

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1535

SPONSOR: COUNCILMAN LINDSEY

TITLE: A BILL FOR AN EMERGENCY ORDINANCE REPEALING AND REENACTING SECTION 11-7-10 OF THE NORTHGLENN MUNICIPAL CODE, RELATING TO MINIMUM ARCHITECTURAL AND SITE DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS.

PURPOSE: CB-1535 IS A REVISION OF CB-1475, A BILL THAT ESTABLISHED MINIMUM ARCHITECTURAL AND SITE DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS.

THIS ORDINANCE IS RECOMMENDED BY STAFF AND THE PLANNING COMMISSION IN ORDER TO CLARIFY THE LANGUAGE IN THE MUNICIPAL CODE REGARDING ARCHITECTURAL AND SITE DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS.

ADDITIONAL EXPLANATORY REMARKS:

CITY STAFF AND PLANNING COMMISSION BEGAN WORK ON THE REVISION OF THE ARCHITECTURAL DESIGN STANDARDS IN MARCH OF 2005. THESE REVISIONS ARE THE RESULT OF INPUT FROM TWO STUDY/WORK SESSIONS AND NUMEROUS DISCUSSIONS AND REVISIONS WITH THE PLANNING COMMISSION. THE REVISED ORDINANCE, IF APPROVED, WILL ASSIST CITY COUNCIL, PLANNING COMMISSION, STAFF AND THE GENERAL PUBLIC IN CLARIFYING AND ENFORCING THE ARCHITECTURAL DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONES.

SPONSORED BY: COUNCILMAN LINDSEY

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ORDINANCE NO.

No. CB-1535
Series of 2005

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A BILL FOR AN EMERGENCY ORDINANCE REPEALING AND REENACTING SECTION 11-7-10 OF THE MUNICIPAL CODE, RELATING TO MINIMUM ARCHITECTURAL AND SITE DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Article 11-7-10 of the Zoning Ordinance, Residential Zones, is hereby repealed and reenacted to read as follows:

Section 11-7-10. Architectural Design Standards, Single-Family Detached Houses, Architectural Standards. For the purpose of this Article, all new and existing single-family detached dwellings shall strive to meet the following architectural design standards.

(a) Single- Family Detached, New Developments.

(1) Building Models. In new subdivisions of three dwelling units or fewer each model shall have a distinct front elevation. In developments of three to ten dwelling units, three different models with distinct front elevations shall be required. In developments with more than ten dwelling units five different models with distinct front elevations are required and no more than 30 percent of the units constructed shall have the same front elevation. No two models with the same front elevation shall be constructed side by side or directly across the street from one another. "Distinct elevation" shall mean a different roof line, different wall planes, and use of different finish materials.

(2) Building Mass. Exterior walls shall be broken by recessed entryways, bay windows, use of more than one finish material, use of architectural details, or such other technique or combinations of techniques so as to prevent the appearance of featureless walls.

(3) Exterior Finish Materials. To achieve an overall aesthetic appearance and add economic value for the community, a variety of exterior finish materials are required. Brick, stone, stucco, or other approved masonry materials shall be used on an area of at least 30% of the facade elevation abutting public streets, open space, or greenway trail. Said materials shall wrap around to the adjacent facades a minimum of three feet.

(b) Single-Family Detached, Existing Dwellings.

(1) General Guidelines. Building additions, repair, remodeling, and accessory buildings in single-family zones shall create a visual interest in ways that

complement the architectural character of the existing dwelling and surrounding neighborhood. Design elements such as building and roof-line articulation, choice of materials and colors, window and doorway design, and other architectural details shall be used to achieve an overall aesthetic appearance. It is recommended that with the addition and/or replacement of windows and doors, an effort shall be made to maintain the continuity of the exterior trim detail with that of the principal building.

(2) Repair or Remodeling. In an effort to achieve an overall aesthetic appearance, an effort shall be made to use similar building materials which match the principal dwelling in type and color and complement the surrounding neighborhood.

(3) Building Additions. Building additions to existing single-family dwellings shall use finish materials which complement or match, in type and color, the materials used on the principal dwelling. In addition, the use of more than one finish material, use of architectural details or other such techniques or combination of techniques shall be used to prevent the appearance of featureless walls. Roofing materials used on additions to existing dwellings shall, if possible, match, in type and color, the material used on the existing dwelling. The roof-line of a new addition should complement the principal building and the surrounding neighborhood. Facades abutting public streets, open space, or greenway trail where the principal dwelling is brick, stone, stucco, or other masonry materials shall require use of same materials on an area of at least 30% of the proposed facade elevation or 100% of the facade wall area, whichever is less. Said materials shall wrap around to any adjacent facade of dissimilar material a minimum of three feet. Additions where two dissimilar materials abut one another shall require overlap of the existing material on the principal building a minimum of three feet into the proposed addition.

Building additions shall not occupy more than thirty percent (30%) of the rear yard area that existed at the time of initial construction of the residence. Additions which exist at the time of adoption of these standards and which occupy more than thirty percent (30%) of the original rear yard area shall be allowed to remain but no further additions will be allowed which increase the building footprint.

(4) Accessory Buildings. Accessory buildings larger than 144 square feet shall have a building foundation. To achieve an overall aesthetic appearance and add economic value to the neighborhood, accessory buildings shall use exterior wall finish materials which complement or match, in type and color, the materials used on the principal dwelling. Roofing materials used on accessory buildings shall, if possible, match, in type and color, the material used on the principal dwelling. Facades abutting public streets, open space, or greenway trail where the principal dwelling is brick, stone, stucco, or other masonry materials shall require use of same materials on an area of at least 30% of the facade elevation or 100% of the facade wall area, whichever is less. Said materials shall wrap around to any adjacent facade of dissimilar material a minimum of three feet.

(5) Sheds. The height of a shed shall be limited to 9-feet to the top of the ridge. A shed with an area greater than 144 square feet shall comply with the design

guidelines for an accessory building. The maximum size of a shed shall be 200-square-feet.

(6) Carports and Patio Covers. Carports and patio covers shall use materials which complement in type and color, the materials used on the principal building. Roofing materials used on carports and patio covers shall match, if possible, in type and color, the material used on the existing dwelling.

(7) Front Porches. Open and covered front porches, as defined in Section 11-5-2(b)(125) of the Zoning Ordinance may encroach into the minimum front set-back area for a distance not to exceed six (6) feet. Eaves on said cover porch may extend into the front setback area an additional distance equal to the width of the existing eaves on the front of the residence, or two (2) feet, whichever is greater.

(c) Reconstruction or Replacement of Existing Structures.

The reconstruction or replacement of an existing structure shall be treated as new construction.

Section 2. The City Council finds and determines that this ordinance is necessary for the immediate preservation of public property, health, peace, or safety in that there are current applications for building permits delayed by the current provisions of this Section of the Municipal Code and which are awaiting the anticipated revisions to this Section. Accordingly, pursuant to Section 4.11 of the Northglenn City Charter, this ordinance shall take effect immediately upon enactment.

PASSED ON FIRST AND FINAL READING this _____ day of _____, 2005.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:

HERBERT C. PHILLIPS
City Attorney