of one solid wall of structures

- (e) The pattern of spaces between buildings of new construction should be consistent with existing construction.
- (f) Attention should be given to preserving unique and/or special topographical features such as streams, outcroppings, wetlands, and unusual or scenic geological features.

(3) Orientation:

- (a) Building orientation should face the street frontage, and preserve view corridors. Buildings should be carefully sited for climate control and to minimize casting shadows onto adjacent properties.
- (b) When integrating with existing neighborhoods, buildings and other site plan elements should be oriented on the lot in a manner which is consistent with the established neighborhoods. Where there is a predominant pattern of siting characteristics established on surrounding lots, this pattern should be continued on the subject lot.
- (c) Buildings should be staggered in orientation throughout a complex to encourage interest and avoid repetition, except when such variation is outweighed by the benefits of solar gain.

(4) Massing, Scale and Proportion:

Building design for multi-family projects should resemble the scale of single-family residential architecture to the extent possible. It is important to create distinct, individual units within a larger building and avoid repetition. Larger buildings should be broken down into smaller modules, with horizontal recessed and projected components, and vertical changes in the roofline.

- (a) The design of the building or buildings should consider the building proportions, building mass and height and the potential for grouping buildings together so as to be compatible with adjacent existing and proposed uses.
- (b) If the proposed building or buildings is to be larger than adjacent structures, architectural elements should be incorporated into the design of the larger building such that the scale of the larger building's facade is compatible with the adjacent smaller buildings. Scale of the elements of the existing and proposed buildings, and existing rhythm of buildings along the street should be considered. Landscaping should also be designed to integrate the structures into the surroundings.
- (c) A transition in scale, and appropriate quantities of open space and landscaping should be utilized to create an attractive, compatible edge in areas where larger scale buildings are sited next to smaller ones, such as office complexes next to single-family residences.
- (d) Building proportions should be visually pleasing to the eye. Where suitable, use of the Golden Section or an appropriate visual scale should be used. The Golden Section (a ratio of 0.618 to 1.000) is encouraged as a standard proportion for width in relation to height as used in facades of buildings, in

window sizing, and in first-story to second-story proportion. The Golden Rectangle, a rectangle whose sides are proportional according to the Golden Section, can be seen at the Colorado School of Mines and in the capital building downtown Denver. see photo in Section 18.40.511 (4)

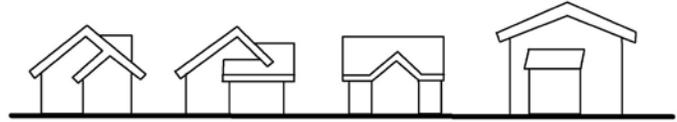
18.40.412 Standards

(1) Massing, Scale and Proportion:

- (a) The massing of larger buildings shall be broken into smaller components that more readily relate to the human scale.

Building massing should be varied by employing a variety of techniques, such as recessed porches, bay windows, dormers and varying planes or setbacks.

As appropriate to the style of the complex, the roof forms should be varied. Roof forms should include hipped roofs, gabled roofs, varying roof pitches, side-to-side gables, front-to-back gables, or various combinations.



Use varying facades and create smaller components

- (b) Façade components should correspond to a human scale which can be accomplished by visually breaking up facades into smaller components with elements such as windows, covered entries, balconies, and by stepping back upper stories.

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.

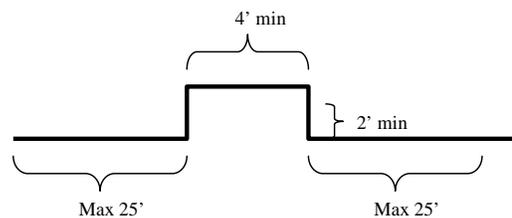


The use of recessed and promoted building components and a mix of building materials and colors reduces overall mass.

- (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

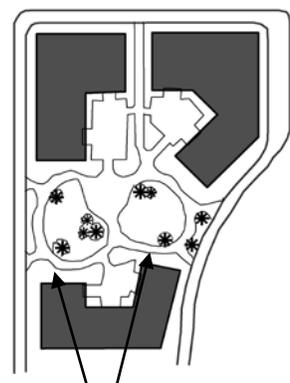
- (1) The design of building facades shall incorporate elements that help to break up long walls or roofs of buildings and facilitate a relationship with residents and visitors. Building elements shall incorporate design features and architectural elements that relate to the human scale. Buildings that 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.



18.40.430 Open space

18.40.431 Guidelines

- (1) In multi-family residential developments, common open space areas should be easily accessible from all buildings with the maximum number of units sited adjacent to the common open space areas. In addition to the common open space areas, projects are encouraged to provide each unit with usable private open



space. These private spaces should be directly accessible from the unit and large enough to permit outdoor living activities.

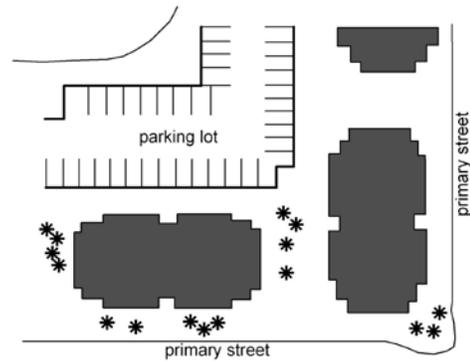
18.40.432 Standards

- (1) Open space areas shall be provided and maintained as a percentage of the lot equal to or greater than 40% for multiple household projects.

18.40.440 Parking lot design and internal circulation

18.40.441 Guidelines

- (1) Whenever possible, parking lots should be located behind residential structures, rather than along the primary frontage, to minimize visual impact to the street. Parking lots must be recessed behind the front wall of the building.
- (2) Where individual garages are incorporated into projects, common driveways, private streets, or alley-loaded access is encouraged. The design of these structures should relate to the primary building.



18.40.442 Standards

- (1) Covered, secured and free bicycle parking shall be provided for a minimum of 15% of multifamily units, factoring two bikes per unit. Space that is specifically called out for this function within a garage is also applicable.

DIVISION IV – NON-RESIDENTIAL DESIGN STANDARDS AND
GUIDELINES

18.40.500 Intent

The City of Golden’s commercial design standards are set forth to enhance the overall character of the City’s commercial development. It is important to have a balance between the integration of commercial development into the surrounding residential areas and promoting a healthy commercial environment that is attractive and convenient for residents and visitors.

Downtown non-residential projects should refer to Division V – Downtown Design Guidelines.

18.40.510 Building placement and site layout guidelines

18.40.511 Guidelines

(1) Site Layout

- (a) Where properties abut natural features, such as drainageways, wetlands, and hillside slopes, the landscape design should incorporate the natural features into the overall design for the property. Solid fences, walls, and other devices that separate the natural feature from the site should not be used.
- (b) Where a fill slope is to be located near the site boundary and the adjacent off-site property is either developed or public park or open space land, precautions should be incorporated in the plan to protect adjoining property from damage as a result of such grading. These precautions may include but are not limited to:
 - 1. Additional Setbacks
 - 2. Provisions for retaining or slough walls
 - 3. Mechanical or chemical treatment of the fill slope surface to minimize erosion
 - 4. Provisions for the control of surface waters

(2) Building Siting:

- (a) The siting of a building should fit the existing topography, relate to climatic conditions, and consider on-and-off-site structures, streets and pedestrian ways.
- (b) Structures should be placed lower than the top of slope so that the building will blend into the landscape, rather than being a focal point.
- (c) Building orientation and placement should not be disruptive to existing topographic forms, and should minimize overall cut and fill depths.
- (d) The pattern of spaces between buildings of new construction should be consistent with existing construction.
- (e) Attention should be given to preserving unique and/or special topographical features such as streams, outcroppings, wetlands, and unusual or scenic geological features.

(3) Orientation:

(a) In general, buildings should be located in a manner that relates to the street and provides a strong street frontage rather than creating street frontages that are dominated by parking.

(b) Building orientation should face the street frontage, and preserve view corridors. View Corridor means the line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building) from a public right-of-way or public property; the route that directs the viewer's attention. Buildings should be carefully sited for climate control and to minimize casting shadows onto adjacent properties.



Buildings should relate to the street and appear accessible to pedestrians. Variation in building materials reduces the appearance of height and bulk.

(c) When integrating with existing neighborhoods, buildings and other site plan elements should be oriented on the lot in a manner which is consistent with the established neighborhoods. Where there is a predominant pattern of siting characteristics established on surrounding lots, this pattern should be continued on the subject lot.

(d) Where the main entrance of a building does not face a street, other street side entrances, windows, and doors shall be highlighted, to provide interest and appear accessible to pedestrians.

(e) Loading and service entrances shall not intrude upon the public view, nor interfere with pedestrian and vehicular flows within the project.

(4) Massing, Scale and Proportion:

The intent is to ensure that buildings, particularly large structures, are designed with elements that relate to a human scale and are appropriately proportioned. Large building volume should be broken into a number of smaller components to decrease its apparent mass and volume, thus reducing its visual impact. Reducing the visual impact of mass can be accomplished by creating building insets or projections, stepping back upper floors, and varying the height of the roofline. Changes in vertical mass should be used in an architecturally appropriate way to add interest and reduce the appearance of building height and bulk.

(a) The design of the building or buildings should consider the building proportions, building mass and height and the potential for grouping buildings together so as to be compatible with adjacent existing and proposed uses.

(b) If the proposed building or buildings is to be larger than adjacent structures, architectural elements should be incorporated into the design of the larger building such that the scale of the larger building's facade is compatible with the adjacent smaller buildings. Scale of the elements of the existing and proposed buildings, and existing rhythm of buildings along the street should be considered. Landscaping should also be designed to integrate the structures into the surroundings.

(c) A transition in scale, and appropriate quantities of open space and landscaping should be utilized to create an attractive, compatible

edge in areas where larger scale buildings are sited next to smaller ones, such as office complexes next to single-family residences.

- (d) Building proportions should be visually pleasing to the eye. Where suitable, the Golden Section or an appropriate visual scale should be used. The Golden Section (a ratio of 0.618 to 1.000) is encouraged as a standard proportion for width in relation to height as used in facades of buildings, in window sizing, and in first-story to second-story proportion. The Golden Rectangle, a rectangle whose sides are proportional according to the Golden Section, can be seen at the Colorado School of Mines and in the capital building downtown Denver.

18.40.512 Standards

- (1) Notwithstanding the provision of Section 18.28.210, buildings conforming to all applicable Guidelines in Subsections 18.40.511 (3), (4) the Director or Planning Commission may reduce the front setback from a street or streets to as little as ten (10) feet, provided that the streetscape requirements of Subsection 18.40.222 (2) are met.



The Golden Section and the Colorado School of Mines CTLM Building

18.40.520 Architectural Features

18.40.521 Guidelines

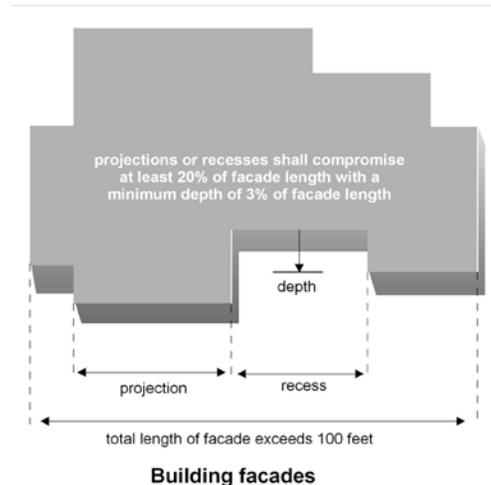
- (1) Commercial development within the City should reflect Golden's character, including a small town feel, historic architecture, and compatibility with the surrounding mountain landforms.
- (2) When building groups or multiple structures are planned for a single project, they should be designed in a unified architectural and spatial manner with reference to building placement, exterior finish, materials and design details.
- (3) Brick, sandstone, wood, stucco, colored and textured concrete, and textured concrete masonry units for facing materials are encouraged.
- (4) 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.
- (5) Lighting, paving, and street furnishings such as benches and planters should be integrated into the overall building concept and design.

18.40.522 Standards

- (1) Main building entries shall be accented with strong architectural definition.
- (2) Buildings shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top that relates to a human scale.
- (3) Surface or facade details to enrich the architectural character and enhance the streetscape shall be used. These may include awnings,

special entry details, lights, and bay or specially designed windows, cornices or molding details.

- (4) Blank building walls that are visible to the public should be avoided. Blank walls should 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. Facades less than or equal to one hundred (100) feet in length, measured horizontally, shall be broken at least every thirty (30) feet through the use of projected or recessed components. Facades greater than one hundred (100) feet in length, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.



- (5) The use of prefabricated metal for an entire structure, panelized flat plywood and highly reflective materials for facing materials is prohibited.
- (6) Mechanical equipment mounted on the building including but not limited to vents, flues, and flashings should be painted to match the color of the building.
- (7) Retaining walls should consist of materials consistent with proposed buildings.

18.40.530 Parking lot design and internal circulation

18.40.531 Guidelines

- (1) Development should minimize the impact of large areas of surface parking on the aesthetic character for commercial development.

18.40.532 Standards

- (1) Parking shall be located to the sides and rear of the building. For larger commercial centers, limited parking may be provided between the building and the street. Surface parking areas facing a public street shall be buffered by berming or landscaping.
- (2) All outdoor parking areas shall be divided into smaller areas to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and commercial establishments.
- (3) Parking garages shall be designed to be compatible with the historical character and architecture of the surrounding area. Vehicles and ramps within the garage shall be masked or hidden as much as possible.

**DIVISION V
DOWNTOWN STANDARDS AND GUIDELINES**

18.40.600 Applicability

- (1) The downtown area shall consist of all properties generally between 15th Street on the south and Highway 58 on the north and from Cheyenne Street to East Street, and as specifically depicted by the map in Section 18.40.724 below.
- (2) No building permit shall be issued for the construction of any building, structure, parking area, or for any significant alteration to existing buildings or structures in the downtown area without first obtaining the approval of a site development plan from the Director of Planning and Development. For the purposes of this section, “significant alteration” refers to an addition in gross floor area greater than 1,000 square feet or any physical alteration to a building façade facing a street or alley.
- (3) As detailed in Section 18.40.040(1), all proposals shall be reviewed according to the General Standards and Guidelines and Additional Provisions. In addition, proposals shall be reviewed according to the applicable Specific Standards and Guidelines. Proposals involving historically designated properties are also required to be reviewed by the Historic Preservation Board in conformance with Chapter 18.58.
- (4) The site development standards and guidelines set forth hereafter are in addition to any other site development standards which may otherwise be applicable to a particular property or geographic area of the City.

18.40.610 Review procedures and requirements for approval

- (1) General application and review process for the downtown area shall be in accordance with Sections 18.40.030 thru 18.40.100 of this chapter.

18.40.620 Intent and Purpose

Golden’s downtown area has a unique character that is separate and distinct from other areas of Golden. The design standards and guidelines attempt to preserve the Main street character of downtown through the maintenance and restoration of its architectural integrity.

- (1) Goals
 - a. Retain distinct architectural features that give the downtown its distinguishing character.
 - b. New construction and additions to existing buildings should recognize the predominant size and bulk of existing buildings through design considerations.
 - c. Use new elements such as landscaping materials, fencing, streetscape elements that are compatible with the character of the neighborhood in size, scale, material and color.
 - d. Retain features such as parks, street lights, benches, walkways, alleys, and building setbacks that have traditionally linked buildings to their environment.

- 18.40.600 Applicability
- 18.40.610 Review procedures and requirements for approval
- 18.40.620 Intent and Purpose

General Standards and Guidelines

18.40.630	Character	
	18.40.632	Guidelines
	18.40.634	Standards
18.40.640	Colors and Materials	
	18.40.642	Guidelines
	18.40.644	Standards
18.40.650	Roofs and Porches	
	18.40.652	Guidelines
	18.40.654	Standards
18.40.660	Exterior Spaces	
	18.40.662	Guidelines
	18.40.664	Standards
18.40.670	Openings	
	18.40.672	Guidelines
	18.40.674	Standards
18.40.680	Parking and Circulation	
	18.40.682	Guidelines
	18.40.684	Standards
18.40.690	Streetscape	
	18.40.692	Guidelines
	18.40.694	Standards

Specific Standards and Guidelines

18.40.700	Multifamily and Mixed Use properties	
	18.40.702	Guidelines
	18.40.704	Standards
18.40.710	Building Placement and Site Layout	
	18.40.712	Guidelines
	18.40.714	Standards
18.40.720	Massing, Scale, and Proportion	
	18.40.722	Guidelines
	18.40.724	Standards
18.40.730	Single-family Residential buildings	
	18.40.732	Guidelines
	18.40.734	Standards

Additional Provisions

18.40.740	Clear Creek Corridor	
	18.40.742	Guidelines
	18.40.744	Standards
18.40.750	Signs	
	18.40.752	Guidelines
	18.40.754	Standards

GENERAL STANDARDS AND GUIDELINES

18.40.630 Character

The combination of a building's distinguishing features make up the important overall character element. Development should respect downtown Golden's character which is typified in architectural features of several existing historic structures in the downtown area. The representative character desired by the City of Golden is included in the following examples:

a. 1201 Washington Avenue

The original Ruby National Bank building illustrates late nineteenth century architecture in Golden.

- Regular rhythm of window spacing on the second floor
- Extensive cornice details
- Appropriate use of color
- Etched or carved masonry with faux column highlights at regular intervals and on corner

b. 1200 Washington Avenue

The Everett Block building (1873) retains its unique Golden character through an updated, contemporary use of color and awnings while maintaining the custom styles of arched second story windows and first floor storefront windows.

- Strong use of color
- Arched windows and headers
- Texturized dentifrice detail under cornice element.
- Maintains setback consistency along block

c. 1122 Washington Avenue

The Loveland Building (1863) is Golden's first brick storefront with arched doors and windows and is an example of an appropriate corner development. With the entrance opening to the corner, the entrance is visible and is the highlighted feature. The use of window cladding creates visual interest while duplicating the rectangular components in the building façade.

- Corner entry at intersection
- Large storefront windows
- Preservation of brick detail and color
- Appropriate cornice element

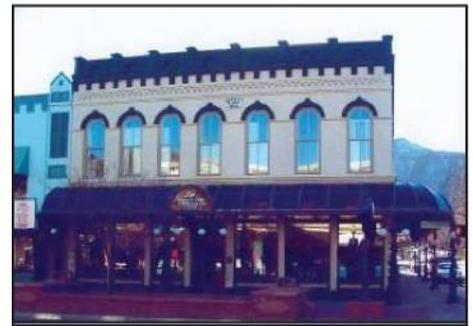
d. 1120 Washington Avenue

The Coors Building (1906) maintains a set back third story with projecting, arched dormer elements. The unique tile mansard roof and textured brick detailing provide high quality details.

- Sign band is appropriately sized
- Third floor set back from main façade
- Arched windows
- Segmented windows on second story
- Storefront windows indicate retail use
- Kick plate under storefront windows
- Use of color to define sign and kick plate elements



1201 Washington Avenue



1200 Washington Avenue



1122 Washington Avenue



1120 Washington Avenue

e. 1100 Washington Avenue

The Woods Mortuary Building was built in two phases: the north half (1872) features arched window treatments, a prominent cornice feature, and appropriate window and door intervals; the south half (Taft Building, built pre-1886) is similar in style. This building is a good example of creating continuity even though there are varying architectural elements between the two.

- Consistent color scheme
- Window openings at regular intervals
- Recessed entrances
- Detailed dentifrice and brick work
- Unique window headers
- Appropriately sized awning

f. 1114 Washington Avenue

The Dollison Building (1880) was originally two stories but had a third story recessed with mansard roof and two dormers) added but later removed again around 1920.

- Recessed entry components
- Dissimilar second floor and first floor entrances
- Arched second floor windows
- Use of appropriate color highlights cornice element and kick plates

18.40.632 Guidelines

- (1) Development proposals should consider Golden's representative character, including architectural styles, features and architectural elements.
- (2) A building or group of buildings should be designed to be compatible with and in general conformance to the proportions of architectural forms, plans, and details within the existing urban context.
- (3) Preservation of Original Features
 - a. Structures originally constructed as residences that are being used for commercial purposes should retain the residential appearance of the structure.
 - b. Elements such as porches and smaller-scale windows should be retained.
- (4) New additions on or near Washington Avenue which are above the second floor should be set back to maintain the typical block character.
- (5) Additions should be compatible in scale, materials and character with the main building.
- (6) Additions to the structure should be built on the side or back of the original structure, and should maintain the character of the original portions of the building.

18.40.634 Standards

- (1) Missing original or historic features shall be replaced or continued with accurate replications.
- (2) The original open character of a porch shall be preserved. Porch enclosures on the front of a historic structure are inappropriate.



1100 Washington Avenue



1114 Washington Avenue

18.40.640 Colors and Materials

Historic materials have an identifiable size and texture that is an important visual characteristic of the downtown areas. The color scheme for a new or renovated building should visually link it with others in the area.

18.40.642 Guidelines

- (1) New buildings and additions should use elements that are compatible with the historic elements, but which are characteristic of contemporary materials.
- (2) Materials should be smooth brick with narrow joints or wood siding with narrow lap. Stone should be reserved for detailing at cornices and windows and for use at the building base.
- (3) If stucco or EFS system is used, it should be used only above the second floor.
- (4) Strongly contrasting materials should be limited to use for accents. Colors not historically used in the area are appropriate for small areas such as window or door trim, kick plates, or clerestory details.
- (5) Smooth, featureless metal, plastic, or concrete panels should be avoided.
- (6) Highly reflective materials should be avoided. Some use of glass is appropriate for its transparency, as long as it is not tinted or mirrored.
- (7) Steel and iron materials that are finely detailed and finished are appropriate.
- (8) Owners are encouraged to repair, restore or replace existing wood siding with similar wood materials. Alternative materials such as vinyl are not prohibited, but should accompany appropriate wood trim details.
- (9) The following is a list of material examples that are generally inappropriate in the historic context of downtown:
 - Imitation masonry
 - Mirrored surfaces
 - Vinyl or plastic imitation wood siding, with the exception of post-consumer recycled materials
 - Oversized bricks
 - Stucco treated as a particular theme, such as Southwestern or Mediterranean
 - Applying inappropriate materials such as veneers, are discouraged.

18.40.644 Standards

- (1) To preserve the appearance of original materials, covering original materials with new materials shall be avoided. If such covering is necessary and waived by Planning Commission, it shall be installed in such a way as to avoid damaging original materials if the covering is to be removed in the future.
- (2) Unless waived by Planning Commission, original masonry and mortar shall be retained, without the application of any surface treatment.
- (3) Unless waived by Planning Commission, existing unpainted masonry or brick surfaces shall remain unpainted. Painted brick shall reflect traditional historic colors of Golden.



Missing cornice feature



appropriate brick size - 8" square cut



stacked stone in traditional brick sizing

18.40.650 Roofs and porches

18.40.652 Guidelines

- (1) Original roof shapes should be preserved or recreated. Existing dormers and chimneys should be retained. Existing roof pitches should be retained.
- (2) Preserve and replace when necessary, all architectural features that contribute to the roof character such as dormer windows, cupolas, cornices, brackets, and chimneys.
- (3) Retain or replace the original roofing material whenever possible. More contemporary types of roof treatment are acceptable if similar to historic materials (i.e. dimensional shingles, recycled glass tiles, etc.)
- (4) Roof forms, color, material, and texture should be compatible with the treatment of the exterior walls of the building.
- (5) Roof design should minimize the impact of roof protrusions by grouping together or screening vents, ducts, and other mechanical equipment and by recessing rooftop equipment back from the exterior walls.

18.40.654 Standards

- (1) Principal roofs for houses converted to non-residential uses shall be of a type used in one of Golden's historic architecture periods, including symmetrical gable, hip, or gambrel roof types.
- (2) Porches shall maintain an open character and visibility to an entrance.
- (3) Maintain the perceived line and orientation of the roof from the street. Avoid altering the angle of the roof.
- (4) New dormers shall be compatible in size and placement with respect to other dormers on the building or in the neighborhood.
- (5) Retain roof detailing such as brackets, cornices, parapets, and gable end shingles.
- (6) Downspouts and gutters shall be installed in an appropriate location and have a similar color to match the existing structure.

18.40.660 Exterior Spaces

18.40.662 Guidelines

- (1) Provide seating that is usable year-round. Seating should be buffered from extreme winds and should be located so that there is shade in the summer months and sun in the winter months.
- (2) Low fences, walls, or hedges used to separate open space areas from public right-of-way should provide at least 50% open face or be less than 40" in height to allow uninterrupted visual perspective.
- (3) Fences and Stone Walls should be limited to side street locations where they complement other architectural features.

18.40.664 Standards

- (1) Notwithstanding the requirements of Section 18.40.230, there shall be no specific percentage of open space required for office, commercial, mixed use non-residential and residential, and industrial uses in the downtown zone. Open space shall be provided in an amount sufficient to satisfy the requirements of this section and Sections 18.40.221 and 18.40.222.



hip roof with dormer



open porch example

18.40.670 Openings

18.40.672 Guidelines

- (1) The patterns created by the location and detail of entrances to commercial buildings should be maintained. Enlargement of window and door openings that alter the historic pattern of openings is discouraged.
- (2) Typically, houses and storefronts featured a front window or grouping of windows. The proportions, type, relationship, decorative glass, and surrounding detail should be preserved. Arched or defined headers over windows are encouraged.
- (3) Preserve the functional, proportional, and decorative features including the door and its frame, sill, header, jamb, moldings, and any flanking windows.
- (4) On Washington Avenue, new construction should maintain the pattern of recessed entrances with large storefront display windows.
- (5) To maintain the distinction between upper and lower floors of commercial properties, the first floor storefront should be primarily transparent, while upper floors are primarily solid.
- (6) Entrances on corner buildings should face directly to the corner, not just to one of the two street sides.

18.40.674 Standards

- (1) Owners shall replicate the traditional proportion of window repetitions within a façade.
- (2) New building facades and renovations to non-historic facades shall preserve the proportions that are compatible with the proportions established by surrounding buildings and historic buildings in the area.
- (3) Kick plates shall be maintained and incorporated into the area below display windows.
- (4) Transom and sign band features shall be preserved and incorporated into the overall façade.

18.40.680 Parking and Circulation

18.40.682 Guidelines

- (1) Alleys should be efficient for service vehicles as well as attractive for pedestrians.
- (2) Businesses should emphasize their alley entrances with awnings and other architectural features.
- (3) Parking structures should be designed to promote active uses at the sidewalk level. This can be accomplished by designing below grade parking or by having retail uses along the street frontage with parking above and behind the retail space.
- (4) Parking structures should be compatible with traditional buildings in the surrounding area. Structures should maintain the traditional widths of downtown buildings, maintain the alignments and rhythms of architectural elements, and use similar historic building materials.

18.40.684 Standards

- (1) Parking shall be located at the interior of the block whenever possible as opposed to the corner or street side of the block.
- (2) Access to parking shall be off of alleys and side streets instead of



open face fencing



regular interval window pattern and repetition



appropriate storefront transparency, transom window and kickplate preservation

Washington Avenue. Additional Washington Avenue curb cuts are prohibited unless approved by Planning Commission.

- (3) Provide coordinated walkway networks for each site ensuring pedestrian circulation to and from all buildings, parking, and public rights of way.
- (4) Provide pedestrian circulation through and from parking lots and to transit stops.

18.40.690 Streetscape

Streetscape design should contain elements that provide visual continuity along the public right-of-way. Activities and services in the streetscape area should allow safe pedestrian circulation.

18.40.692 Guidelines

- (1) Public art should be compatible with the historic context of the downtown area and not impede the view of historic buildings.

18.40.694 Standards

- (1) A license agreement or city permit shall be required for any private activities located within the public right-of-way.
- (2) Awnings
 - a. Awnings shall not be back lit or internally illuminated.
 - b. There shall be a minimum clearance of at least eight feet (8') between the bottom of the awning and the ground at grade.
 - c. Any portion of an awning containing the name of the business, or which is otherwise a sign, shall be treated as a sign and subject to the provisions of Chapter 18.32. Sign lettering and/or logo shall comprise no more than 30% of the total exterior surface of an awning or canopy.
- (3) Outdoor Elements
 - a. Restaurant seating in the pedestrian portion of the public right-of-way may be permitted pursuant to the provisions of Chapter 4.90.
 - b. Outdoor displays in the pedestrian portion of the public right-of-way may be permitted if at least six (6) feet of passable sidewalk is maintained. No outdoor display or sales area shall encroach onto any portion of a drive aisle, parking or landscaped area.
- (4) Street Tree Specifications
 - a. Only trees on the "Recommended Plant List for Downtown Areas" shall be allowed.
- (5) Streetscape requirements for buildings with a front setback less than 10 feet in width, shall consist of deciduous trees in tree grates, a dry-laid brick paver strip and landscape planting areas where space permits, to conform with the downtown streetscape standards.
- (6) Where a parking lot abuts a sidewalk, a minimum of eight feet of landscaped berm or planting strip shall be used as a buffer.



alley parking



awning clearance



streetscape layout

SPECIFIC STANDARDS AND GUIDELINES

18.40.700 Multifamily and Mixed Use Properties

18.40.702 Guidelines

- (1) The residential portion of a mixed use building should incorporate typical residential features such as porches and balconies that offer façade articulation and transparency.
- (2) Residential balconies should be recessed and not overhang above the public space.
- (3) Multi-family structures in the downtown area should encourage pedestrian activity at the street level through the appearance of commercial architectural design of the first floor. Continuity of the typical storefront or commercial façade even if the first floor is used as residential will provide a welcoming thoroughfare.
- (4) Additions should be designed so as not to obscure, alter or destroy the character of the original building when viewed from a public right-of-way.

18.40.704 Standards

- (1) Use trellises, arcades, recessed entrances, or other transitional elements to shelter patrons from the elements at entrances.

18.40.710 Building placement and site layout

18.40.712 Guidelines

- (1) The reinforcement of the block's appearance as a single entity by aligning building heights, cornice lines, parapets, and other architectural features is encouraged.
- (2) For buildings that are set back from the walkway edge, the sidewalk lines should be maintained with planters, columns, railings, or similar features.

18.40.714 Standards

- (1) Notwithstanding the requirements of Section 18.28.200, there shall not be a front setback requirement from adjacent streets rights-of-way, for buildings designed and used for commercial and office uses or mixed use non-residential and residential between Arapahoe and Jackson Streets from 14th Street to Highway 58. In addition, Planning Commission will have the authority to grant a similar reduction in front setback, as part of a Planning Commission approved site plan for areas one block in any direction of the above referenced area, except not including north of State Highway 58. Such reduction in front setback shall be based upon a finding by Planning Commission that the reduction will not negatively impact nearby properties or land uses.
- (2) Continue the alignment of the original facades along Washington Avenue to create a strong visual edge, unifying the buildings in a block. New construction and additions to existing buildings should retain this same character.

18.40.720 Massing, scale, and proportion

One of the primary defining characteristics of Golden's downtown area is the lower scale of the commercial buildings and those structures and uses that form the transition to adjacent neighborhoods. In order to maintain the harmonious relationships and continuity between existing and new buildings, this section includes standards and guidelines for the height and mass of new buildings and



restaurant seating



building heights should align

additions in three specific height zones. The three height zones and the criteria for constructing taller buildings are based upon the topography and scale of existing development.

Visual continuity of the downtown district is created by the repetition of similarly-sized building elements. New construction should appear similar in mass and scale to nearby historic structures.

18.40.722 Guidelines

- (1) New construction should appear similar in mass and scale to nearby structures. When taller buildings are constructed adjacent to shorter buildings care must be taken in the design of such transitions. Step backs or recesses may be appropriate ways to handle such change in scale.
- (2) Commercial buildings adjacent to historic buildings should respect the character and scale of the adjacent buildings. Sloping roof forms, smaller building masses, etc., may be used to integrate and blend the newer buildings with the existing context.
- (3) Façade heights of new buildings should be similar to the established range of the block. Floor-to-floor heights should appear similar to those of historic buildings in the area.
- (4) Existing two story cornice and parapet wall lines should be continued along the block to achieve compatibility. This continuation of the existing pedestrian scale is especially important where three or four story buildings are proposed.
- (5) Create view corridors using open spaces that focus on architectural landmarks, natural land forms, or special activity areas. View Corridor means the line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building) from a public right-of-way or public property; the route that directs the viewer's attention.
- (6) Traditional building widths along Washington Avenue are 25' to 50' feet. Where a building must exceed this width, implement changes in design features to suggest the traditional building widths. Buildings in excess of 60 feet should appear as a collection of 25' to 50' buildings through the use of façade materials and detailing, window designs and trim details.

18.40.724 Standards

The sections below have been developed to maintain appropriate scale and character in the downtown core, while allowing for the potential construction of four story buildings where appropriate, based upon specific criteria.

- (1) Any new building or building addition resulting in a building greater than two stories shall set back the vertical wall plane of the portion of the building above the second story cornice line a minimum of six (6) feet and an average of eight (8) feet along any street frontage.
- (2) Zone A consists of the western portions of the downtown area, adjacent to the historic 8th and 9th Street and 12th Street historic neighborhoods. This zone consists primarily of one and two story buildings, with a couple three story structures. Zone A also includes



new construction similar to historic scale and recessed porch above the first floor

the area along 14th Street west of East Street. The south side of 14th Street and the southerly fifty (50) feet of the block north of 14th Street between East Street and Prospectors Alley lie within this zone. Notwithstanding the provisions of Sections 18.28.200 and 18.28.210 of this Title, no building greater than two stories above grade, with a maximum of thirty (30) feet in height will be permitted except upon a finding by Planning Commission of compliance with the Tier 2 bonus criteria in subsection (5) below. No structure may exceed the maximum height limits for the applicable zone district.

- (3) Zone B consists of the historic commercial core of Golden’s main street, Washington Avenue. Historically, most buildings were one to three stories in height. While there are a number of modern four story buildings in existence, the introduction of new buildings must be handled in a manner to complement the existing scale and fabric of the commercial core. Notwithstanding the provisions of Section 18.28.200 and 18.40.210 of this Title, no building greater than three stories above grade, with a maximum of forty (40) feet in height as measured at the front facade of the building will be permitted. Any proposal to exceed this height or number of stories will require approval of a rezoning to the PUD zone district and approval of a site specific Official Development Plan.
- (4) Zone C contains the balance of the downtown area. This area is characterized by larger buildings that transition into the Coors Brewery. Within this zone, the standard zone height limits shall apply however, all structures shall comply with the height and mass criteria described in subsection 1 above.
- (5) Tier 2 bonus to allow a third and fourth floor in Zone A requires compliance with all of the following:
 - a. The project will demonstrate compliance with all applicable standards and 100% of applicable guidelines in this Chapter 18.40. For new construction or alteration of the footprint of existing structures, the project shall provide usable street level public use area(s) on site.
 - b. All new construction shall exceed minimum applicable International Energy Conservation Code standards adopted by the City by at least 20%.
 - c. The project shall demonstrate support for adopted community goals by including one of the following:
 - i. At least 25% of residential units in the project shall be constructed as affordable dwellings available for households making no more than Area Median Income (AMI) by household size.
 - ii. At least 15% of modeled electric or heating activity for the project shall be provided by on-site renewable sources.



18.40.730 Single-family Residential buildings with Commercial Uses
 Adaptive use of residential buildings should preserve the overall form and character of a residential use.

18.40.732 Guidelines

- (1) Residential structures should be set back from the front property line, centered within the lot and occupy one-third to one-quarter or less of the lot area.

- (2) Residential structures used for commercial purposes should retain the residential character of the structure.
- (3) Additions to residential structures should be limited on to the side or rear of the original structure and should be smaller in scale than the existing building.
- (4) New commercial construction on a primarily residential block should reflect residential character.

18.40.734 Standards

- (1) Landscaped front yard areas shall not be converted to parking.

ADDITIONAL PROVISIONS

18.40.740 Clear Creek Corridor

The Clear Creek Corridor includes properties adjacent to Clear Creek as well as the city-owned campus along 10th Avenue.

18.40.742 Guidelines

- (1) Properties along Clear Creek should provide open visual corridors to the Creek to promote the appearance of accessibility.
- (2) Development should take advantage of the natural setting of the creek and trail by creating first floor uses that are open to the public and enhance the pedestrian and recreational environment. First floor uses such as restaurants, plazas and retail that compliment and activate the corridor are encouraged for enhanced safety and community vitality.

18.40.744 Standards

- (1) At least one primary entrance shall face the creek. The entrance shall be architecturally enhanced to show interest towards the creek.
- (2) Notwithstanding the requirements of Section 18.40.532, the creek shall be considered a primary front and parking shall be toward the interior and away from the creek and street sides.
- (3) Buildings facades, landscaping and entrances shall be attractive and welcoming to users of the Clear Creek trail. Amenities such as wide stairways, outdoor use areas, and opportunities for seating, both formal and informal, are examples of treatments that are strongly encouraged.
- (4) Parking areas adjacent to the creek shall be screened by a non-transparent landscape element, such as non-deciduous trees or shrubs. A minimum 10-foot wide landscape buffer strip shall be provided as screening for automobile use areas.
- (5) Development shall provide a minimum 10-foot buffer between private uses and the Clear Creek trail. For private uses that facilitate interaction between creek trail users and the private use (i.e. restaurant, retail, outdoor use areas), the required buffer may be reduced to 5 feet for no more than 20% of the creek frontage.

18.40.750 Signs

In general, signs should enhance the visual interest and remain subordinate to the overall character of the downtown area. A diversity of sign styles that compliment the historic architecture is desired. Chapter 18.32 of the Golden Municipal Code establishes regulations governing signs. This section provides supplemental standards in addition to the requirements of Chapter 18.32.



converted residential home to commercial use

18.40.752 Guidelines

- (1) Signs should be architecturally compatible with the building to which it is attached at to surrounding structures.
- (2) Wall signs should be located on the upper portion of the first floor storefront and should be centered within an area uninterrupted by doors, windows, or architectural details.
- (3) Materials of sign mounting brackets and support structures should match other fixture materials used on the façade of the building.
- (4) To convey a subtle appearance, the use of back-lit or reverse channel letters with halo illumination rather than internally-lit signs are encouraged.

18.40.754 Standards

- (1) Signs shall be permitted to be internally lit only if wall-mounted. All wall-mounted lighting fixtures shall be placed above the sign and shall shine downward.
- (2) Directory signs shall only be wall-mounted.
- (3) Letters shall not exceed twelve (12) inches in height.
- (4) All light fixtures, conduit and shielding shall be painted a flat, dark color, or shall be painted to match either the building or the supporting structure that serves as the background of the sign.
- (5) A sign shall be removed within thirty (30) days after the activity, product, business, service or other use which is being advertised has ceased or vacated the premises.
- (6) Signs for businesses occupying a single-family residential structure shall be limited to one 32 square foot sign.
- (7) Banners or signs shall not be placed on balcony railings or on areas that would detract or interfere with business operations.



architecturally compatible sign design

Division VI

18.40.800 Community Mixed Use (CMU) Architectural Guidelines and Standards

18.40.810 Guidelines – The goals of the Comprehensive Plan include a focus on pedestrian safety, amenities and aesthetics in the areas targeted for CMU zoning implementation. Architectural detailing should be designed in relation to the building height and treatment of windows, doors and other openings. First floor architectural details should vary visually, creating focal points along the building facade. The following recommendations for architectural detailing should be incorporated:

1. Use decorative window and door moldings, corner entries, recessed openings and other treatments to create accents or focal points (Figure 1).
2. Install large ground floor windows that create transparency between the sidewalk and the business (Figure 1).
3. Use color, texture and a variety of materials to help create visual interest (Figure 1).
4. Provide colorful fabric awnings, porticos, patios or other similar architectural features to enhance the pedestrian experience and enliven the street (Figures 2 & 3).
5. Doors should be substantial and well detailed. They should match the materials, design and character of the display window framing.
6. Use of building step backs at upper floors or building overhangs is encouraged to create more visual interest.



Figure 1 Example of Large Ground Floor Windows and Variety of Materials to create Visual Interest



Figure 2 Example of Colorful Fabric Patio Features



Figure 3 Example of Colorful Patio Features: Umbrellas and Cushions

18.40.820 Standards

1. Cornices – This treatment shall be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building.
2. Blank Wall Areas – Walls without windows or doors are only permitted on internal-block side-property line walls.
3. Window Inset - Glass shall be inset a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface.
4. Recessed Entries – Entries shall be recessed as an element of the main street storefront and to add relief to the wall surface.
5. Glazing - Clear glazing is required on the first floor. Reflective glazing shall not be used. If tinted glazing is used, the tint shall be minimized; green, gray, and blue are recommended (Figure 4).
6. Display Windows - Large pane windows shall be installed on the first floor encompassing a minimum of 60% of the commercial storefront surface area (Figure 4).
7. Residential Uses – where residential uses exist on the first floor of building frontage, windows shall constitute a minimum of 30% of the surface area.



Figure 4 Example of Clear First Floor Glazing for Displays and Street Interaction

18.40.830 Public Space Guidelines:

1. Public Space Design – Public spaces are outdoor areas, whether on publicly or privately owned land, that are open and accessible to the general public.
 - a. Place publicly accessible spaces in a central location in the “Area of Change,” and not in a remote corner.
 - b. Public spaces should be easily visible and accessible from the street and sidewalk, and ideally at a crossroads, where walking paths intersect (Figure 5).
 - c. Size the public space to the scale of the surrounding structures (resist making it too large) in order to provide a more intimate environment for people to congregate.
 - d. Place public spaces in plain view of sidewalks, streets and windows to provide “eyes on the street” to enhance safety.
 - e. Use a variety of materials for pavement, which can include: pavers, brick, colored and patterned concrete and stone. Any public plaza area should have a



Figure 5 Public Assembly Places are Accessible and Easily Visible



Figure 6 Example of Public Space with Different Pavers and Moveable Chairs for Informal Gatherings

distinguishing appearance from the remainder of the commercial area. (Figure 6)

- f. Consider a water feature, whether it is interactive or passive, to help activate the site (Figure 8).
- g. Provide versatile benches and/or chairs in small groupings that allow users to gather informally. Use a variety of options for different functions and visual interest (Figure 6).
- h. Provide small café tables that are not fixed in place as amenities that help to create inviting spaces for people to gather. Tables and chairs should be maintained by the property owner (Figure 7).
- i. Install informal seating, such as low planter walls and broad steps that face public space to provide casual seating.

j. Permanent Outdoor Seating - is recommended in and along all publicly-accessible pathways and spaces.

k. Portable Seating - movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) shall be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectilinear (Figures 6 & 7).

l. Fountains – and small water features are recommended in open courtyards, plazas and other spaces to serve as a focal point and provide a recreational activity for children (Figure 6).

m. Public Art - such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.

- 1. Location - of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards (Figure 9).
- 2. Public art that relates to and represents the rich history of Golden is encouraged.



Figure 7 Example of Moveable Chairs and Tables



Figure 8 Example of a Fountain for Children to Play in



Figure 9 Example of Public Art along a Visible Sidewalk and Public Park Plaza

n. Surface Parking Lots - should include elements such as arcades, trellises, columns, walls and railings, stairs and ramps, trees, climbing vines, arbors, and hedges to provide screening and visual interest; use of these elements should be consistent with the principal building and other site features.

18.40.840 Streetscape Standards

1. Sidewalk amenity zone: shall be at least 7 feet in width (to allow appropriate space for tree planting, trash/recycling containers, benches, lampposts) in the area immediately adjacent to the roadway. Specific amenity options and requirements will be defined in the site development entitlement process.
2. Sidewalk pathways: The portion of the sidewalk between the amenity zone and the structure shall be at least 10 feet wide to allow room for pedestrians while also allowing the potential for small tables and benches to occupy areas directly in front of retailers and restaurants.
3. Bus Stops/Shelters: Required where bus stops are placed. Must include seating within a shelter to provide a rest area for transit riders and protect them from inclement weather conditions. A trash/recycling receptacle shall also be included with the shelter (Figure 10).
4. Streetscape palette: Each CMU district shall have its own common set of street amenities, including approved tree species along the streets, common pavement types and treatments, consistent lampposts and signage that are defined. This streetscape palette shall be decided by Planning Commission and made available by City staff.
5. Alleyways and private drives: Alleys and private drives intended to provide primary vehicle access for off street parking shall be paved, maintained and plowed.
6. New utilities shall be installed underground.



Figure 10 Example of Attractive Bus Shelter with Trash Receptacle

18.40.850 Landscape Guidelines

In addition to the applicable landscape standards that are addressed elsewhere in Chapter 18.40 (“Site Development Regulations”) of the City of Golden Municipal Code, the following guidelines shall apply:

1. Public Spaces:
 - a. Use canopy trees that will provide shade for users, located near benches or other places where people may gather (Figure 11).
 - b. Provide xeric, ornamental plantings that are low-maintenance and require little water (Figure 12).
 - c. Landscaping should not create isolated areas or areas that are not visible from adjacent public and



Figure 11 Example of Canopy Trees for Shade, and Benches for People to Gather

private space for safety reasons.

d. Plantings should create visual interest and variety for all four seasons, as well as provide shade for seating areas in warmer months along with other functional considerations.

2. Plant Materials in Other Locations: should be selected and placed to reflect both ornamental and functional characteristics.

a. Deciduous trees - should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.

b. Evergreen shrubs and trees - should be used as a screening device, for example, along rear property lines, around mechanical appurtenances and to obscure grillwork and fencing associated with subsurface parking garages.

c. Flowering shrubs and trees - should be used where they can be most appreciated: adjacent to walks and recreational areas, or framing building entries, stairs, and walks (Figure 12).



Figure 12 Example of Flowering Shrubs and Trees and Some Xeriscape Plants.

18.40.860 Lighting Guidelines

All properties shall adhere to the City of Golden lighting standards in Chapter 18.34 of the City of Golden Municipal Code. Additionally, the following guidelines apply for lighting in public spaces such as plazas and/or parks within the designated area:

1. Use functional, decorative and consistent lighting that gives the area a sense of identity (Figure 13).
2. Illuminate all accessible paths with low lights or landscape lighting.
3. Provide lighting for all seating areas with enough illumination to remain functional for evening activities.



Figure 13 Example of Full Cutoff Light with Decorative intended for Architectural Enhancement and a Sense of Identity