

7.3.907: ARCHITECTURE AND DESIGN:

Architecture plays a prominent role in TNDs. Buildings help to define the streetscape. Front porches and rear loaded garages are often the standard in residential areas. Parking for businesses and homes is provided primarily behind buildings.

A. General Architecture And Design Standards: The following architecture and design standards are required of a TND:

1. Public and private lighting systems shall meet the following standards:

a. Fully shielded light fixtures shall be used in parking lots.

b. Ornamental light fixtures installed at developer expense may be used on private property, however, if the average maintained luminance exceeds eight-tenths (0.8) foot-candle, fully shielded fixtures shall be used. All private lighting shall be human scale, twelve feet (12') maximum height in pedestrian areas, and sixteen feet (16') maximum height in parking lots.

c. All public lighting in streetscapes and other areas shall be installed in accord with the models and design approved by Colorado Springs Utilities ("Utilities").

2. For detached single-family dwelling and two-family lots, lot coverage for principal and accessory structures shall not exceed sixty percent (60%).

3. Corner lots shall have two (2) front yards along each street, with build-to lines on both frontages. Where development sets a front build-to line at or close to the primary front property line (location of front door), a secondary front build-to line (often considered the side yard) of at least five feet (5') shall be provided to assure adequate drainage and improve site aesthetics at the corner. Sight visibility triangles as described in the "Subdivision Policy And Public Works Design Manual" shall also be met, and may require additional setback.

4. All residential units shall have a first floor front elevation, including the porch, of no less than eighteen inches (18") above finished sidewalk grade. Porches with elevations of forty eight inches (48") or more above finished sidewalk grade shall be no closer than five feet (5') to the front property line. Porch steps may be placed up to, but not beyond, the front property line. Flexibility to achieve compliance with the Americans With Disabilities Act requirements shall be available.

5. Front porches on primary residential units shall be included for all one- and two-family homes. The minimum depth of the porch shall be five feet (5') of unobstructed space at the narrowest point and the minimum area shall be fifty (50) square feet. A second story area above a first story porch that encroaches into a build-to zone may be constructed as a balcony, but shall not be roofed or enclosed, except with a porch railing or porch wall. Porch walls, which may be opaque, and porch railings shall not exceed forty two inches (42") in height.

6. In residential areas, one-story porches shall be allowed to encroach into the build-to zone, but shall not be allowed into the public right-of-way or an easement.

7. Up to fifty (50) square feet of porch area shall be excluded from calculations to measure lot coverage.

8. Porches shall be open on the street side and any enclosures on the sides above any porch wall shall be transparent.

9. Accessory dwelling units shall not be subdivided from the principal residence and must remain a part of the lot on which they were created.

10. All accessory dwelling units shall be located within one hundred feet (100') of a curb face, with direct pedestrian access to the street.

11. Accessory dwelling units shall be no greater than six hundred (600) square feet, unless the subject lot is larger than seven thousand (7,000) square feet and then the size may be increased to seven hundred fifty (750) square feet, not including decks and porches.

12. Accessory dwelling units shall not exceed the height of the principal residence.
13. Lots with accessory dwelling units shall have a minimum of one additional on site parking space to serve the accessory dwelling unit.
14. Driveways for front loaded garages on single-family lots with fifty feet (50') or more of street frontage shall not exceed twenty feet (20') in width measured at the build-to line. Driveways for front loaded garages on single-family lots with less than fifty feet (50') of street frontage shall not exceed twelve feet (12') in width measured at the build-to line.
15. Front loaded garages shall be set back at least twenty feet (20') from the inside edge of a sidewalk. The garage facade shall be set back at least six feet (6') from the front facade of the house, not including the porch.
16. Garage door opening(s) located between six feet (6') and ten feet (10') of a build-to line and facing a front street shall not exceed forty percent (40%) of the width of the house facade which includes the garage.
17. Side yard setbacks shall allow enough space for extension of service utility lines to structures. Where a zero foot (0') side yard setback is used for a garage, the other side setback must be a minimum of five feet (5').
18. Except as otherwise required in a TND, the City's parking requirements shall apply to TNDs.
19. Where shared parking is used, a shared parking and cross access agreement shall be recorded prior to issuance of a building permit. Where shared parking is used, the parking requirements for those uses may be reduced by up to twenty percent (20%).
20. Fencing shall be allowed as follows:
 - a. Fencing established behind the build-to zone or line is subject to the same regulation as fences under the standard provisions of the Zoning Code.
 - b. Fencing in the front yard on mid block lots and in the primary front yard of corner lots (where the front door is located) is limited to forty two inches (42") in height and must meet sight distance requirements.
 - c. Fencing in the secondary front yard on corner lots (similar to side yard) is permitted as follows:
 - (1) A fence setback shall be established on the development plan that maintains at least twenty four inches (24") from the sidewalk and that meets sight distance requirements;
 - (2) A fence shall be no more than seventy five percent (75%) opaque up to forty eight inches (48") in height, and fifty percent (50%) opaque above that;
 - (3) A fence must be located at or behind the primary front facade of the dwelling.
21. Signage shall emphasize a uniform design theme and be oriented to pedestrians. Signs shall share a common style in terms of size, shape and materials.
22. Trash enclosures shall be located at the rear of the lot.
23. Aboveground utility equipment such as transformers and telecommunication boxes located in areas other than alleys shall be visually screened while providing the minimum required front, side and rear clearances (typically 3 foot sides and rear, and 8 foot front).
24. Standard front, side and rear yard utility easements required under subsection 7.7.607B of this chapter may be waived by the City or alternative locations allowed, depending on the subdivision design.

25. Where a greenway or courtyard site design is proposed, the greenway or courtyard length shall be limited to three hundred feet (300') when a standard block design is used with streets on either end (150 foot minimum from a public street). Where a design is proposed other than the above "block" layout, the design shall be evaluated as a function of emergency service provision and may require a Fire Department access lane. Where multi-family units or commercial building is proposed, buildings shall be designed with a mid block break in order to provide an emergency services access, and to facilitate addressing. The greenway shall include pedestrian sidewalks extending the length of the block, at least five feet (5') wide, and sidewalks to front doors at least three feet (3') wide. The greenway shall allow public access (and utility easement where appropriate) for primary access to dwellings or commercial space. Greenways associated with greenway units shall have a forty foot (40') minimum average width, with twenty foot (20') minimum dimension, and areas considered private lot areas shall not be counted toward the width.

B. Multi-Family, Mixed Use, Civic And Commercial Buildings Standards: Commercial, multi-family, civic or mixed use TND buildings shall conform to the following additional architectural and design standards:

1. Building fronts and main entrances shall orient to the street(s) or to a courtyard connected to the street with a pedestrianway. In a courtyard orientation, all building frontages adjacent to streets shall include design features to create interest on the street.
2. Buildings shall be designed to promote a sense of human scale.
3. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context.
4. The design of all buildings shall avoid monolithic shapes and shall include articulated surfaces.
5. The architectural features, materials and the articulation of a facade shall be continued on all sides visible from a public street, excluding alleys.
6. Building entrances shall be clearly defined and emphasized.
7. The first floor street frontage of parking structures, excluding alleys, shall be dedicated to commercial, office or civic use.
8. For commercial space only, a minimum of fifty percent (50%) of the area of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior. Windows or glazed areas facing a sidewalk on the first floor shall use glass that is at least eighty percent (80%) transparent and allows views in and out of the building.
9. In neighborhood centers and for multi-family developments, directly adjacent on street parking may be counted toward meeting the minimum parking requirements of those neighborhood centers or multi-family developments.
10. When attached to nonresidential and mixed use buildings, fully shielded exterior lighting fixtures shall be used.
11. All outdoor mechanical equipment, such as heating and ventilation systems, must be placed on the roof, in the rear or side of a building, and otherwise visually screened from any street. Mechanical equipment along street frontage(s) shall be screened. Mechanical equipment on a roof shall be screened with parapet or other types of visual screen walls.
12. In any mixed use area of a TND, all signs shall be wall or projecting signs. Projecting signs shall be mounted perpendicular to the building face and shall not exceed eight (8) square feet of area.
13. Commercial storefronts shall have no more than twenty four (24) square feet of signage per storefront.
14. On site parking areas shall be located to the rear or side of the buildings.
15. Parking lots located on the side of buildings shall be screened from the street by a wall or landscaping achieving a minimum of thirty six inches (36") in height.

16. Parking lots shall not abut street intersections, excluding alleys.

17. The provision of on site parking spaces shall not exceed one hundred twenty five percent (125%) of the minimum parking requirements for multi-family, civic, commercial or mixed use, as specified in this Zoning Code. (Ord. 12-69)