



Development Design Standards



Adopted: Planning & Development Department

TOWN OF ERIE | 645 HOLBROOK ST, ERIE, COLORADO 80516

Table of Contents

Chapter 1: Design Standards.....	1
1. Introduction	1
2. Relationship of the Design Standards to Policy and Other Regulatory Documents.....	2
3. Addressing Conflicts between Regulatory Documents and the Design Standards	3
4. How to Use the Design Standards	2
5. Definitions.....	3
Chapter 2: Single-Family Detached and Duplex Design Standards	7
1. Urban Design Intent and Principles	7
2. Planning Context.....	8
3. Site Design Standards	9
4. Building Design Standards.....	18
Chapter 3: Multi-Family and Townhome Design Standards	26
1. Urban Design Intent and Principles	26
2. Planning Context.....	27
3. Site Design Standards	28
4. Building Design Standards.....	48

Chapter 1: Design Standards

1. Introduction

The Town of Erie has been experiencing rapid growth which is projected to continue as Erie is discovered as being a thriving community with a rich history. As Erie continues to grow, the Town has taken a proactive approach engaging citizens and promoting development that is consistent with the shared vision for the Town.

To help direct and achieve the desired quality of development in the Town of Erie, the Town has adopted these Design Standards, as referenced in and in addition to the Unified Development Code (UDC) to evaluate and coordinate development, ensuring it is consistent with the vision for The Town of Erie.

The Development Design Standards, which will be referred to as the 'Design Standards' throughout this document, provides the Planning and Development Department, Planning Commission, Town Board of Trustees, the development community, and property owners with an objective basis on which to evaluate new development and redevelopment of multi-family, commercial, industrial and mixed-use.

These Design Standards are based upon commonly accepted principles and examples of urban design represented by the Urban Land Institute, American Planning Association and the Congress for the New Urbanism. They reflect the goals for the Town of Erie as set forth in the Town of Erie Comprehensive Plan that focus on developments with high standards, prioritizing open space, and enhancing the small town character.



Objectives

The intent of the Design Standards is to provide clear and concise direction to developers and property owners in order to promote quality building design and site layout. Objectives for the Design Standards are:

- To serve as a tool to evaluate development submittals for residential and non-residential projects;
- Govern the development of new buildings, significant architectural renovation and restoration, change of existing use or adaptive reuse, and landscape improvements; and
- To standardize and create predictability in the Town's expectations for development of these uses and categories.

Property owners, developers, and architects will use these Design Standards when preparing site plans and architectural plans for development and for improvements to existing development. All Design Standards contained in this document will be reviewed and special care taken to address all situations where the Design Standards are applicable to a specific project.

2. Relationship of the Design Standards to Policy and Other Regulatory Documents

Hierarchy of Documents that Govern Development

TYPE	POLICY	REGULATIONS	STANDARDS
PURPOSE	Policy sets the direction for land uses, open space, and transportation improvements in the Town.	Regulations set how much development is permitted and where certain uses can locate.	Standards regulate how development is laid out and what it looks like.
DOCUMENT ORGANIZATION	Town-adopted policy direction related to uses, location, density, and character of future development	<p>LAND DEVELOPMENT ORDINANCE</p> <p>Base Zoning Regulates:</p> <ul style="list-style-type: none"> • Uses • Density • Heights • Setbacks <p>PLANNED DEVELOPMENT ZONING (PDs) ORDINANCE</p> <p>Regulates:</p> <ul style="list-style-type: none"> • Uses • Density • Heights • Setbacks • <i>And Sometimes: How Development is laid out</i> 	<p>IS THE SITE LOCATED IN A PLANNED DEVELOPMENT OR PUD OVERLAY?</p> <p>If No</p> <p>Use the Design Standards</p> <p>How the development is laid out What the development looks like</p> <p>If Yes</p> <p>Use PD Design Standards or PUD Overlay</p> <p>How the development is laid out What the development looks like</p>
DOCUMENTS	<ul style="list-style-type: none"> • Erie Comprehensive Plan • Parks Trails and Open Space Master Plan • Transportation Master Plan • Engineering Design and Specifications 	<ul style="list-style-type: none"> • Unified Development Code (UDC) • Planned Development Zoning (PD) • PUD Overlay Zoning 	<ul style="list-style-type: none"> • Design Standards • Planned Development Standards • PUD Overlay

3. Addressing Conflicts between Regulatory Documents and the Design Standards

The Design Standards:

The Design Standards shall apply to developments in the Town except where a conflict exists as stated below. In that case, only the standard in conflict shall default to the higher hierarchy regulation and the remainder of the standards not in conflict shall apply.

The Unified Development Code (UDC) and/or Planned Development (PD) Guide and Plan and/or PUD Overlay:

Provides the controlling regulation on permitted uses, density entitlements, heights, setbacks and any other elements included in these documents. In the case that there is a conflict between:

- The Design Standards and the UDC and/or PD and/or PUD Overlay, the UDC and/or PD and/or PUD Overlay shall supersede the Design Standards.
- The Design Standards conflict with a regulation in a PD or PUD Overlay, the PD or PUD Overlay shall apply.
- If a condition is regulated by a standard in the Design Standards but not regulated in a PD or PUD Overlay, the Design Standards shall apply.
- In the case where the Design Standards conflict with a height, setback or other zoning regulation, the zoning regulations shall apply.

Building Code and Fire, Life, and Safety Regulations:

In the case that the Design Standards conflict with the Building Code or a Fire, Life, and Safety regulation, the Building Code or Fire, Life, and Safety regulations shall apply.

4. How to Use the Design Standards

Roadmap to Understanding the Design Standards

The Design Standards have two levels of reference: Standards and Guidelines. The following language is used consistently throughout to communicate requirements (Standards) versus recommendations (Guidelines).

Meeting the Intent of a Standard

LANGUAGE IMPLICATION	Standards	GUIDELINES
	Regulatory	Recommended
	Development is required to comply with Standards.	Development is encouraged to follow Guidelines.
	"Development shall..." "Development must..."	"Development should..."

Intent: states the objective for each Standard. Applicants are expected to meet the intent of each Standard through a combination of complying with Standards and using Guidelines to accomplish the stated objectives.

Standards: are clear and objective requirements. Development must meet all criteria listed under Standards.

Guidelines: provide additional direction and application. Development is expected to address the Guidelines to meet the intent of each Standard.

- It is the responsibility of the applicant to justify any deviation from these Design Standards and Guidelines and to exhibit why the specific Standard or Guideline would not result in a better/higher quality development.
- In certain cases, the Planning Director may make a determination that a given solution sufficiently meets the intent of a Standard, even if all of the objective requirements of the Standards are not met.

WHAT DO THE STANDARDS & GUIDELINES REGULATE?

- How elements required by the UDC or PD/PUD must be laid out on the site
- How buildings are designed and what they look like
- How to accomplish UDC requirements related to design
- What materials should be applied to buildings

5. Definitions

Accessory (Building): Means a minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.

Amenity Building: A public or semi- public building built and maintained for public or membership use.

Articulate (or Articulation): Articulation refers to the way surfaces of a building come together to form its shape and volume. Building articulation can be exhibited through differentiating surfaces with a change in material, color, texture, or pattern, corner enhancements, and a separation of adjacent planes. (Source: *Architecture: Form, Space, & Order*, by Francis D.K.Ching)

Attached House: A building where units are not stacked vertically but share walls with adjacent units.

Awning: A protected covering over a window, door, or opening.

Balcony: An unenclosed space that protrudes from the face of a building.

Bay: The spaces on a building's facade between vertical structural elements (walls, pilasters, columns, etc.); bays organize window, door, and building element placement.



Figure 1.1 - Illustration of definition of Bay

Bay Width: The percentage or length (feet) of a building's facade that is vertically articulated as a structural bay.

Bay Window: A window that protrudes from the face of a building.

Bay of Parking: A double-loaded row of parking, with a drive aisle in the center and head-in parking on either side; may be perpendicular or angled.

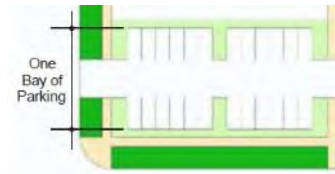


Figure 1.2 - Illustration of definition of Bay of Parking

Block (Development Block): The area defined by streets (public or internal) or open spaces (public or internal) intended for the development of parks or buildings. Development block is a term used in urban design and form-based coding that applies to the organization of legally dedicated lots surrounded by thoroughfares that have been subdivided by Plat.

Block, Half: A one half-block depth portion of a development block.

Block Area: The Block Depth multiplied by the Block Length.

Block Depth: The short dimension of a block, measured from easement or right-of-way line to easement or right-of-way line, at the shortest point.

Block Length: The long dimension of a block, measured from easement or right-of-way line to easement or right-of-way line, at the longest point.

Block Type: Classification of blocks based on the use, building type, organization, location, and access.

Block Type (Attached/Single-Aspect): A block sized to accommodate buildings that are one-unit deep, with frontage around the block perimeter, parking in the center, and open spaces.

Block Type (Composite): A block that has different building types located on it which require different half-block depths.

Block Type (Double-Aspect/Corridor): A block sized to accommodate buildings that are two units deep, with frontage around the block perimeter, parking in the center, and open spaces.

Building Design Variation: A building design that is distinctly different from others, as a result of the massing and form, composition of openings, building elements, and palette of materials and colors.

Building Element: A component of a building that gets added or subtracted from the main mass of the building, such as a porch, wing, balcony, or awning.

Building Facade (Facade): An elevation of a building.

Building Front: The side of the building facing the most prominent public roadway or internal street or open space; the facade on which the primary building entrance is located.

Building Orientation: The relationship of a building's location to the edge of the block.

Building Rear: The façade of a building that is not a building front or building side; does not contain public or customer entrances; has loading, trash, or service functions; and is not visible from a public roadway or internal street.

Building Side: The façade of a building that is distinguished as a secondary façade, for example, a left and/or right side of the building that is not the primary façade.

Building Type: Classification of a building based on form and interior circulation layout.

Commercial: Any activity conducted with the intent of realizing a profit from the sale of goods or services to a consumer. (Source: *A Planners Dictionary*, American Planning Association, 2004)

Composition (Facade Composition): The arrangement of doors, windows, and building elements on a building.

Cornice: A protrusion from the top of a ceiling or pediment, or at the bottom of a roof.

Corridor Building: A building defined by a central entry and circulation system, with a central corridor accessing units on either side.

Dormer: A window that projects vertically from a sloping roof.

Duplex: A building consisting of two single-family attached dwelling units, regardless of whether the building is on one lot or two lots.

Eave: The part of a roof that meets or overhangs the walls of a building.

Eave Line: The shape of eaves across a building.

Entry: A door allowing access to the primary circulation of a building.

Fenestration: The arrangement of windows and doors on the elevations of a building.

Flat Roof: A roof without a visible pitch, including mono-pitch or parapet roofs.

Frontage (Street, Public Roadway): Means the linear frontage of a lot or parcel abutting a private or public roadway, or open space that provides principal access to or visibility of the premises.

Gable: The part of a wall that encloses the end of a pitched roof.

Glazing: Means glass windows, doors, and walls.

Ground Floor: The first floor that sits above the average grade of a site.

Ground Floor Transparency: Percentage of a building's ground floor facade that must be glazed.

High Quality Architecture: High quality architecture in Erie emphasizes the use of quality building materials in the design of authentic and diverse architecture that promotes and enhances the Town's character. Architectural design will consider the articulation of all four elevations of a building per these design standards; and exhibit required vertical and horizontal form and mass

breakdown. Building elements will display depth and texture and human-scaled design appropriate for Erie.

High Quality Building Materials: High quality building materials shall consist of durable materials in the detailing of a building that will stand the test of time. Accent materials will achieve architectural interest, balance and variation in the building design.

Industrial Building (Multi-Tenant): A building structure designed for the industrial activities of multiple tenants under one structure. Tenant space may include individual storefronts with a shared tenant wall space. (Source: *A Planners Dictionary*, American Planning Association, 2004)

Industrial Building (Single-Tenant): A building designed for industrial related uses with special site design features of circulation, parking, utility needs, aesthetics and compatibility. (Source: *A Planners Dictionary*, American Planning Association, 2004)

Industrial Development: A large tract of land that has been planned, developed, and operates as an integrated facility for a single or a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility. (Source: *A Planners Dictionary*, American Planning Association, 2004)

Internal Street (Private Street): Means a private or internal street that is not owned or operated by the Town; is a private street created within a commercial, industrial, mixed-use, and/or multi-family site which defines blocks and provides access for all modes.

Liner Building: A narrow building, one unit deep, that is attached to a garage or non-residential use.

Massing: The overall shape and size of a building.

Masonry Base: A masonry architectural feature that projects from the plane of the primary mass of the building at the ground level to deflect water away from the foundation; may be articulated as a few feet at the base of a building or as the entire ground floor.



Figure 1.3 - Illustration of definition of Masonry Base

Mixed-Use Development: Means a type of land development which blends more than one (1) land use (i.e., residential, commercial, cultural, institutional, or entertainment uses), where those functions are physically and functionally integrated horizontally on a property, or vertically within a building.

Mullion: A vertical or horizontal bar between the panes of glass in a window.

Multi-Family Buildings/ Housing: A building where multiple separate housing units are located within the same building.

Muntin: A small bar or rigid support between adjacent panes of glass.

Neighborhood: An area of a community with a mix of housing units, a network of interconnecting tree-lined streets and sidewalks that provide a short walk to schools, parks, and a neighborhood center. The area of a community has characteristics that distinguish it from other community areas that may include schools or boundaries defined by physical barriers such as major highways or natural features. (Source: *A Planners Dictionary*, American Planning Association, 2004)

Open Space: Means public or private land and aquatic areas without visible evidence of residential, commercial or industrial development that are regulated or managed to protect the natural environment and significant cultural, historical, geological and ecological resources. These areas, generally left in a natural state, provide passive recreation and agricultural opportunities, shape the patterns of urban development, provide environmental

protection and educational, scientific or aesthetic benefits and may include trail corridors, greenways or undeveloped parks.

Green Space: A green space within a development that is intended for shared use by the residents or users of the development.

Parking Lot Drive: The drive aisle within a parking lot.

Pattern: Design solution using reusable forms repeatedly in a larger building mass.

Pedestrian Scale: The relationship of a built environment to human proportions and comfort.

Planting Strip: A planting zone bounded by the sidewalk, curb, intersections, and pedestrian crossings.

Podium Parking: Concrete parking footprint that is the same or larger than the footprint of the building. Podium parking may be entirely below ground, or it may be the first level.

Porch: A covered platform at the entrance.

Porte Cochere: A covered pick-up and drop-off portal accessible to vehicles.

Private Realm: The areas of a multiple-family development that are intended only for the use of the residents of a given block or building.

Proportion: The ratio of the horizontal and vertical dimensions of a given shape or element.

Public Realm: All areas open or accessible to the public, including the space in front of and between buildings; may be privately owned.

Public Right-of-Way (Public Roadway, Public Street, Right-of-Way): Means any public street, easement, sidewalk, landscaped area, park, square, plaza, or any other public property owned or controlled by the Town and/or dedicated for public use to the Town (*Source: Town of Erie Roadway Design and Construction Criteria Manual*).

Residential: Activities within land areas used predominantly for housing. (*Source: A Planners Dictionary, American Planning Association, 2004*)

Retail: The selling of goods, services, wares, or merchandise directly to the ultimate consumer or persons. (*Source: A Planners Dictionary, American Planning Association, 2004*)

Roof: The part of the building envelope that covers the top of a building.

Roof Form: The shape and proportion of a roof.

Stacked Townhouse: A townhouse on top of a ground floor unit.

Structured Parking Block: A block sized to accommodate development around a structured parking garage, with frontage around the block perimeter, the garage in the center, and open spaces for residents.

Stoop (Porch): A small exterior entrance outside of a door; may be covered but without vertical columns or structural supports for the awning or roof.

String Course: A raised horizontal band or course that often ties together window sills and defines the base, middle, or top of a building.

Structural Bay (See Bay)

Terrace: An open platform that extends from a building.

Texas Wrap Building ('Texas Donut'): A large building, linked by corridors and circulation cores, with units and building form wrapped around an above-grade parking structure.

Transparency: The glazing of a window or door independent of sill, sash, surround, decals, or any other non-transparent feature of the window or door.

Tuck-Under Parking: Parking tucked under the rear of a townhouse or multiple-family building. In tuck-under parking, the structure of the garage does not extend the full footprint of the building.

Vertical Structure Elements: Walls, pilasters, columns and other vertical members that support the structure of a building.

Visual Terminus (Vista Terminus): A framed view ending at an iconic feature or building.

Wing: A section of a building that extends out from the primary mass of the building.

Walk-up Building (Single-Aspect): Multi-family buildings that are one-unit deep where stair cores serve 2 or 3 units/floor, with a clear front and back (public rooms like the living room face the front and private/service rooms like bedrooms or kitchens face the back).

Walk-up Building (Double-Aspect): Multi-family buildings where stair cores serve four units/floor, and units face the front and back of the building; a front elevation must be selected.

Wrapped Garages: Wrapped garages consist of a stand-alone garage, with narrow liner buildings attached. The liner/wrapper buildings may be stand-alone, with a gap between the building and garage to allow for natural ventilation of the garage. In some instances, the buildings may be attached or tied back to the garage structure.



Chapter 2: Single-Family Detached and Duplex Design Standards

1. Urban Design Intent and Principles

The intent of the Design Standards is to ensure that future development of housing contributes to the character of Erie. The Design Standards provide specific requirements related to the urban design of sites, buildings, exterior open spaces, and publicly accessible spaces.

These design principles encourage a well-designed community with high-quality amenities in all residential developments, regardless of housing type or ownership status. Elevating the level of design for housing will enhance the livability and quality of life for all Erie residents.

Creating Neighborhoods Versus Developments

The principles below guide residential housing in Erie.

- **Erie Character:** Residential developments should create a sense of place contributing to the small town feel.
- **Variety:** New housing should be designed in a manner that promotes a variety of housing types to support families at any stage in life.
- **High Quality:** Housing should be composed of high-quality design, materials, color and palettes, and landscape design.
- **Context:** Housing should be designed to enhance and relate to the context of the surrounding natural and built environment.
- **Livability:** Housing should be designed to enhance the livability of the residents and contribute to the larger community.
- **Human Scale:** Housing should be designed at a human scale, creating safe, walkable, pedestrian, and bicycle friendly environments that are visually interesting and support sidewalk and street activity.
- **Public Spaces:** Residential developments should have safe, accessible, passive, and active outdoor functional public spaces that promote a sense of community and convey an inviting interactive experience.
- **Clearly-Defined Blocks:** Residential neighborhoods should be organized into identifiable blocks, with buildings oriented towards streets, parks, open spaces, and garden courts. Creating blocks with clearly-defined publicly accessible and private realms ensures 'eyes on the streets' and builds natural surveillance into neighborhoods.



Figure 2.1 – Example of Single-Family Detached development



Figure 2.2 – Example of Duplex development

2. Planning Context

Introduction

The planning context for residential development standards integrates the vision of the Town's Comprehensive Plan and other major planning documents.

Considering context is critical when developing residential neighborhoods that contribute to the character of the Town of Erie. Responding to physical context and following the Town's planning context will more likely result in development that fits into the character of the Town and relates to adjacent uses. Context should always guide the form, orientation, and character of new development.

A. Physical Context

The physical context that surrounds a development site, including uses, scale, massing, building character, and site design of surrounding development should influence the design of housing.

B. Planning Context

Regulatory and policy documents adopted by the Town add a level of planning context that must be taken into consideration in the design of housing. In particular, the Erie Comprehensive Plan and adopted master plans such as the Downtown Redevelopment Framework Plan; the Town Center Master Plan; the Parks, Recreation, Open Space and Trails (PROST) Master Plan, and others provide direction related to specific types of development and within specific areas of the Town.

ELEMENTS OF CONTEXT

- Massing and scale of surrounding buildings
- Sensitivity to adjacent uses
- Objectives of the Town of Erie Comprehensive Plan



Figure 2.3 – Example of development fronting Public Open Space



Figure 2.4 – Example of development fronting Public Street

3. Site Design Standards

Quality site design requires a process of considering existing property assets and context and the future environment of streets, parks, open spaces, garden courts, pedestrian corridors, and buildings. This section outlines the critical steps to follow when designing a site and applying the corresponding standards and guidelines. The steps generally move from large-scale, highly visible, and important decisions that affect the character of the neighborhood to smaller-scale, functional decisions.

STEP 1

Select the residential development type

STEP 2

Identify and protect important natural features and views

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections

STEP 4

Site buildings to front streets, parks, open spaces, and garden courts

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses

STEP 6

Locate parking access and circulation (secondary to open space and building locations)

STEP 7

Design site elements (retaining walls, service, and storage)

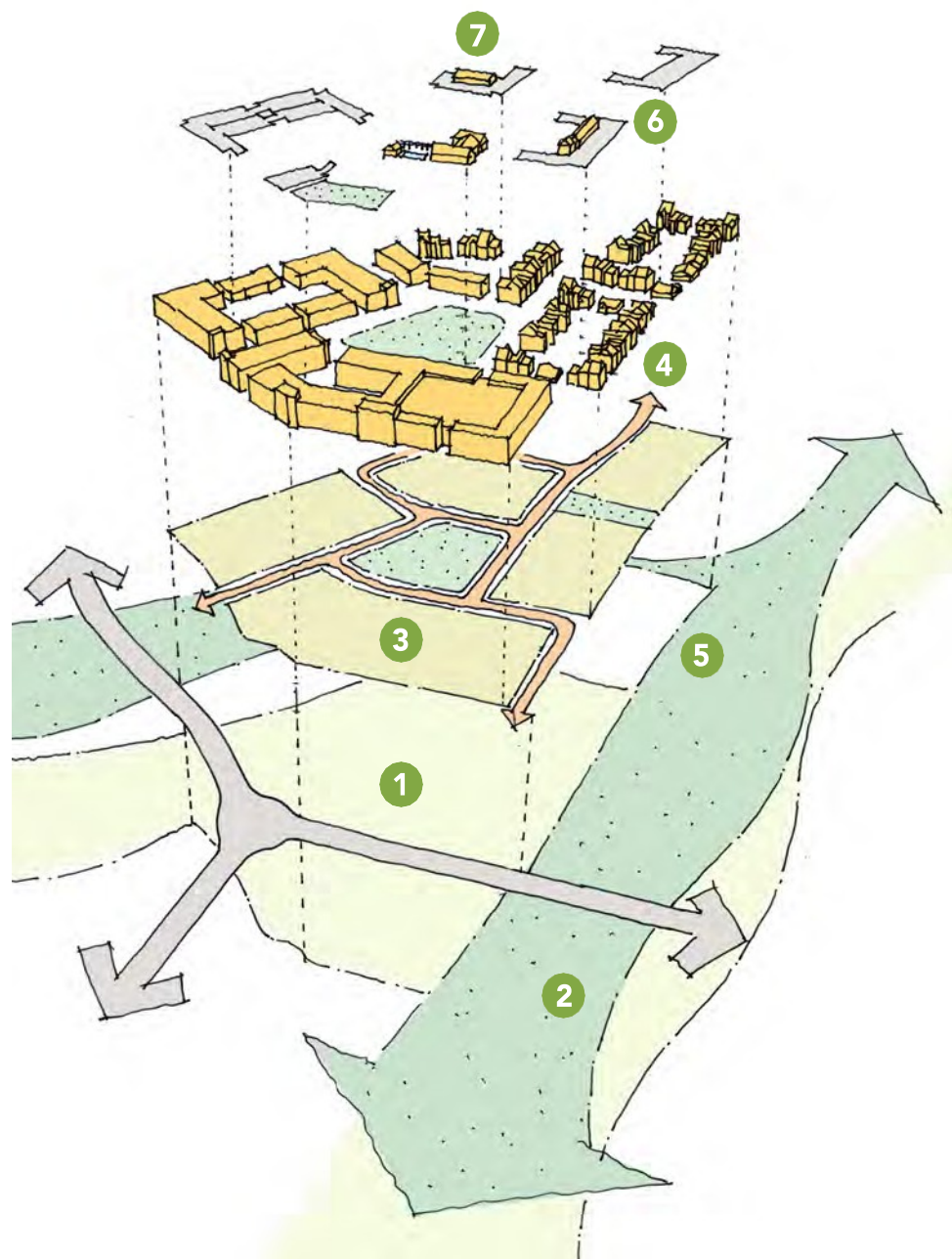


Figure 2.5 – Steps of site design process

A. Single-Family Detached and Duplex Development Typology

Standards:

Using Table 2.6, identify the intended Development Typology and follow corresponding standards for Block Types.

Table 2.6 – Development Typologies

If Developing:	Use Block Type:
Single-Family Detached Units	Single-Family Detached and Duplex Block Type
Duplex Units	Single-Family Detached and Duplex Block Type



Figure 2.7 – Site Boundary Diagram

B. Natural Features and Views

Standards:

1. Ensure the highest value natural features on the site are protected, in compliance with UDC 10.6.2.
2. Integrate natural features and design open spaces and greenways into the site to take advantage of tree groves, vegetation, riparian areas, views, and other natural elements.

Figure 2.9 illustrates how in the second site design step, natural features and views form the organizing framework for the residential development site.



Figure 2.9 Natural features create the essential character of Erie.

STEP 2

Identify and protect important natural features and views

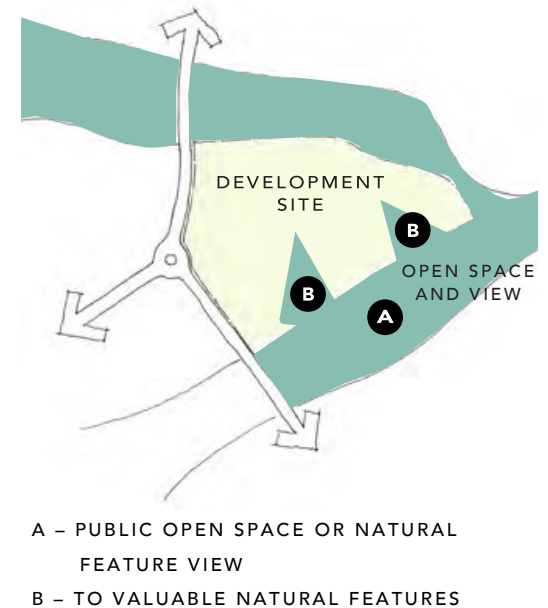


Figure 2.8 – Site Features Diagram

PRINCIPLES FOR NATURAL FEATURES AND VIEWS

- Natural features and views create the essential character of Erie .
- Protecting these features by creating publicly accessible space around them allows everyone to appreciate them.
- Preserving natural features adds value to
- neighborhoods and adjacent uses.

C. Pedestrian and Bicycle Connections

Standards:

1. Provide a safe, integrated pedestrian and bicycle network for the residential development, in compliance with UDC 10.6.5 F and G.
2. Prioritize multi-modal transportation options, while minimizing conflict with automobile movement.

D. Development Blocks

Standards:

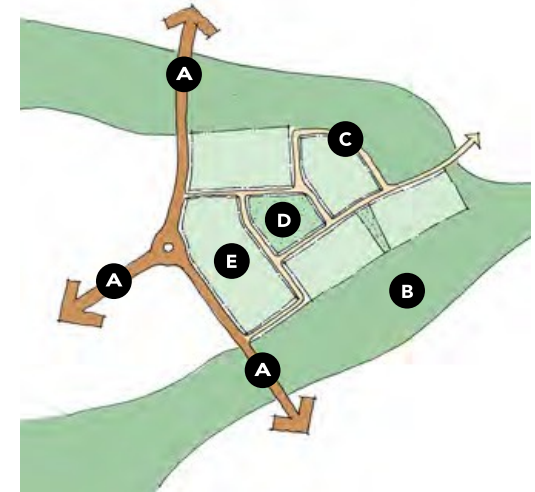
1. Residential development sites shall be divided into blocks to meet the maximum allowable block sizes in 2.3.E *Single-Family Detached and Duplex Block Types*.
2. Blocks are fronted by buildings, unless otherwise stated in the Standards.
3. Blocks shall be defined by publicly accessible edges such as streets or tracts for landscaping, trails, open space, parks, or garden courts.



Figure 2.11 – Example of building frontage. The buildings are arranged in a block with clearly defined publicly accessible and private realms.

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections



- A – PUBLIC STREET
- B – PUBLIC OPEN SPACE OR NATURAL
- C – FEATURE INTERNAL STREET
- D – INTERNAL OPEN SPACE
- E – BLOCKS

Figure 2.10 – Site Features Diagram

PRINCIPLES FOR DEVELOPMENT BLOCKS

- Blocks form the basic building element of neighborhoods.
- Well-defined blocks differentiate the publicly accessible realm from the private realm.
- Blocks are organized to have public elements fronting outward (front doors, front elevations) and service or private elements in the center/rear (rear elevations, parking, garages, storage, etc.).

E. Single-Family Detached and Duplex Block Types

Intent:

Residential blocks shall be designed and sized for the appropriate building types in order to ensure that developments are walkable and pedestrian friendly. Residential developments should incorporate a well-defined pattern of blocks that provide frequent connections and serve as a framework for a varied mix of residential uses.

General Design Considerations:

Generally, blocks shall be designed subject to the following considerations:

- i. To provide for adequate building sites suitable to the special needs of the type of use contemplated.
- ii. To accommodate the requirements of the UDC for lot sizes and dimensions.
- iii. To create convenient access and control, and safety of vehicular and pedestrian traffic circulation, and emergency vehicles.

1. Single-Family Detached and Duplex Block

Single-Family Detached and Duplex Blocks are single-aspect blocks which accommodate buildings that are one-unit deep with units facing the block perimeter.

Standards:

- A. The maximum length of blocks between intersecting streets or tracts for landscaping, trails, open space, or parks of 50 feet or more in width shall be 1200 feet.
- B. The average block length shall be a maximum of 600 feet. Block lengths from street to street shall be used to calculate the average, not block depths.
- C. To the maximum extent reasonably practicable, for any block that is 900 feet or more in length, pedestrian ways, crosswalks, or multi-purpose trails no less than 5 feet in width, located within a tract a minimum of 30 feet in width, shall be constructed near the center and entirely through the blocks. These breaks do not split any block length, except as described in Standard A, above.
- D. For Small Lot single-family detached and duplex development (see Table 4-1 of the UDC), garage access shall be from a rear or side-loaded alley.



Figure 2.12 – Diagram showing a block length and a block depth

F. Building Orientation

1. Frontage Requirements

A. STATE HIGHWAY, INTERSTATE, AND STREETS

Standards:

1. To the extent reasonably practicable, rear loaded garages and alleys shall not be visible, front or parallel any highway, interstate, or street.
2. Consistent with UDC Section 10.6.2.A.3.c, to the maximum extent reasonably practicable, developments shall be designed in a manner that preserves the natural topography of the site and minimizes the use of cut and fill. For developments sited higher than street-level, retaining walls shall be used if grades are at or exceed 4:1 (25%).

B. INTERNAL PARKS, OPEN SPACE, AND GARDEN COURTS

These standards regulate frontages along internal open spaces within a development.

Standards:

1. Buildings shall front open space, given that the open space is designed for pedestrian, bicycle, or recreational use.
2. Any multi-use paths required in the open space shall connect to adjacent trail points.
3. The building setbacks shall respect the natural conditions of the open space, such as stream corridors and wetlands.

G. Sensitivity to Adjacent Uses

Intent:

Ensure that infill and greenfield development are appropriately setback from adjacent uses.

1. Single-Family Detached and Duplex Development Adjacent to Parks and Open Space

Standards:

1. Single-family detached and duplex lots shall be separated from Neighborhood and Community Parks or public open space by a landscaping tract with a minimum 20' depth.

H. Access, Circulation, and Parking

1. Internal Parks, Open Space, and Garden Courts

These standards regulate pedestrian access and circulation internal to garden courts and other common areas within a development.

Standards:

1. Publicly accessible pedestrian corridors shall be provided within garden courts and other common areas.
2. Pedestrian corridors shall connect to adjacent street and trail networks, adjacent developments, and community open spaces.
3. Connections to sidewalks along arterial streets and spine trails shall be limited, as determined by the Parks and Recreation Department.

I. Grading and Retaining Walls

1. Grading

Many areas within the Town of Erie consist of a rolling topography. The Town has current grading, drainage, and erosion control regulations in place.

Intent:

Protect the character of the existing terrain and minimize cut-and-fill earthwork.

Standards:

1. Demonstrate that the grading approach minimizes disturbance of the site and grading to the greatest extent possible.
2. Use building form, such as multiple building levels and walkouts, to minimize site grading and to take advantage of existing grades, rather than creating flat pads.

2. Retaining Walls

Intent:

Use of retaining walls to retain topography in tight spaces and/or to maximize buildings and recreational areas while being sensitive to a site's natural topography.

Standards:

1. Retaining walls shall be limited to 4 feet in height and made of stone or masonry material that matches or is complimentary to the architecture of the buildings.
2. Where multiple retaining walls are required they shall be terraced with a minimum width of 5 feet of live landscaping and a maximum of 6 inches of sloped vertical elevation change on the terrace area between the walls. A maximum of two vertical walls is permitted unless otherwise approved by the Planning Director. Refer to UDC for specific requirements. (See Figure 2.15).
3. Provide a minimum space of 5 feet of live landscaping between any retaining wall and adjacent walkway.



Figure 2.15 – Retaining wall

STEP 7

Design site elements such as retaining walls, service, and storage



Figure 2.13 – Multiple retaining walls with planted terraces



Figure 2.14 – Terraced walls

J. Service, Storage, and Utilities

1. Screening

Intent:

Development layout shall minimize the visual and physical presence of service, utility, and storage elements of the community, while providing sufficient and functional service area uses and access.

Standards:

1. See UDC Section 10.6.4.G for screening requirements.
2. Locate wall-mounted utilities on the rear or the side of buildings.
3. Ground-mounted public utility equipment such as pedestals, transformers, and similar items shall be located within easements.
4. Landscape screening shall incorporate evergreen plant material or deciduous plant material with dense branching habit to provide effective screening during the winter.
5. Landscape screening shall be located adjacent to the utility element to be screened. Landscaping shall be of sufficient mature height to provide adequate screening.



Figure 2.16 – Evergreen landscape screening



Figure 2.17 – Architectural screening elements using consistent materials as the building

4. Building Design Standards

Intent:

Design buildings that are contextually appropriate to their surroundings, and are constructed of high-quality materials. High quality building design shall define the public realm, ensure design variety, and provide visual interest to neighborhoods.

A. Building Types

1. Single-Family Detached Building Type

A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

Standards:

1. BUILDING ORIENTATION

- (A) Each residence shall have at least 1 primary pedestrian doorway facing a street, garden court, park, or open space.
- (B) On corner lots, the primary pedestrian doorway may be located facing any adjacent street, garden court, park, or open space.
- (C) The primary pedestrian doorway shall be within 12 feet of the most forward plane of the living space within the house, and clearly visible from the adjacent street, garden court, park, or open space.
- (D) The orientation of new building facades shall repeat the predominant pattern of existing or proposed buildings along the same block.
- (E) When not fronting a street, the building shall be oriented to a garden court, park, or open space.

2. ARCHITECTURAL CHARACTER

- (A) All sides of a building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
- (B) Each front and rear elevation greater than 30 feet in width shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. The wall plane change shall be proportional to the building elevation, have a depth of at least 12 inches, be at least a full story in height, and be at least 6 feet wide. Recessed planes shall be recognizable as part of the elevation being enhanced.



Figure 2.18 – Example of a single-family detached home

- (C) Fenestration shall be evenly distributed on every floor of each elevation so that long stretches of wall are broken up in the following manner:
 - (1) At least two windows;
 - (2) At least one window and one door; or
 - (3) For elevations with a garage, groupings of garage windows may fulfill this requirement where the addition of a window is impractical.
- (D) Each window or grouping of individual windows shall provide a minimum of 8 square-feet of glass area to contribute to the minimum window requirement in subsection (C), except that garage window groupings shall have no minimum square-feet requirement.
- (E) Horizontal variations in materials along the facade of a building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.
- (F) When masonry wraps the corner of a building, the masonry wrap shall extend horizontally at least six feet from the corner. The masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window, or other logical point.
- (G) A variety of roof forms shall be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the architectural style.
- (H) Roof overhangs shall be a minimum of 12 inches.
- (I) Columns supporting roof structures shall match the style of the model elevation. 4 inch by 4 inch posts are permitted to support deck and porch floors that are 36 inches or less from ground level. 8 inch by 8 inch minimum finished width posts are required to support deck and porch floors that are above 36 inches from ground level.
- (J) A front porch, or porch on an "enhanced elevation", shall have a minimum of 50 square-feet and provide a minimum depth of five (5) feet, inclusive of the stoop.
- (K) An elevation of the home that faces a street, park, garden court, trail corridor or open space area shall provide an "enhanced elevation" which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide three (3) or more of the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.
 - (1) One additional window, a minimum of eight (8) square feet.
 - (2) A change in wall plane as defined in subsection (B) above.
 - (3) A projecting or cantilevered living space, a bay or box window.
 - (4) A porch, patio, or deck that is covered. The porch, patio, or deck shall have a minimum of 50 square-feet and provide a minimum depth of five feet.
 - (5) The use of architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, additional siding materials, etc. which in combination create an enhanced architectural style.

- (6) The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical and appropriate and should continue to a natural transition point. To achieve the enhancement the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.

3. DESIGN VARIETY

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan elevation.
- (B) No identical model plan elevation shall be constructed more than once every four (4) lots on the same side of the street. Every 30 linear feet of an intervening tract shall count as a lot for the purposes of this subsection.
- (C) A minimum of three (3) distinct elevations for each model plan shall be submitted to the Town for review. The following elements or similar elements may be used to differentiate individual elevations:
 - (1) Roof form and/or pitch;
 - (2) Window size, shape, and/or placement;
 - (3) Architectural style (e.g. farmhouse, craftsman, etc.);
 - (4) Front porch size and/or location;
 - (5) Materials.

4. MATERIALS AND COLORS

- (A) Primary exterior building materials shall be durable materials with product warranties or an industry expected life of a minimum of 25-years.
- (B) All structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.
- (C) Exterior colors shall be cohesive and aesthetically pleasing, within a single building or neighborhood design and within the greater context of surrounding structures and landscapes.
 - (1) Intense, bright, or fluorescent colors shall not be used as the primary color of the façade or roof of any structure.
- (D) Exterior building materials shall not include the following: vinyl siding; split shakes; unfinished or untreated wood, concrete block, panels, or other concrete material systems, with the exception of foundation or basement walls that may have a maximum of 3 feet in height of exposed concrete or concrete block; plastic, PVC, polycarbonate or similar; fiberglass, acrylic or similar; metal siding greater than 25% of each façade; exterior insulation and finish systems (EIFS).

5. GARAGES

- (A) Alley oriented and alley accessed garages are exempt from the garage diversity requirements in all subsections below.
- (B) All single family detached homes with a garage shall meet one of the requirements below:
 - (1) Recessed Garage; where the garage door generally faces the front lot line and the garage is a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
 - (2) Recessed Garage; where the garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet under a second floor living space.
 - (3) Flush and Projecting Garage; where the garage door generally faces the front lot line and the garage is flush with the most forward plane of main floor living space or front porch, or projects no more than 5 feet.
 - (4) Side-loaded garage.
- (C) Primary garage orientation variety is required by providing a minimum of 2 of the above-listed items on any single block.
- (D) The total width of all front-loaded garage doors shall not exceed 65% of the width of the front elevation.
- (E) When more than two (2) garage bays are provided, the additional garage bays shall:
 - (1) Have a different orientation from the first two;
 - (2) Be recessed behind the first two by at least two (2) feet when having the same orientation; or
 - (3) Be tandem to the first two.

6. FRONT STOOP AND FRONT PORCH

- (A) The front stoop shall be the platform or landing outside the front door. A covered front stoop shall not exceed 49 square feet.
- (B) For model plans with a front porch, the front porch shall be a minimum of 50 square feet, including the stoop, with a minimum depth of 5 feet.
- (C) Stairs leading to a stoop or porch shall not count toward the minimum depth or square-footage requirements.

2. Duplex Building Type (2 Single-Family Attached Units)

Two attached, side-by-side, ground-oriented residential units, each with its own separate entrance. Duplexes may be developed as two units on a single lot, or with each unit on its own separate lot.

Standards:

1. ORIENTATION

- (A) Each dwelling unit shall have at least 1 primary pedestrian doorway facing a street, garden court, park, or open space.
- (B) On corner lots, the primary pedestrian doorway may be located facing any adjacent street, garden court, park, or open space.
- (C) The primary pedestrian doorway shall be within 12 feet of the most forward plane of the living space within the dwelling unit, and clearly visible from the adjacent street, garden court, park, or open space.
- (D) The orientation of new building facades shall repeat the predominant pattern of existing or proposed buildings along the same block.
- (E) When not fronting a street, the building shall be oriented to a garden court, park, or open space.

2. ARCHITECTURAL CHARACTER

- (A) All sides of a building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
- (B) Each front and rear elevation of the overall structure shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. The wall plane change shall be proportional to the building elevation, have a depth of at least 12 inches, be at least a full story in height, and be at least 6 feet wide. Recessed planes shall be recognizable as part of the elevation being enhanced.
- (C) Fenestration of the overall structure shall be evenly distributed on every floor of each elevation so that long stretches of wall are broken up in the following manner:
 - (1) At least two windows;
 - (2) At least one window and one door; or
 - (3) For elevations with a garage, groupings of garage windows may fulfill this requirement where the addition of a window is impractical.
- (D) Each window or grouping of individual windows shall provide a minimum of 8 square-feet of glass area to contribute to the minimum window requirement in subsection (C), except that garage window groupings shall have no minimum square-feet requirement.
- (E) Horizontal variations in materials along the facade of a building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.

ALTERNATE NAMES

- Paired Home



Figure 2.19 – Example of Duplex building

- (F) When masonry wraps the corner of a building, the masonry wrap shall extend horizontally at least six feet from the corner. The masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window, or other logical point.
- (G) A variety of roof forms shall be used between different buildings in a development. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the architectural style.
- (H) Roof overhangs shall be a minimum of 12 inches.
- (I) Columns supporting roof structures shall match the style of the model elevation. A minimum of 4 inch by 4 inch or 4 inch diameter posts are required to support deck and porch floors that are 36 inches or less from ground level. 8 inch by 8 inch minimum finished width posts are required to support deck and porch floors that are above 36 inches from ground level.
- (J) A front porch, or porch on an “enhanced elevation” required by subsection (K), shall have a minimum of 50 square-feet and provide a minimum depth of five (5) feet, inclusive of the stoop.
- (K) An elevation of the overall structure that faces a street, park, garden court, trail corridor or open space area shall provide an “enhanced elevation” which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide three (3) or more of the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the structure. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.
 - (1) One additional window, a minimum of eight (8) square feet.
 - (2) A change in wall plane as defined in subsection (B) above.
 - (3) A projecting or cantilevered living space, a bay or box window.
 - (4) A porch, patio, or deck that is covered. The porch, patio, or deck shall have a minimum of 50 square-feet and provide a minimum depth of five (5) feet.
 - (5) The use of architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, additional siding materials, etc. which in combination create an enhanced architectural style.
 - (6) The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical and appropriate and should continue to a natural transition point. To achieve the enhancement, the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.

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- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan elevation.
- (B) No identical model plan elevation shall be constructed more than once every four (4) structures on the same side of the street. Every 30 linear feet of an intervening tract shall count as a “structure” for the purposes of this subsection.
- (C) A minimum of three (3) distinct elevations for each model plan shall be submitted to the Town for review. The following elements or similar elements may be used to differentiate individual elevations:
 - (1) Roof form and/or pitch;
 - (2) Window size, shape, and/or placement;

- (3) Architectural style (e.g. farmhouse, craftsman, etc.);
- (4) Front porch size and/or location;
- (5) Materials.

4. MATERIALS AND COLORS

- (A) Primary exterior building materials shall be durable materials with product warranties or an industry expected life of a minimum of 25-years.
- (B) All structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.
- (C) Exterior colors shall be cohesive and aesthetically pleasing, within a single building or neighborhood design and within the greater context of surrounding structures and landscapes.
 - (1) Intense, bright, or fluorescent colors shall not be used as the primary color of the façade or roof of any structure.
- (D) Exterior building materials shall not include the following: vinyl siding; split shakes; unfinished or untreated wood, concrete block, panels, or other concrete material systems, with the exception of foundation or basement walls that may have a maximum of 3 feet in height of exposed concrete or concrete block; plastic, PVC, polycarbonate or similar; fiberglass, acrylic or similar; metal siding greater than 25% of each façade; exterior insulation and finish systems (EIFS).

5. GARAGES

- (A) Alley oriented and alley accessed garages are exempt from the garage diversity requirements in all subsections below.
- (B) (All dwelling units with a garage shall meet one of the requirements below:
 - (1) Recessed Garage; where the garage door generally faces the front lot line and the garage is a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
 - (2) Recessed Garage; where the garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet under a second floor living space.
 - (3) Flush and Projecting Garage; where the garage door generally faces the front lot line and the garage is flush with the most forward plane of main floor living space or front porch, or projects no more than 5 feet.
 - (4) Side-loaded garage.
- (C) Primary garage orientation variety is required by providing a minimum of 2 of the above-listed items on any single block.
- (D) The total width of all front-loaded garage doors shall not exceed 65% of the width of the front elevation of each dwelling unit.
- (E) When more than two (2) garage bays are provided for a dwelling unit, the additional garage bays shall:
 - (1) Have a different orientation from the first two;
 - (2) Be recessed behind the first two by at least two (2) feet when having the same orientation; or
 - (3) Be tandem to the first two.

6. FRONT STOOP AND FRONT PORCH

- (A) The front stoop shall be the platform or landing outside the front door. A covered front stoop shall not exceed 49 square feet.
- (B) For model plans with a front porch, the front porch shall be a minimum of 50 square feet, including the stoop, with a minimum depth of 5 feet.
- (C) Stairs leading to a stoop or porch shall not count toward the minimum depth or square-footage requirements.

3. Amenity Building

The standards for amenity buildings in *Section 4 Building Design Standards*, of *Chapter 3 Multi-Family and Townhome Design Standards*, shall apply to amenity buildings in any residential development.

Chapter 3: Multi-Family and Townhome Design Standards

1. Urban Design Intent and Principles

The intent of the Multi-Family and Townhome Design Standards is to ensure that future development of housing contributes to the character of Erie. The Design Standards provide specific requirements related to the urban design of sites, buildings, exterior open spaces, and publicly accessible spaces.

Residential design principles encourage a well-designed community with high-quality amenities in all residential developments, regardless of housing type or ownership status. Elevating the level of design for multi-family housing will enhance the livability and quality of life for all Erie residents.

Creating Neighborhoods Versus Developments

The principles below guide residential housing in Erie.

- **Erie Character:** Residential developments should create a sense of place contributing to the small town feel.
- **Variety:** New housing should be designed in a manner that promotes a variety of housing types to support families at any stage in life.
- **High Quality:** Housing should be composed of high-quality design, materials, color and palettes, and landscape design.
- **Context:** Housing should be designed to enhance and relate to the context of the surrounding natural and built environment.
- **Livability:** Housing should be designed to enhance the livability of the residents and contribute to the larger community.
- **Human Scale:** Housing should be designed at a human scale, creating safe, walkable, pedestrian, and bicycle friendly environments that are visually interesting and support sidewalk and street activity.
- **Public Spaces:** Residential developments should have safe, accessible, passive, and active outdoor functional public spaces that promote a sense of community and convey an inviting interactive experience.
- **Clearly-Defined Blocks:** Residential neighborhoods should be organized into identifiable blocks, with buildings oriented towards streets, parks, open spaces, and garden courts. Creating blocks with clearly-defined publicly accessible and private realms ensures 'eyes on the streets' and builds natural surveillance into neighborhoods.



Figure 3.1 – Example of Attached Townhouse development



Figure 3.2 – Example of Multi-Family building

2. Planning Context

Introduction

The planning context for residential development standards integrates the vision of the Town's Comprehensive Plan and other major planning documents.

Considering context is critical when developing residential neighborhoods that contribute to the character of the Town of Erie. Responding to physical context and following the Town's planning context will more likely result in development that fits into the character of the Town and relates to adjacent uses. Context should always guide the form, orientation, and character of new development.

A. Physical Context

The physical context that surrounds a development site, including uses, scale, massing, building character, and site design of surrounding development should influence the design of housing.

B. Planning Context

Regulatory and policy documents adopted by the Town add a level of planning context that must be taken into consideration in the design of housing. In particular, the Erie Comprehensive Plan and adopted master plans such as the Downtown Redevelopment Framework Plan; the Town Center Master Plan; the Parks, Recreation, Open Space and Trails (PROST) Master Plan, and others provide direction related to specific types of development and within specific areas of the Town.



Figure 3.3 – Example of development fronting Public Open Space



Figure 3.4 – Example of development fronting Public Street

ELEMENTS OF CONTEXT

- Massing and scale of surrounding buildings
- Sensitivity to adjacent uses
- Objectives of the Town of Erie Comprehensive Plan

3. Site Design Standards

Quality site design requires a process of considering existing property assets and context and the future environment of streets, parks, open spaces, garden courts, pedestrian corridors, and buildings. This section outlines the critical steps to follow when designing a site and applying the corresponding standards and guidelines. The steps generally move from large-scale, highly visible, and important decisions that affect the character of the neighborhood to smaller-scale, functional decisions.

STEP 1

Select the residential development type

STEP 2

Identify and protect important natural features and views

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections

STEP 4

Site buildings to front streets, parks, open spaces, and garden courts

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses

STEP 6

Locate parking access and circulation (secondary to open space and building locations)

STEP 7

Design site elements (retaining walls, service, and storage

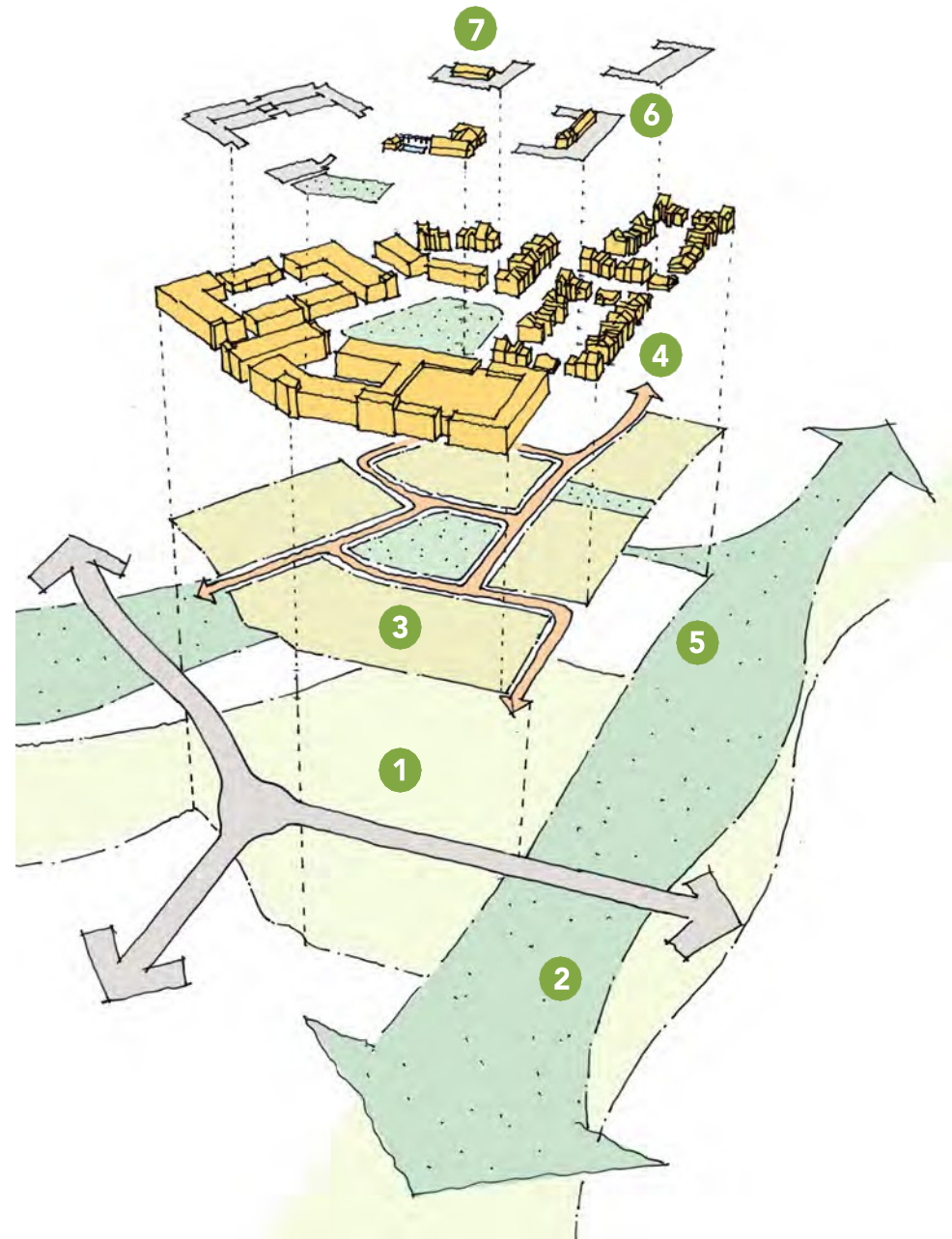


Figure 3.5 – Steps of site design process

A. Multi-Family and Townhome Development Typology

Standards:

Using Table 3.6, identify the intended Development Typology and follow corresponding standards for Block Types.

Table 3.6 – Development Typologies

If Developing:	Use Block Type:
Single-Family Attached Housing	Attached/Single-Aspect Block and Double-Aspect/Corridor Block
Multi-Family Single-Aspect Buildings	Attached/Single-Aspect Block and Double-Aspect/Corridor Block
Multi-Family Double-Aspect Buildings	Attached/Single-Aspect Block and Double-Aspect/Corridor Block
Multi-Family Corridor Buildings	Attached/Single-Aspect Block and Double-Aspect/Corridor Block
Multi-Family Liner Buildings and Garages	Structured Parking Block
Wrap Buildings and Garages	Structured Parking Block
Parking Garages	Structured Parking Block

STEP 1

Select the development type



A – DEVELOPMENT SITE
B – EXISTING MAJOR PUBLIC STREETS

Figure 3.7 – Site Boundary Diagram

B. Natural Features and Views

Standards:

- A. Ensure the highest value natural features on the site are protected, in compliance with UDC 10.6.2.
- B. Integrate natural features and design open spaces and greenways into the site to take advantage of tree groves, vegetation, riparian areas, views, and other natural elements.

Figure 3.9 illustrates how in the second site design step, natural features and views form the organizing framework for the residential development site.



Figure 3.8 – Natural features create the essential character of Erie.

PRINCIPLES FOR NATURAL FEATURES AND VIEWS

- Natural features and views create the essential character of Erie.
- Protecting these features by creating publicly accessible space around them allows everyone to appreciate them.
- Preserving natural features adds value to neighborhoods and adjacent uses.

STEP 2

Identify and protect important natural features and views

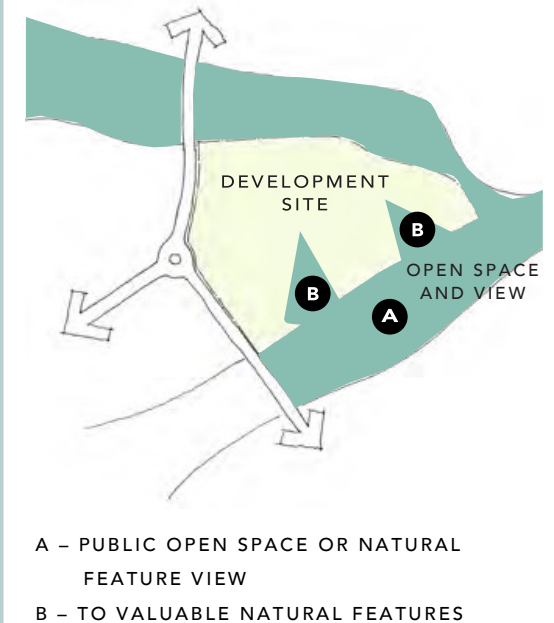


Figure 3.9 – Site Features Diagram

C. Pedestrian and Bicycle Connections

Standards:

1. Provide a safe, integrated pedestrian and bicycle network for the multi-family development, in compliance with UDC 10.6.5 F and G.
2. Prioritize multi-modal transportation options, while minimizing conflict with automobile movement.

D. Development Blocks

Standards:

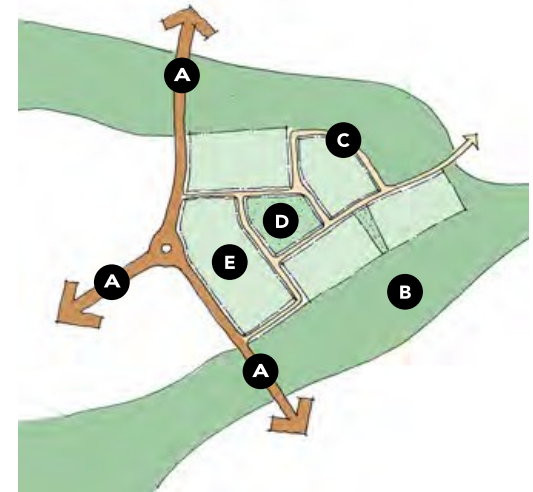
1. Residential development sites shall be divided into blocks to meet the maximum allowable block sizes in 3.3.E *Multi-Family and Townhome Block Types*.
2. Blocks are fronted by buildings, unless otherwise stated in the Standards.
3. Blocks shall be defined by publicly accessible edges such as streets or tracts for landscaping, trails, open space, parks, or garden courts.



Figure 3.11 – Example of building frontage. The buildings are arranged in a block with clearly defined publicly accessible and private realms.

STEP 3

Lay out development blocks, internal streets and greenways, and pedestrian & bike connections



- A – PUBLIC STREET
- B – PUBLIC OPEN SPACE OR NATURAL
- C – FEATURE INTERNAL STREET
- D – INTERNAL OPEN SPACE
- E – BLOCKS

Figure 3.10 – Site Features Diagram

PRINCIPLES FOR DEVELOPMENT BLOCKS

- Blocks form the basic building element of neighborhoods.
- Well-defined blocks differentiate the publicly accessible realm from the private realm.
- Blocks are organized to have public elements fronting outward (front doors, front elevations) and service or private elements in the center/rear (rear elevations, parking, garages, storage, etc.).

E. Multi-Family and Townhome Block Types

Intent:

Residential blocks shall be designed and sized for the appropriate building types in order to ensure that developments are walkable and pedestrian friendly. Residential developments should incorporate a well-defined pattern of blocks that provide frequent connections and serve as a framework for a varied mix of residential uses.

General Design Considerations:

Generally, blocks shall be designed subject to the following considerations:

- i. To provide for adequate building sites suitable to the special needs of the type of use contemplated.
- ii. To accommodate the requirements of the UDC for lot sizes and dimensions.
- iii. To create convenient access and control, and safety of vehicular and pedestrian traffic circulation, and emergency vehicles.

1. Attached/Single-Aspect Block and Double-Aspect/Corridor Block

Single-Aspect Blocks accommodate buildings that are one-unit deep with units facing the block perimeter. Double-Aspect Blocks accommodate buildings with units facing both the perimeter and the center of the block.

Standards:

- A. The maximum length of blocks between intersecting streets or tracts for landscaping, trails, open space, or parks of 50 feet or more in width shall be 1200 feet.
- B. The average block length shall be a maximum of 600 feet. Block lengths from street to street shall be used to calculate the average, not block depths.
- C. To the maximum extent reasonably practicable, for any block that is 900 feet or more in length, pedestrian ways, crosswalks, or multi-purpose trails no less than 5 feet in width, located within a tract a minimum of 30 feet in width, shall be constructed near the center and entirely through the blocks. These breaks do not split any block length, except as described in Standard A, above.



Figure 3.12 – Single-Aspect Building



Figure 3.13 – Double-Aspect Building



Figure 3.14 – Attached/Single-Aspect Block



Figure 3.15 – Double-Aspect Block

2. Structured Parking Block

Structured Parking Blocks are designed to accommodate development that is integrated with parking structures.

Guidelines:

- A. For the graphic guidelines corresponding to *Table 3.16*, please reference *Figure 3.18*

Table 3.16 – Structured Parking Block

Criteria	Maximum
A – Block Depth (ft.)	380'
B – Half-block Depth (ft.)	190'
C – Block Length (ft.)	600'
D – Block Area (acres)	5.2

- B. Locate parking structures in the center of blocks, wrapped by either stand-alone buildings or liner buildings attached to the parking structure.
- C. Front façade of units should not be oriented toward the parking structure.
- D. Podium and tuck-under parking should be located a minimum of 10 feet behind the front façade of any building. The 10 feet between the front façade and the parking should be living space.



Figure 3.17 – Liner Building sited on a Structured Parking Block

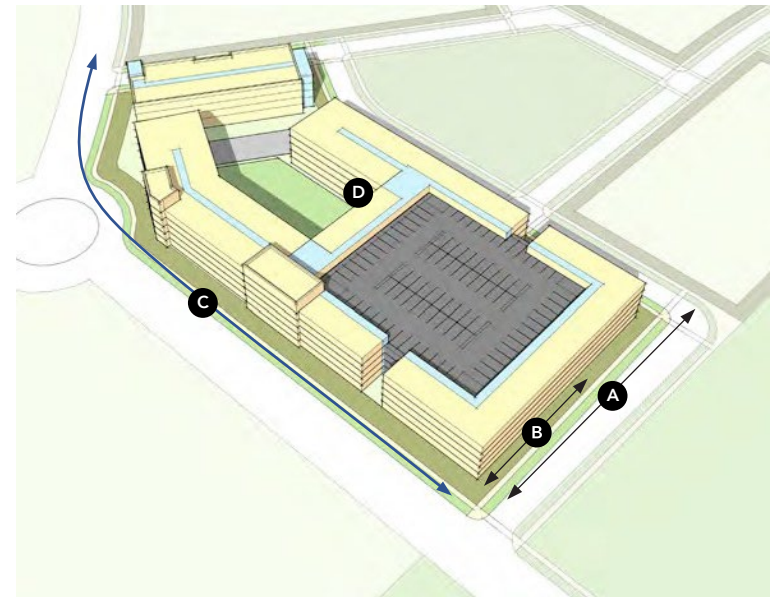


Figure 3.18 – Structured Parking Block

F. Building Orientation

Intent:

Clearly define publicly accessible space from private amenity and service space and create comfortable, walkable streets and shared open spaces.

1. Fronts and Backs

Standards:

- A. Single-aspect walk-ups shall be oriented with the fronts of the buildings along the perimeter of blocks (See Figure 3.19).
- B. Double-aspect and corridor buildings (where units face both front and back) shall select one side of the building and designate it as the front. Building fronts shall orient to the perimeter of blocks.
- C. Fronts of buildings shall have a greater attention to building composition and building elements.

2. Building Orientation at Corners

Standards:

- A. Building corners that face or front onto streets, parks, open space, or garden courts shall provide a higher level of architectural treatment, window fenestration, and massing to provide increased user activity and visual interest at the corner (see Figure 3.20). Building forms shall address corners, including as listed below or an alternative that meets or exceeds these examples:
 - i. **Building Forms Corner** (see Figure 3.20): Buildings that wrap the corner at street intersections shall incorporate building elements such as cut-outs or plane offsets. The open space created at the back of curb shall be designed for user activity, landscape interest, residential entry plazas, or gathering space.

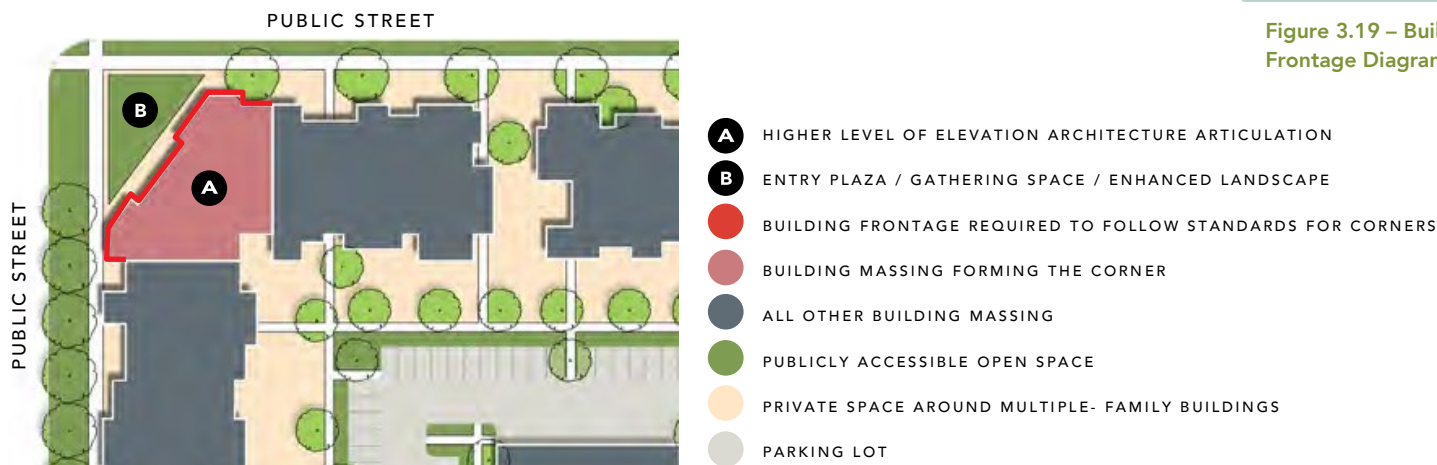


Figure 3.20 – Building Forms Corner

STEP 4

Site buildings to front public & private streets and greenways



- A** – BLOCKS WITH FRONTAGE TOWARDS STREET AND OPEN SPACES
- B** – INTERNAL STREETS WITH BUILDING FRONTAGE

Figure 3.19 – Building Orientation and Frontage Diagram

- ii. **Articulated Corner Architecture** (see Figure 3.21): Buildings that meet at corner sites shall provide elements such as finer architectural detail, windows, special features, materials, and building articulation.

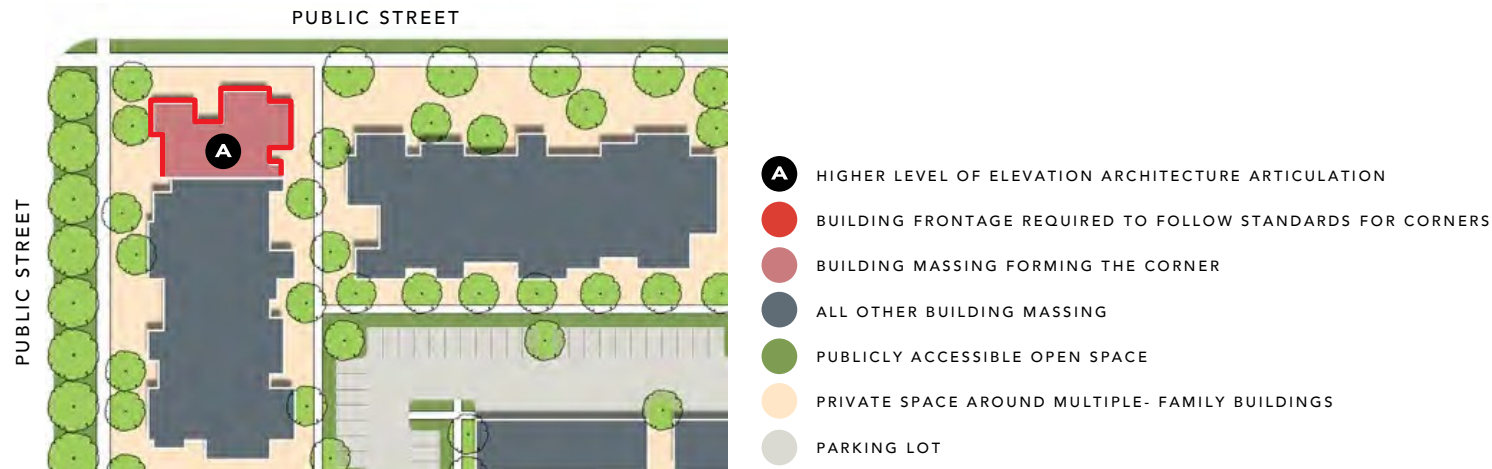


Figure 3.21 – Articulated Corner Architecture

- iii. **Park and Articulated Corner Architecture** (see Figure 3.22): Plazas and courtyards that hold corner edges shall create visual interest through elements such as planting intensification, active or passive park space, public art, and pedestrian activity.

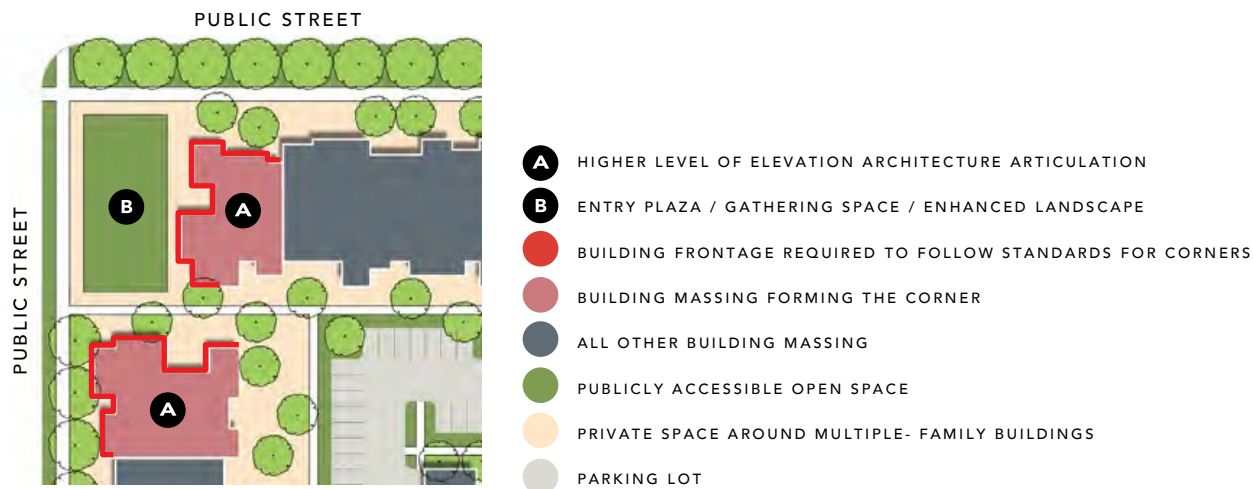


Figure 3.22 Park and Articulated Corner

3. Frontage Requirements

A. STATE HIGHWAY/INTERSTATE/ARTERIAL/MAJOR COLLECTOR/ RESIDENTIAL COLLECTOR

- i. Multi-family and townhome buildings may front or side to a highway, interstate, arterial, major collector, or residential collector; they may not back to these street types.
- ii. Consistent with UDC Section 10.6.2.A.3.c, to the maximum extent reasonably practicable, developments shall be designed in a manner that preserves the natural topography of the site and minimizes the use of cut and fill. For developments sited higher than street-level, retaining walls shall be used if grades are at or exceed 4:1 (25%).

B. LOCAL STREET

Standards:

- i. Multi-family and townhome buildings may front local streets.
- ii. Buildings that meet at corner sites shall have primary frontage towards the public street and secondary frontage towards an internal drive.
- iii. There shall be street trees and low plantings along the sidewalk, creating a comfortable experience for pedestrians.



Figure 3.23 – Permitted orientation, with a multi-family building facing a street

C. INTERNAL PARKS, OPEN SPACE, AND GARDEN COURTS

These standards regulate frontages along internal open spaces within a development.

Standards:

- i. Multi-family buildings may front internal parks, open space, or garden courts, given that the space is designed for pedestrian, bicycle, or recreational use (see *Figure 3.24*).
- ii. Any multi-use paths required in the space shall connect to adjacent trail points.
- iii. The building setbacks shall respect the natural conditions of the open space, such as stream corridors and wetlands.

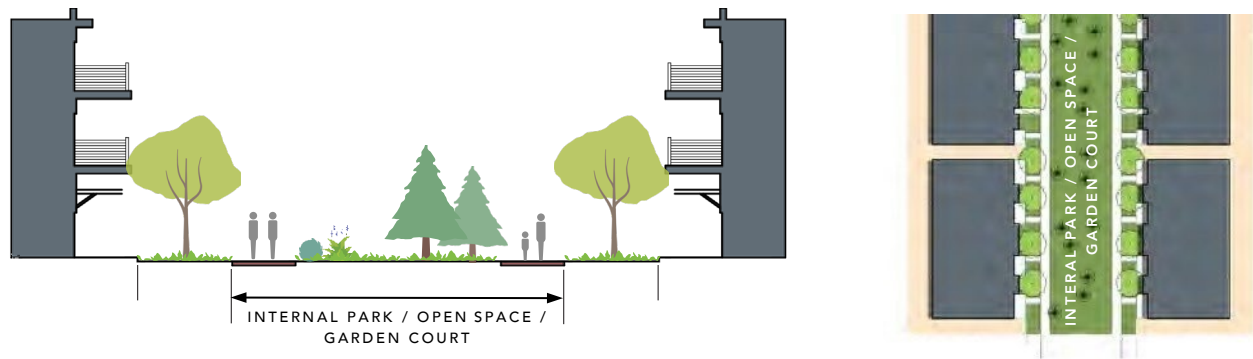


Figure 3.24 – Example of internal parks, open space, or garden court frontage

G. Sensitivity to Adjacent Uses

Intent:

Ensure that infill and greenfield development are appropriately setback from adjacent uses.

1. Multi-Family and Townhome Development Adjacent to Single-Family Detached Homes

Standards:

- A. Multi-family and townhome buildings 3 stories or taller shall be set back a minimum of 30 feet from the adjacent property lines of a platted single-family lot, except where the uses are designed as part of an integrated development.
- B. The preferred orientation for multi-family and townhome buildings shall be perpendicular rather than parallel to platted single-family lots (see *Figure 3.25*). When a building is parallel to the single-family lots, a 30' setback shall be provided, except where the uses are designed as part of an integrated development.



Figure 3.25 – 3 story building adjacent to single-family platted lot

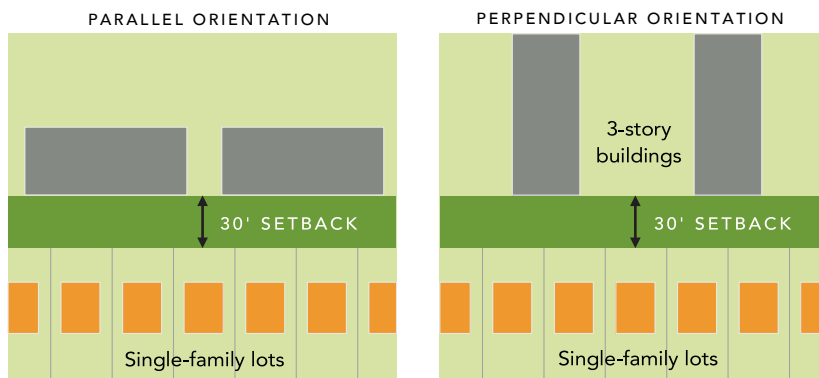


Figure 3.26 – Buildings with parallel or perpendicular orientation adjacent to single-family platted lots

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses.

2. Multi-Family and Townhome Development Adjacent to Commercial and Industrial

Standards

- A. Multi-family and townhome buildings adjacent to the rear of commercial or industrial buildings shall have a 30-foot setback from the property line of the commercial or industrial building, except where the uses are designed as part of an integrated development. (see Figure 3.27).



Figure 3.27 – Multi-family or townhome building adjacent to commercial or industrial use

3. Multi-Family and Townhome Development Adjacent to Parks and Open Space

Standards:

- A. Multi-family and townhome buildings shall be separated from Neighborhood and Community Parks or public open space by a landscaping tract with a minimum 20' depth.

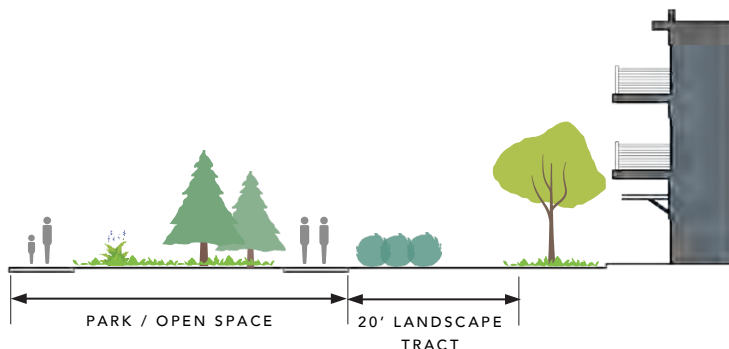


Figure 3.28 – Multi-family adjacent to parks and open space

4. Frontage Requirements for Adjacent Development

Standards:

- A. Multi-family and townhome buildings shall mirror the condition of existing adjacent developments:
 - i. Fronts of buildings shall face fronts of buildings.
 - ii. Rears of buildings shall face rears of buildings.
- B. If existing buildings have rears facing public rights-of-way, new multi-family buildings shall front the public right-of-way, despite the front-to-back relationship.



Figure 3.29 – Building fronting open space and parks.

H. Access, Circulation, and Parking

Multi-modal access into and within multi-family and townhome developments shall be provided.

1. Internal Access

Intent:

Design private vehicular/internal drive access to be safe and clearly defined, but to remain secondary to streets. Pedestrian and bicycle movement shall also be accommodated.

Standards:

- Internal access to multi-family and townhome parcels shall provide visually clear entry points using signage or gateway features into the site from adjacent streets.
- Internal access drives shall balance vehicular, bicycle and pedestrian needs and improve multi-modal connections to regional transportation systems.
- Internal access drives shall provide an attractive pedestrian realm and streetscape environments through enhanced landscape entry treatments.

2. Internal Parks, Open Space, and Garden Courts

Intent:

Ensure pedestrian access and circulation internal to garden courts and other common areas within a development.

Standards:

- Publicly accessible pedestrian corridors shall be provided within garden courts and other common areas.
- Pedestrian corridors shall connect to adjacent street and trail networks, adjacent developments, and community open spaces.
- Connections to sidewalks along arterial streets and spine trails shall be limited, as determined by the Parks and Recreation Department.

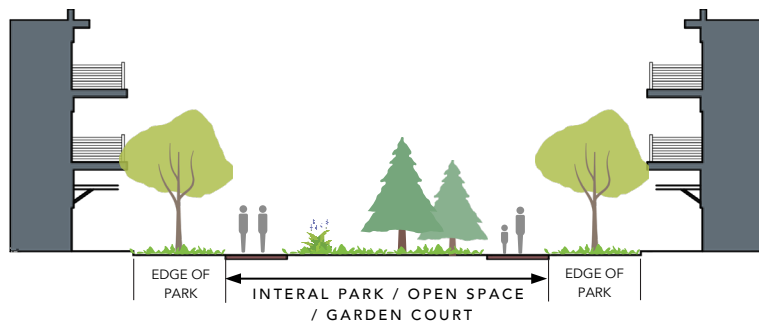
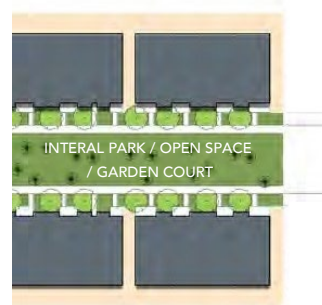
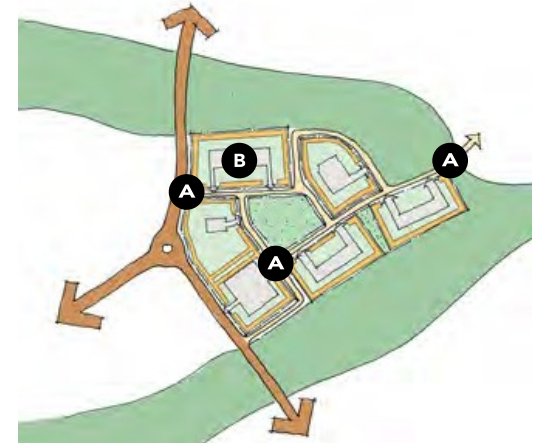


Figure 3.31 – Example of internal open space corridor



STEP 6

Locate parking access & circulation
(secondary to open space and building
locations)



A – INTERNAL DRIVES CONNECT TO STREETS
AND PROVIDE ACCESS TO PARKING
B – PARKING LOTS LOCATED INTERNALLY
BEHIND BUILDINGS

Figure 3.30 – Access, Circulation, and
Parking Diagram

3. Parking Lot Design Intent:

Intent:

Locate parking lots internal to development blocks and behind building massing to minimize the visibility of parking. Use parking lot landscaping to visually break up larger parking areas and provide a buffer. See *Figure 3.33 – Internal Access Siting*.

Standards:

- A. Drives with landscaping and pedestrian corridors shall be provided from streets to parking lots serving buildings.
- B. Pedestrian corridors shall connect with internal pedestrian walks and amenities. Crosswalks shall be provided at drive and street intersections and other locations deemed appropriate.
- C. Planting and screening between parking lot drives and parking bays are encouraged to follow the dimensional standards illustrated in *Figure 3.32*.
- D. Parking lot islands and landscaping shall be provided consistent with UDC Section 10.6.4.E.8.e.
- E. Parking lot frontage along a public street shall not exceed 60 feet within 50 feet of the right-of-way. The parking lot shall be screened with a 3- to 4-foot tall landscape hedge or articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance.
- F. Private parking lots abutting public open space, parks, and trails shall not be allowed unless they are 25 feet from the property edge and screened by a minimum 3- to 4-foot tall landscape hedge articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. An exception may be permitted by the Planning Director if the proposed private parking lot provides public parking spaces for the public open space, park or trail. In this case, the public parking spaces may be allowed within the 25-foot buffer zone, but shall still utilize screening.

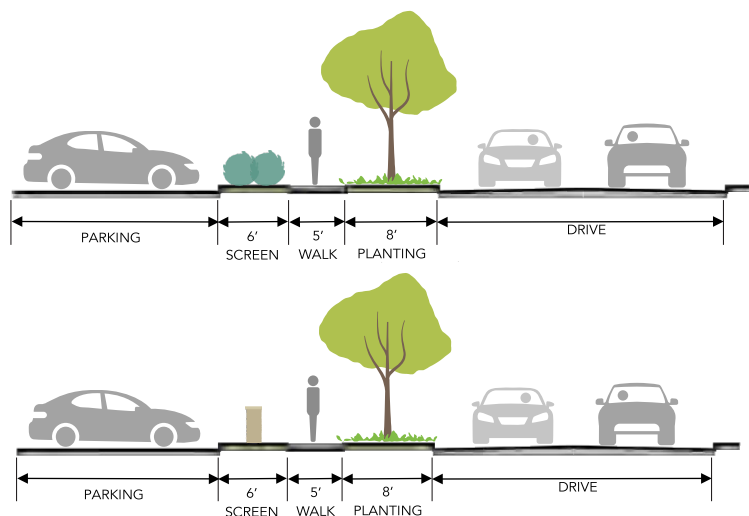


Figure 3.32 – Parking lot screening design options

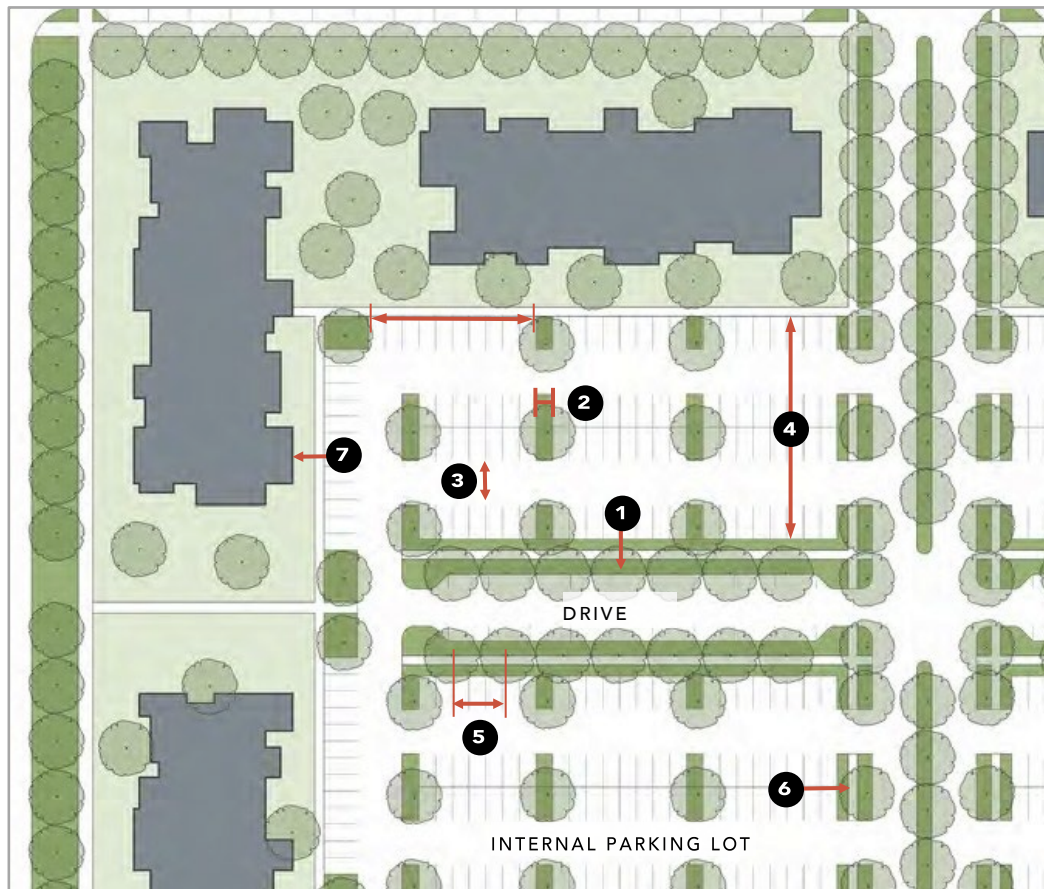


Figure 3.33 – Internal Access Siting

1. Drive Planting Strip: 8' planting, 5' walk, 6' wide screen
2. Parking Island: 10' min. width. 1 island required per 15 spaces.
3. Drive: 12' one way and 24' two-way min. width
4. Parking Dimension: See UDC Table 10.6.6-4 Parking Dimension
5. Street/Drive Tree Spacing: 40' on-center
6. Internal Pedestrian Connections: 5' min. detached sidewalk
7. Parking lots shall be separated from the building by a minimum of 10'

I. Grading and Retaining Walls

1. Grading

Many areas within the Town of Erie consist of a rolling topography. The Town has current grading, drainage, and erosion control regulations in place.

Intent:

Protect the character of the existing terrain and minimize cut-and-fill earthwork.

Standards:

- A. Demonstrate that the grading approach minimizes disturbance of the site and grading to the greatest extent possible.
- B. Use building form, such as multiple building levels and walkouts, to minimize site grading and to take advantage of existing grades, rather than creating flat pads.

2. Retaining Walls

Intent:

Use of retaining walls to retain topography in tight spaces and/or to maximize buildings and recreational areas while being sensitive to a site's natural topography.

Standards:

- A. Retaining walls shall be limited to 4 feet in height and made of stone or masonry material that matches or is complimentary to the architecture of the buildings.
- B. Where multiple retaining walls are required they shall be terraced with a minimum width of 5 feet of live landscaping and a maximum of 6 inches of sloped vertical elevation change on the terrace area between the walls. A maximum of two vertical walls is permitted unless otherwise approved by the Planning Director. Refer to UDC for specific requirements. (See Figure 3.36).
- C. Provide a minimum space of 5 feet of live landscaping between any retaining wall and adjacent walkway.



Figure 3.36 – Retaining wall

STEP 7

Design site elements such as retaining walls, service, and storage



Figure 3.34 – Multiple retaining walls with planted terraces



Figure 3.35 – Terraced walls

J. Service, Storage, and Utilities

1. Screening

Intent:

Multi-family and townhome development layout shall minimize the visual and physical presence of service, utility, and storage elements of the community, while providing sufficient and functional service area uses and access.

Standards:

- A. See UDC Section 10.6.4.G for screening requirements.
- B. Locate service and utility areas away from main entries into buildings, streets, garden courts, driveways, sidewalks, and corners. Planning for location of utilities should be a collaborative process with the utility company, the Town, and the developer.
- C. Locate wall-mounted utilities on the rear or the side of buildings.
- D. Ground-mounted public utility equipment such as pedestals, transformers, and similar items shall be located within easements.
- E. Architectural walls for screening shall be consistent with the design and materials of the building to which they are connected, adjacent, or accessory to. The primary materials for screening walls shall match the predominant material of the principle structure.
- F. Landscape screening shall incorporate evergreen plant material or deciduous plant material with dense branching habit to provide effective screening during the winter.
- G. Landscape screening shall be located adjacent to the service, utility, or storage element to be screened. Landscaping shall be of sufficient mature height to provide adequate screening.
- H. The ends of alleys that are adjacent to streets, parks, open space, or garden courts shall provide adequate screening to shield headlights. Screening shall consist of three-feet to four-feet landscaping or solid fence/wall.

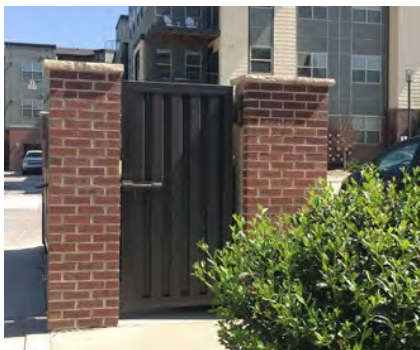


Figure 3.37 – Screened refuse/recycling facility



Figure 3.38 – Screened outdoor storage



Figure 3.39 – Evergreen landscape screening



Figure 3.40 – Architectural screening elements using consistent materials as the building

How the Site Design Comes Together: Case Study

Defining blocks, orienting buildings to create frontage, locating parking and access in the center of blocks, treating adjacent uses sensitively, grading minimally, and locating storage and service out of sight creates livable, high-quality multi-family neighborhoods that enhance the character and quality of life in Erie.

The case study shown in *Figure 3.41* through *Figure 3.46* demonstrate how the site design comes together in a multi-block development that achieves the standards. In this case study, the developer plans to build Double-Aspect Walk-Up Buildings.

STEP 1

Multi-family development type for example Double-Aspect Walk-up Buildings

STEP 2

Identify and protect important natural features and views

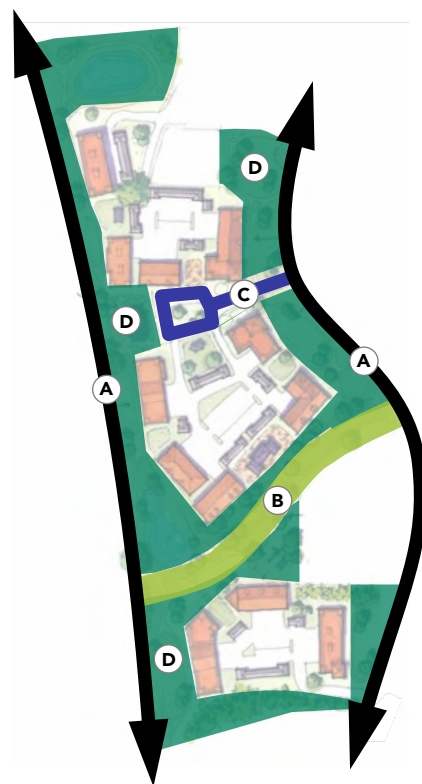


Figure 3.41 – Block edges

- (A) ↔ PUBLIC STREET
- (B) — PUBLIC GREENWAY
- (C) — INTERNAL DRIVE
- (D) ■ PRIVATE OPEN SPACE

STEP 3

Lay out development blocks, streets and greenways, and pedestrian & bike connections



Figure 3.42 – Defined blocks

- (E) ■ PARTIAL BLOCKS
- (F) ■ FULL-WRAP BLOCKS

STEP 4

Site buildings to front streets, parks, open space, or garden courts



Figure 3.43 – Building frontage at perimeter

- (G) — BUILDING FRONTAGE

STEP 5

Determine if buildings require specific orientation, setbacks, heights, or screening based on adjacent uses



Figure 3.44 – Buildings designed in consideration of adjacent uses

- 1 The multi-family site is bounded by a public street.
- 2 The multi-family site is separated from the adjacent single-family detached houses by a public street. The single-family detached houses have rear yards that face the public street, with a privacy fence. *Frontage Requirements for Adjacent Uses* states that when adjacent uses are separated by a public street, the new multi-family buildings shall face the public street, despite the front-to-back relationship.
- 3 A public open space greenway runs through the site.
- 4 New multi-family buildings front the public open space.

STEP 6

Locate parking access and circulation (secondary to open space and building locations)

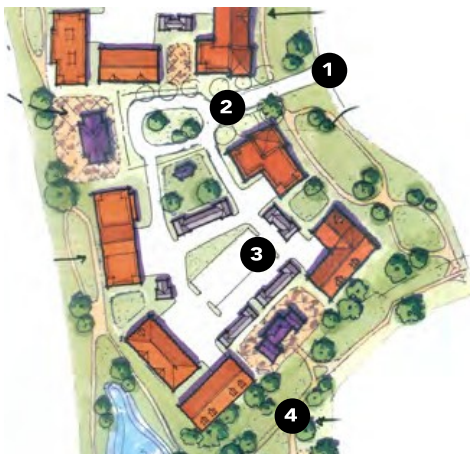


Figure 3.45 – Site access and parking design

- 1 Clear entry and access point into the neighborhood.
- 2 Internal access drives provide appropriate sidewalks, trees, and other required features.
- 3 Parking lots located in the rear of the buildings, in the center of blocks.
- 4 Ensure pedestrian and bicycle connectivity between blocks.

STEP 7

Design site elements such as retaining walls, service, and storage



Figure 3.46 – Appropriately locate service and utility elements

- 1 Trash receptacles, loading docks, and service areas located in the rear of buildings.
- 2 Periphery of parking lot screened where not enclosed by buildings
- 3 Outdoor storage screened according to standards

4. Building Design Standards

Intent:

Design buildings that are contextually appropriate to their surroundings, and are constructed of high-quality materials. High quality building design shall define the public realm, ensure design variety, and provide visual interest to neighborhoods.

A. Building Types

1. Single-Family Attached (3 or more)

Single-Family Attached buildings include three to six attached dwelling units per building on individual lots. Each unit has an entry facing a street, park, open space, or garden court.

Standards:

1. BUILDING ORIENTATION

- (A) The primary entrance and facade of individual buildings shall be oriented towards:
 - (1) Primary internal or perimeter streets, or
 - (2) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
- (B) Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.

2. ARCHITECTURAL CHARACTER

- (A) All sides of a building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
- (B) An elevation of the overall structure that faces a street, park, garden court, trail corridor or open space area shall provide an "enhanced elevation" which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide five (5) or more of the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the structure. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.
 - (1) Balconies;
 - (2) A projecting or cantilevered living space, a bay or box window.
 - (3) Insets or other relief in the wall plane, a minimum of 12 inches in depth;
 - (4) A porch, patio, or deck that is covered. The porch, patio, or deck shall have a minimum of 50 square-feet and provide a minimum depth of five (5) feet.



Figure 3.47 – Example of a high-quality townhouse development

ALTERNATE NAMES

- Townhouse or Townhome



Figure 3.48 – Example of Townhomes

- (5) Dormers;
 - (6) Architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters; or
 - (7) The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical and appropriate and should continue to a natural transition point. To achieve the enhancement, the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.
- (C) A variety of roof forms shall be provided.
- (1) Buildings shall incorporate roof pitches of between 3:12 and 12:12.
 - (2) Alternative roof forms such as flat roofs with parapets may be permitted at the discretion of the Community Development Director.
 - (i) Parapet height for flat roofs without outdoor living space are a minimum 18 inches on all sides of the structure.
 - (ii) Parapet height for flat roofs with outdoor living space shall provide adequate height per building code requirements.
- (D) Roof overhangs shall be a minimum of 12 inches to establish strong shadow lines and complement the pitch and architectural style of the structure.
- (E) Horizontal variations in materials along the facade of a building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.
- (F) When masonry wraps the corner of a building, the masonry wrap shall extend horizontally at least six feet from the corner. The masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window, or other logical point.
- (G) Building proportions shall have a distinguishable top, middle, and base.
- (H) Openings shall be larger at the base or on the second floor and decrease in height towards the top of the building.
- (I) Materials shall appear heavy at the base of the building to anchor the building to the ground.
- (J) The main entrance of every unit shall be articulated architecturally with a porch, covered stoop, or a recessed door a minimum of 12 inches and for interior units, a maximum of 8 feet from the forward-most plane of the living space.
- (K) Entry features shall reflect the style of the building.

3. DESIGN VARIETY

- (A) No more than 6 single-family attached dwelling units may be attached in any single row or building cluster.
- (B) For developments with five (5) or more buildings, identical elevations shall not be placed adjacent to or across the street from one another.
- (C) Developments with multiple buildings shall provide at least one elevation per every four (4) buildings, up to six (6) maximum elevations required.
- (D) Each elevation shall provide design variation through the following methods:
 - (1) Use of distinct variations in materials;
 - (2) Use of distinct variations in architectural style or features, such as a porch or similar feature; and
 - (3) Use of distinct variations in roof form.

4. MATERIALS AND COLORS

- (A) Primary exterior building materials shall be durable materials with product warranties or an industry expected life of a minimum of 25-years.
- (B) All structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.
- (C) Exterior colors shall be cohesive and aesthetically pleasing, within a single building or neighborhood design and within the greater context of surrounding structures and landscapes.
 - (1) Intense, bright, or fluorescent colors shall not be used as the primary color of the façade or roof of any structure.
- (D) Exterior building materials shall not include the following: vinyl siding; split shakes; unfinished or untreated wood; concrete block, panels, or other concrete material systems; plastic, PVC, polycarbonate or similar; fiberglass, acrylic or similar; metal siding greater than 25% of each façade; Exterior Insulation and Finish Systems (EIFS).
- (E) Rough sawn wood may be permitted as a weather-treated product, as long as it's only used as an accent material and is restricted to be used as a trellis or beam materials.



Figure 3.49 – Example of Townhome Lots

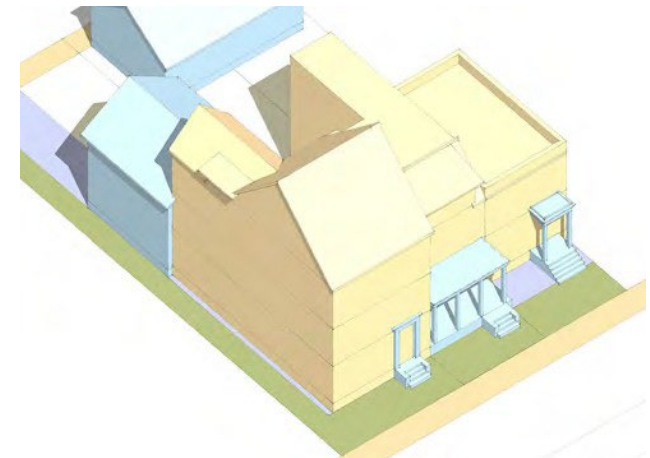


Figure 3.50 – Example of Townhomes

5. GARAGES

(A) Alley-Loaded Garages

- (1) The use of alley-loaded garages is the preferred garage orientation.
- (2) Attached alley-loaded garages must be located a minimum of 10 feet behind the front facade of any building. The 10 feet between the front façade and the parking shall be living space.
- (3) Townhome buildings with four or more units shall provide a minimum of one garage offset of a minimum of two (2) feet in depth along the alley.

(B) Side-Loaded Garages

- (1) Attached side-loaded garages must be located a minimum of 10 feet behind the front facade of any building. The 10 feet between the front façade and the parking shall be living space.

(C) Front-loading Garages

- (1) Garages that protrude towards the street in front of the primary facade of the primary structure shall not be permitted. Garage doors on all front-loading (street-oriented) garages shall be either:
 - (2) Recessed a minimum of 4 feet behind the front facade of the dwelling unit portion of the structure, or a front porch that is at minimum of 5 feet x 8 feet; or
 - (3) Recessed a minimum of 2 feet beneath a second floor bay.

- (D) The total width of front-loaded garage doors shall not exceed 65% of the width of the front elevation of each dwelling unit.

2. Multi-Family Buildings

Multi-Family Buildings contain residential units that generally share common circulation.

Single-aspect buildings have defined fronts and backs. The cores extend through the building and may have entries in both the front and rear.

Double-aspect buildings may face multiple frontages of the building. The cores extend through the building and may have multiple entries.

Corridor buildings are served by a central corridor, typically with vertical circulation at either end. Corridor buildings have units that face the front and rear of the building, so a front side must be selected for block layout. Corridor buildings may have units on the ground floor, or they may have non-residential uses or an integrated parking structure on the ground floor.

Liner buildings create active use frontage along structured parking garages. Liner Buildings are one-unit deep, with a clear front. Ground floor units may have separate entrances, while upper floor units are accessed by a common lobby, vertical circulation, and a corridor located between the building and the garage.

Wrap buildings combine Corridor and Liner Multi-Family Buildings, wrapped around a single structured parking garage. This building type efficiently serves a large number of units through connected corridors.

Standards:

1. BUILDING ORIENTATION

- (A) The primary entrance and facade of individual buildings shall be oriented towards:
 - (1) Primary internal or perimeter streets, or
 - (2) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
- (B) Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.
- (C) When a building wraps around an internal garden court/courtyard on three or more sides, the minimum width of the courtyard shall be 30 feet for a two story building, with an additional width of 10 feet per each additional story.

2. ARCHITECTURAL CHARACTER

- (A) All sides of a building, except where attached to a parking garage, shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.

ALTERNATE NAMES

- Apartment



Figure 3.51 – Example of Single-Aspect Multi-Family building

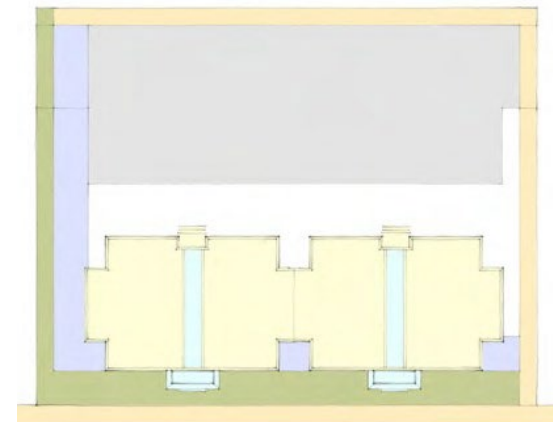


Figure 3.52 – Example of Single-Aspect Multi-Family Building



Figure 3.53 – Example of Single-Aspect Multi-Family Building

(B) An elevation of the overall structure that faces a street, park, garden court, trail corridor or open space area shall provide an "enhanced elevation" which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide five (5) or more of the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the structure. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.

- (1) Balconies;
- (2) A projecting or cantilevered living space, a bay or box window;
- (3) Insets or other relief in the wall plane, a minimum of 12 inches in depth;
- (4) A porch, patio, or deck that is covered. The porch, patio, or deck shall have a minimum of 50 square-feet and provide a minimum depth of five (5) feet;
- (5) Dormers;
- (6) Architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters; or
- (7) The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical and appropriate and should continue to a natural transition point. To achieve the enhancement, the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.

(C) The maximum length of any multi-family building shall be 200 feet along streets, parks, open space, and garden courts and a maximum of 240 feet internal to the site.

(D) The facades of all buildings, excluding alley facades, shall be articulated through vertical bays a maximum width of 24 feet or the width of one dwelling unit, whichever is less.

(E) A variety of roof forms shall be provided.

- (1) Buildings shall incorporate roof pitches of between 3:12 and 12:12.
- (2) Alternative roof forms such as flat roofs with parapets may be permitted at the discretion of the Community Development Director.
 - (i) Parapet height for flat roofs without outdoor living space are a minimum 18 inches on all sides of the structure.
 - (ii) Parapet height for flat roofs with outdoor living space shall provide adequate height per building code requirements.



Figure 3.54 – Example of Double-Aspect Multi-Family Building

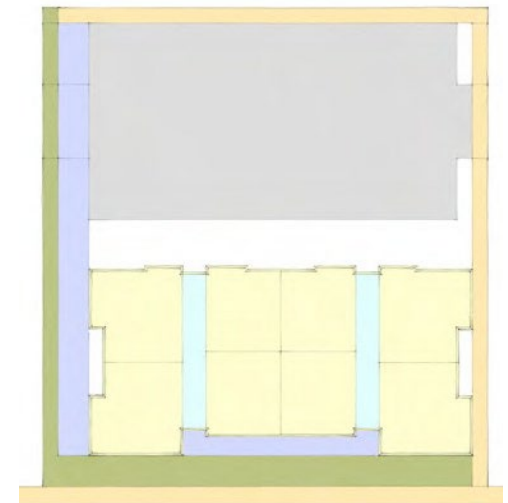


Figure 3.55 – Example of Double-Aspect Multi-Family Building



Figure 3.56 – Example of Double-Aspect Multi-Family Building

- (F) Roof overhangs shall be a minimum of 12 inches to establish strong shadow lines and complement the pitch and architectural style of the structure.
- (G) Horizontal variations in materials along the facade of a building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.
- (H) When masonry wraps the corner of a building, the masonry wrap shall extend horizontally at least six feet from the corner. The masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window, or other logical point.
- (I) Building proportions shall have a distinguishable top, middle, and base.
- (J) Openings shall be larger at the base or on the second floor and decrease in height towards the top of the building.
- (K) Materials shall appear heavy at the base of the building to anchor the building to the ground.
- (L) Building entries shall receive a higher quality of material and/or detail than other portions of the building.
- (M) Each building entry shall be clearly articulated through the use of awnings, covered porches, stoops, or other similar features.
- (N) Building entries shall have enhanced pedestrian space and accommodations, including at least 2 of the following: furniture, bicycle racks, accent planting or planters, pedestrian-scale lighting, or other similar features.
- (O) Buildings shall provide concentrated dwelling unit access points. Exterior access walkways and corridors running the length of a building shall be prohibited.
- (P) Attached garages shall not be visible from a street to the greatest extent feasible. Garage doors shall not comprise more than 45 percent of the total length of the façade. Fifty percent of garages shall be offset at least two (2) feet from adjacent garages.

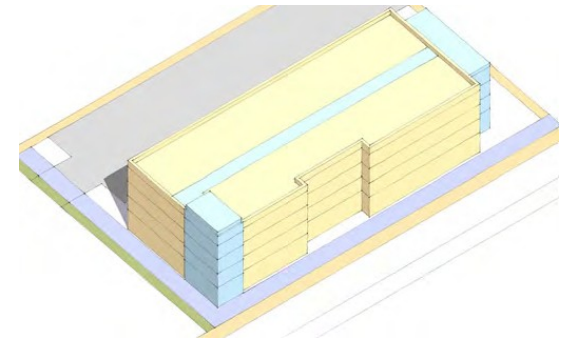


Figure 3.57 – Example of Corridor Multi-Family Building



Figure 3.58 – Example of Liner Multi-Family Building

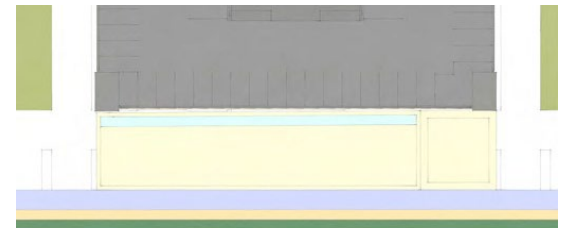


Figure 3.59 – Example of Liner Multi-Family Building

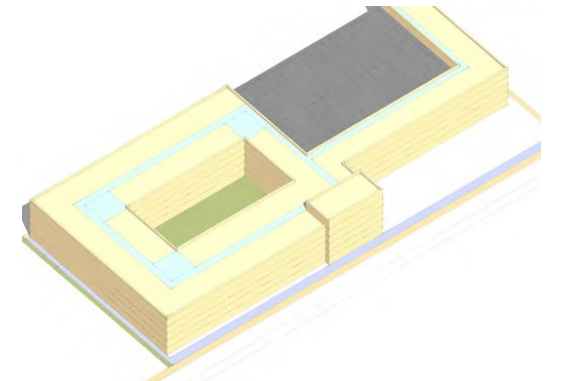


Figure 3.60 – Example of Liner Multi-Family Building

3. DESIGN VARIETY

- (A) Developments shall incorporate a variety of distinct building designs according to the scale of the development, as follows:
 - (1) Developments with multiple buildings shall provide at least 1 building design per every 6 buildings, up to 4 maximum building designs required.
- (B) Distinct building designs, as required above, shall be easily distinguished through a minimum of 3 of the following:
 - (1) A variation in length of 30 percent or more;
 - (2) A variation in the footprint of the building of 30 percent or more;
 - (3) A distinct variation in color and use of materials;
 - (4) A distinct variation in building height; or
 - (5) A distinct variation in roof form.

4. MATERIALS AND COLORS

- (A) Primary exterior building materials shall be durable materials with product warranties or an industry expected life of a minimum of 25-years.
- (B) All structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.
- (C) Exterior colors shall be cohesive and aesthetically pleasing, within a single building or neighborhood design and within the greater context of surrounding structures and landscapes.
 - (1) Intense, bright, or fluorescent colors shall not be used as the primary color of the façade or roof of any structure.
- (D) Exterior building materials shall not include the following: vinyl siding; split shakes; unfinished or untreated wood; concrete block, panels, or other concrete material systems; plastic, PVC, polycarbonate or similar; fiberglass, acrylic or similar; metal siding greater than 25% of each façade; Exterior Insulation and Finish Systems (EIFS).
- (E) Rough sawn wood may be permitted as a weather-treated product, as long as it's only used as an accent material and is restricted to be used as a trellis or beam materials.



Figure 3.61 – Example of a Wrap Multi-Family Building

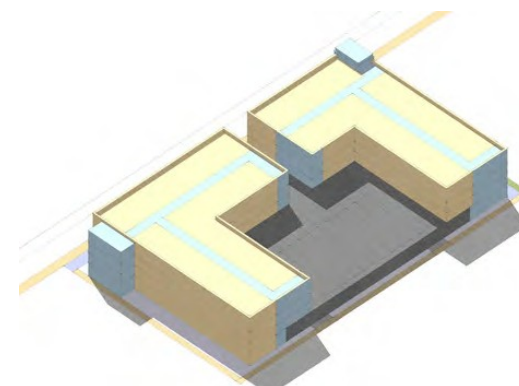


Figure 3.62 – Example of a Wrapped Podium Building



Figure 3.63 – Example of a Wrap Building

3. Parking Garages

Structured parking shall be an attractive architectural element in the community.

Intent:

Minimize the visual impact of parking on the pedestrian experience and the street environment; create visually interesting facades; create facades compatible in character with adjoining buildings and spaces; and reduce visual impact of headlights and light emanating from parking structures.

Standards:

- (A) Parking structure facades facing right-of-way, open space, or other public space and which exceed 40 feet in length shall incorporate three or more of the following elements every 40 feet in length:
 - (1) Color change;
 - (2) Texture changes;
 - (3) Material module changes; or
 - (4) Expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.
- (B) Parking structures shall be designed to complement the design character - of surrounding neighborhood architecture.
- (C) Sloped ramps shall not be visible along facades fronting a right-of-way, open space, or other public space, except for vehicular entrances and exits.
- (D) Parking structures shall screen all head-in parking with a continuous wall no less than 42 inches high in front of vehicles, constructed of materials with an equivalent level of design to the facades of adjacent buildings.

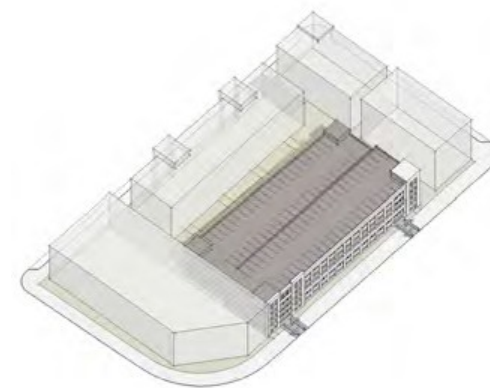


Figure 3.64 – Example of stand-alone parking structure, wrapped by building

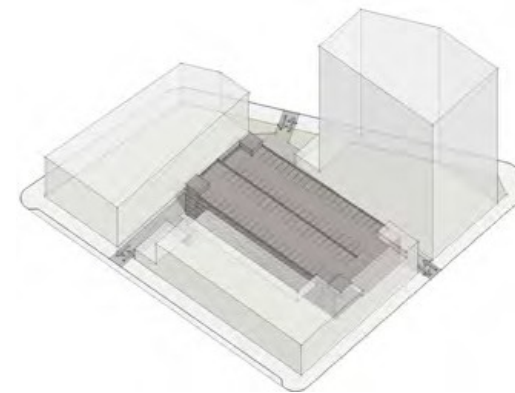


Figure 3.65 – Example of parking structure integrated with liner buildings

4. Accessory Structures

Accessory Structures accommodate uses other than primary uses within a development. Accessory structures are typically functional in nature and include detached garages and carports, mail structures, storage for mechanical systems or belongings, and other similar uses.

Standards:

- (A) Accessory structures shall be internalized in building groupings and located behind principal buildings. Accessory structures shall not be located along street frontages.
- (B) Accessory structures shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary buildings.
- (C) If accessory structures are visible from streets or open spaces and are not obscured by other buildings, they shall be screened by adequate landscaping, walls, or fencing, according to the standards in 3.3.J.1 *Screening*.
- (D) Adequate access shall be provided to accessory structures.
- (E) Detached garages and carports shall be limited to 120 feet in length.

5. Amenity Building

Amenity Buildings are separate structures that house recreation or gathering spaces for residents. Clubhouses, pool houses, and fitness centers are examples of amenity buildings. Amenity buildings shall not include integrated commercial uses.

Standards:

- (A) Building Location/Orientation:
 - (1) Locate amenity buildings to be accessible to the whole development by internal streets/drives and/or accessible open space.
 - (2) Amenity buildings shall be oriented towards a street. If the building is on a lot with frontage on a park or open space, it shall have an equally detailed facade, constructed of high-quality materials, facing such park or open space.
 - (3) If the proposed development consists of more than one building, all primary buildings shall be arranged and grouped so that their primary orientation complements adjacent development.
 - (4) Building functions that do not directly serve the public, such as loading bays and blank walls, should not be placed directly along the street. Garage doors that face streets shall be recessed behind the facade of primary buildings by a minimum of 12 inches.
- (B) Building Massing and Facade: Amenity buildings shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the buildings it serves.

ALTERNATE NAMES

- Carport
- Garage
- Bike Barn
- Storage Shed
- Pool Equipment Building
- Mail Structure



Figure 3.66 – Example of a mail structure

- (C) **Building Mass:** A single, large, dominant building mass shall be avoided. Buildings shall be designed to integrate variations in height, texture, color, and facade depth. All building facades shall have similar levels of architectural detailing.
- (D) **Wall Articulation:** Amenity buildings having single walls exceeding 40 feet in length shall incorporate three or more of the following features at least every 40 feet in length:
 - (1) Changes in color, graphical patterning, changes in texture, or changes in material;
 - (2) Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
 - (3) Windows and fenestrations;
 - (4) Awnings; or
 - (5) Gable projections or other projecting architectural features.
- (E) **Entrances:** Amenity buildings shall have a clearly defined main pedestrian entrance featuring at least three (3) of the following elements:
 - (1) Canopies or porticos;
 - (2) Overhangs;
 - (3) Recesses or projections;
 - (4) Arcades;
 - (5) Arches;
 - (6) Peaked roof forms;
 - (7) Outdoor patios;
 - (8) Architectural tilework or moldings integrated into the building design; or
 - (9) Integrated planters or wing walls that incorporate landscaped areas or seating areas.
- (F) **Roofs:**
 - (1) Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of facade.
 - (2) On all structures exceeding two stories in height, roofs shall internally drain, and external scuppers and wall drains shall be prohibited.
- (G) **Ground Floor Treatment:** Buildings shall incorporate a human scale near ground level and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams.
- (H) **Building Materials and Colors:** Amenity building materials and colors shall follow the standards for Multi-Family Buildings found in these Design Standards.