

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2760

AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING SECTIONS 236, 426, 437, AND 438 AND DELETING SECTION 439 TO INCORPORATE THE ENTRY CORRIDOR OVERLAY ZONE DESIGN STANDARDS INTO OTHER SECTIONS OF THE COMMUNITY DEVELOPMENT CODE, AS APPLICABLE [TXT-20-01].

WHEREAS, the City Council adopted the Community Development Code as Ordinance No. 2624 on November 14, 2017; and

WHEREAS, the City is committed to regular, ongoing review of the Community Development Code so that the provisions contained therein are relevant and applicable to the community at any given point in time; and

WHEREAS, the City Council has recognized the importance of an efficient development review process; and

WHEREAS, the Planning Commission held a public hearing on February 27, 2020, and recommended City Council adopt the amendment to the Community Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

SECTION 1. Sections 236, 426, 437, 438, and 439 of the Community Development Code shall be amended as described in Exhibit A.

SECTION 2. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 3. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 4. The City Council hereby finds, determines, and declares that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety.

SECTION 5. This Ordinance shall take five effect (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

SECTION 6. A public hearing on this ordinance shall be held on July 7, 2020 at 5:00 P.M. The meeting may be held remotely due to the COVID-19 pandemic affecting the City. The public may observe and participate via Zoom at <https://zoom.us/j/985289877> or by calling 1-888-475-4499, meeting ID 985- 289-877.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 27th day of February, 2020.

Jason Lacy

**Jason Lacy, President
Steamboat Springs City Council**

ATTEST:

Julie Franklin

**Julie Franklin, CMC
City Clerk**

FINALLY READ, PASSED, AND APPROVED this 7th day of July, 2020.

Jason Lacy

**Jason Lacy, President
Steamboat Springs City Council**

ATTEST:

Julie Franklin

**Julie Franklin, CMC
City Clerk**

EXHIBIT A**Entry Corridor Overlay Zone Text Amendment (TXT-20-01)****1. Delete Section 439 Entry Corridor Overlay Design Standards.****~~439 ENTRY CORRIDOR (EC) OVERLAY ZONE DESIGN STANDARDS~~**
RESERVED**~~439.A Purpose~~**

- ~~1. Create a strong visual contrast between the less formal character of development within the City's entry corridors and the more urban character predominant in Downtown.~~
- ~~2. Maximize the efficient use of the City's limited land area and promote a more compact, transit-supportive pattern of development.~~
- ~~3. Provide nodes for commercial services and sale of goods for residents and visitors, as well as nodes for office, lodging, and residential development while minimizing the impact of vehicular traffic and providing safe, efficient and well-connected pedestrian, bicycle, and transit facilities.~~
- ~~4. Provide a quality entryway into the City including street frontages that incorporate landscaped buffers and open space areas.~~
- ~~5. Provide adequate pedestrian, transit facilities, and alternative modes of transportation to encourage non-vehicular access.~~

~~439.B Applicability~~

~~These community design standards shall apply to all development on property located within the EC overlay zone.~~

~~439.C Building Placement and Orientation~~**~~1. Standards~~**

- ~~a. Development shall be placed to define the edges of and orient access to primary public and private streets, pedestrian circulation, and gathering areas.~~
- ~~b. All new development or significant additions to existing developments adjacent to major public open spaces shall perform a sun/shadow study of the effects of the development on such spaces from autumn through spring (Sept 21 March 21).~~

~~2. Guidelines~~

- ~~a. Development should be placed and oriented in a manner that is consistent with the traditional or desired development pattern within its immediate context as defined by the established zone district.~~
- ~~b. Development should consider impacts on interior and exterior micro climate comfort through awareness of building massing and orientation. Maximizing solar exposure and mitigating wind exposure during winter months should be a consideration in public circulation and gathering areas.~~
- ~~c. Buildings should preserve or enhance views of significant community features from prominent public vantage points such as public gathering areas.~~
- ~~d. Development should be designed to complement natural landforms and to take advantage of natural features such as scenic and natural resources, topography and waterbodies.~~

~~439.D Access~~**~~1. Standards~~**

- ~~a. Buildings shall prioritize orientation of primary entries to predominant public and private streets,~~

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~~pedestrian circulation, and gathering areas.~~

- ~~b. Each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.~~

~~2. Guideline~~

~~Building and site design should prioritize orientation of the primary entries and pedestrian access to predominant public and private streets, pedestrian circulation and gathering areas.~~

439.E—Building Massing

~~1. Standards~~

- ~~a. Upper stories shall consist of usable floor area. False, unoccupied upper floors designed to give the appearance of multiple floors are prohibited.~~
- ~~b. Multi-story buildings or the portions of buildings that are multiple stories shall be concentrated at corners, along entry-corridor roadway frontages, and near transit stops.~~

~~2. Guidelines~~

- ~~a. Development should provide transitions in height and mass when adjoining lower scale districts.~~
- ~~b. Developments that are significantly larger than adjacent existing development should provide a visual-scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.~~
- ~~c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the facade.~~
- ~~d. Consider siting taller buildings to serve as landmarks at prominent intersections or entry points.~~
- ~~e. Where sites include significant variations in topography site taller buildings at lower elevations and lower buildings on higher terrain.~~

439.F—Roof Forms

~~1. General Standards~~

- ~~a. A variety of roof forms and surfaces (pitched, shed, and dormers) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads.~~
- ~~b. Buildings shall incorporate a minimum roof pitch of 3:12 (rise:run) in accordance with Table 439-1.~~
- ~~c. In the I zone district, overall building height may be increase to 40 feet to accommodate sloped roof forms.~~

~~2. Snow Retention, Catchment, and Control Standards~~

- ~~a. Roofs shall be designed to minimize hazards such as snow or ice falling onto pedestrian walkways, entrances, decks, driveways, parking areas, other areas of public access, or adjacent properties.~~
- ~~b. All roof systems shall be designed to promote snow retention, minimize snow buildup, minimize the adverse effects of drifting snow, and accommodate snow removal where appropriate. These objectives shall be accomplished using at least one of the following techniques:~~
- ~~i. Orienting pitched roof forms away from high traffic areas or incorporating snow guards; or~~
- ~~ii. Incorporating flat roof snow catchment and control areas in combination with pitched roof surfaces and snow guards to control shedding and accommodate snow removal.~~
- ~~c. Roof areas downwind of parapet walls, taller building masses, and higher roof areas, that are particularly prone to snowdrift accumulation, shall be designed to avoid structural overloading, blockage of openings and equipment, water infiltration, and “roof avalanches.”~~

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- d. ~~Valleys created by slope changes in pitched roof forms shall be minimized to reduce snow buildup and resulting roof damage from “snow creep.” Where valleys are unavoidable, they shall be broad and open, and roof systems shall be selected that do not provide resistance to lateral “snow creep” across the roof surface.~~
- e. ~~Flat roof snow catchment and control areas, that occur where flat roofs are used in conjunction with pitched roofs, shall be no less than an area one third as wide as the tributary pitched roof surface unless it can be demonstrated that a smaller catchment area can safely manage snow accumulation.~~

3. ~~Roof Overhang Standards~~

~~Pitched roof forms that overhang exterior building walls shall be designed to avoid shedding onto unprotected pedestrian or vehicular areas or other areas subject to unimpeded public access by:~~

- a. ~~Shedding onto landscaped areas designed for snow storage and that discourage public access and use. Ground level areas designated to accommodate roof snow shed extending as far out from the building wall as the building is tall, depending on roof slope and frictional resistance; or~~
- b. ~~Managing and mitigating snow and ice accumulation on such roof forms in order to minimize ice dam formation.~~
- e. ~~Shedding onto lower flat roofs capable of safely intercepting and storing snow to be melted and removed using the building roof drain system. Such lower roof areas located on the leeward side of the building are subject to drift accumulation and shall be designed to manage such drifting conditions.~~

4. ~~Green Roof Standard~~

~~If a green roof occupies more than 50 percent of the total area of any building’s primary roof surface, the minimum requirement for pitched roof provision shall be waived provided the building design complies with the other major design standard intentions.~~

5. ~~General Guidelines~~

- a. ~~Development should incorporate sloping roof forms that are similar to those used traditionally in regions of heavy mountain snow. Gable, hip, or shed roof forms should be used on the principal building form. Flat roofs may be provided on secondary building elements.~~
- b. ~~Roof forms should balance compatibility with the character of the area with snow retention and snow shed considerations. The choice of roof pitch should include consideration of if and where the roof will hold or release snow to avoid hazards to people and property below.~~

439.G ~~Surface and Structured Parking~~

1. ~~Surface Parking Standards~~

- a. ~~On lots with two street frontages surface parking shall not be placed between the principal structures and a public street.~~
- b. ~~On lots with one street frontage surface parking shall not be the primary presence along such street frontage. Parking shall not be placed between the principal structure and the street, but may be placed to the side of a primary structure provided that the amount of frontage occupied by parking shall not exceed the width of the building frontage.~~
- e. ~~Surface parking shall be screened from public streets by buildings, landforms, walls or fences not more than four feet in height, and landscaping.~~

2. ~~Surface Parking Guidelines~~

- a. ~~Surface parking should not be the predominant frontage on arterial or collector streets.~~
- b. ~~The majority of surface parking should be located away from or screened from public streets by buildings, landforms, and landscaping.~~
- e. ~~Pedestrian vehicle conflicts should be avoided where an alternate access point is possible.~~

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- d. ~~The impact of parking located between public and private streets, pedestrian circulation, and gathering areas should be minimized by limiting the need to walk through parking lots to access building entries, provision of dedicated pedestrian walkways through parking areas, and limiting the dimension of intervening parking areas.~~

3. ~~Structured Parking Standards~~

- a. ~~Parking structures shall be located and oriented to provide pedestrian access to adjacent public and private streets, pedestrian circulation, and gathering areas and to mitigate pedestrian vehicular conflicts.~~
- b. ~~Parking structures shall be located and designed to significantly screen or buffer views of parked cars from surrounding properties.~~
- c. ~~The ground floor of parking structures shall be wrapped with active uses, such as retail storefronts or residential uses, to screen the structure and provide active frontage.~~
- d. ~~Where the feasibility of wrapping parking structures with retail storefronts or residential uses is limited to a portion of the overall structure, active uses shall be focused along those facades adjacent to or most visible from major public streets, pedestrian circulation, and gathering areas.~~
- e. ~~Those portions of any parking structure that cannot be wrapped with active uses shall incorporate proportions, materials, and finishes that are complementary to adjacent principal structures, including the use of three or more of the following architectural features:~~
 - i. ~~Emphasis of the vertical and horizontal structural system defining a pattern of building bays; or~~
 - ii. ~~Variations in wall plane not less than four inches in depth; or~~
 - iii. ~~A pattern of openings and fenestration similar in size and proportion to adjacent buildings; or~~
 - iv. ~~Variations in color, texture, or materials; or~~
 - v. ~~Variation in roof forms or parapet height; or~~
 - vi. ~~Arcades, porticos, or other forms of covered exterior circulation; or~~
 - vii. ~~Permanent architectural awnings.~~
- f. ~~Sloped ramps or decks shall not be exposed on the side of the structure facing a public right-of-way, excluding alleys, and shall be located on the interior of the structure or a façade facing the interior of the property.~~

4. ~~Structured Parking Guidelines~~

- a. ~~Parking structures should be set back from public streets and pedestrian gathering or circulation areas and wrapped with active uses wherever possible, particularly on the ground floor.~~
- b. ~~Where it is not feasible to wrap the perimeter of a parking structure with active uses, a pattern of surface variation, materials, and fenestration complementary to the principal buildings should be used.~~
- c. ~~The use of deep structural elements, fenestration, or screening systems around the perimeter should be considered to screen oblique views into parking structures while maintaining natural ventilation.~~
- d. ~~To avoid pedestrian vehicle conflicts, major access points along the area's primary street network should be avoided where an alternate access point is possible.~~

439.H ~~Building Scale, Variation, and Fenestration~~

1. ~~Scale and Variation Standards~~

- a. ~~The perceived mass and scale of commercial/mixed use buildings shall be reduced by~~

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incorporating smaller design elements consistent with the character of the development. The facades shall be articulated through the incorporation of three or more of the following:

- i. ~~Variation in roof forms or parapet heights; or~~
- ii. ~~Insets, projections or other relief in the wall plane; or~~
- iii. ~~Architectural emphasis of building entries; or~~
- iv. ~~Arcades, porticos or other forms of covered exterior circulation; or~~
- v. ~~Variations in window size or proportions; or~~
- vi. ~~Balconies; or~~
- vii. ~~Variation in color, texture or materials.~~

- b. ~~Building design shall not be recognizable by its architecture as a standard trademark design utilized in other communities in the state or across the country.~~

2. ~~Scale and Variation Guidelines~~

- a. ~~New development should be designed “in the round” to acknowledge its mountain valley setting that typically allows buildings to be viewed from multiple angles and viewpoints, such as from the slopes above, from below, from significant distances, and from the street level.~~
- b. ~~All building facades should be designed with a similar level of design detail. Blank walls should be avoided except where functionally prohibitive and oriented away from highly visible and active pedestrian areas.~~
- c. ~~Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.~~
- d. ~~Buildings that are three or more stories in height should incorporate a recognizable base, middle, and top through the use of changes in material, variations in fenestration patterns, architectural detail, or other features.~~
- e. ~~The scale of large buildings should be mitigated through the use of varied materials that help differentiate and break down the mass into small volumes or differentiate between floors.~~
- f. ~~Building elevations should be articulated to provide visual interest by varying the shape or pattern of windows, building materials, textures, details, and colors. Building elements such as decks, balconies, recessed or projecting shading features, snow control devices, and other elements should be considered.~~
- g. ~~Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian rights of way, plazas, and parks.~~
- h. ~~Roof overhangs, projections, reveals, and awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.~~
- i. ~~Exceptions from the standards may be granted for those areas of the building envelope that are not visible from adjacent development and public spaces.~~

3. ~~Glazing and Transparency Standards~~

- a. ~~Transparent glazing, including glazed doors, shall be provided for commercial, mixed use, and multiple family residential development as follows:~~
 - i. ~~A minimum of 30 percent of the wall area of all ground floor building facades facing public circulation or gathering areas.~~
 - ii. ~~A minimum of 40 percent of the wall area of all pedestrian active building frontage.~~
 - iii. ~~A minimum of 25 percent of the wall area of all upper floor building facades.~~

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b. ~~Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.~~

e. ~~Reflective glazing is prohibited.~~

~~4. Glazing and Transparency Guidelines~~

a. ~~Clear glazing incorporating UV protection technology should be used.~~

b. ~~Spandrel glass meeting color and reflectivity standards may be permitted to continue fenestration patterns where transparent glazing is functionally prohibited.~~

~~439.I Building Materials~~

~~1. Standards~~

a. ~~Building materials shall comply with Appendix C Table C-1.~~

b. ~~Changes in materials shall occur where wall planes meet at an inside corner to avoid the appearance of exterior materials as veneers.~~

~~2. Guidelines~~

a. ~~All development should use durable materials, suitable for the rigors of the mountain climate, to minimize maintenance costs and ensure the long-term quality appearance of the development.~~

b. ~~A broad palette of materials that creatively complement the existing or desired range of materials, textures, and finishes in the surrounding context should be considered. Natural materials and finishes such as wood, masonry, unpolished metals, clear glass, architectural concrete, and plaster may be considered appropriate.~~

e. ~~Materials that are not included in Appendix C Table C-1 may be considered provided they can be shown to be of a comparable quality, durability, and character.~~

~~439.J Building Color~~

~~1. Standards~~

~~Building colors shall be selected in compliance with Appendix B.~~

~~2. Guidelines~~

a. ~~A range of colors should be used that are evocative of local vernacular buildings and landscapes that will complement, rather than stand out against, the areas entry corridor landscape and mountain backdrop.~~

b. ~~Light colors and finishes with high reflectivity should only be used as accents to the basic color palette.~~

e. ~~Bright or highly reflective metal finishes should be limited to accents or details and should not be used on large building areas or features.~~

d. ~~Earth toned building and roof colors should be considered appropriate for any building or roof element.~~

~~439.K Mechanical, Service, and Accessory Structures~~

~~1. Mechanical Equipment Screening Standards~~

a. ~~Rooftop mechanical equipment shall be concealed from view from nearby public and private properties.~~

b. ~~Screening shall be complementary to the building form, materials, detailing, and colors.~~

~~2. Mechanical Equipment Screening Guideline~~

~~All mechanical equipment attached to the building should be located away from public view or incorporated into the building massing in a manner that is complementary to the principal building in terms of form, materials, detailing, and color.~~

~~3. Service Location and Screening Standards~~

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~~a. Loading docks, truck parking, trash collection, drive through facilities, and other service functions shall be located away from public view or screened in a manner that is complementary to the principal building form, materials, detailing, and colors.~~

~~b. Chain link, with or without slats, shall not be used to satisfy this screening requirement.~~

~~4. Service Location and Screening Guidelines~~

~~a. Loading docks, truck parking, trash collection, drive through facilities, and other service functions should be incorporated into the form of the principal building.~~

~~b. Loading docks, truck parking, trash collection, drive through facilities, and other service functions should be located away from primary street frontage and oriented toward on-site service access points.~~

~~c. Multi-building developments should gather service functions into convenient shared facilities, where possible, to minimize dispersed impacts.~~

~~5. Accessory Structures Standards~~

~~Placement, form, materials, detailing, and colors of accessory structures shall be complementary to the principal structure, or they shall be designed to blend in with the landscape and be hidden to the greatest degree possible.~~

~~6. Accessory Structures Guidelines~~

~~Accessory structures should either be complementary to the design of the primary structure or placed and screened to be as unobtrusive as possible.~~

2. Amend Section 236 Overlay Zone: Entry Corridor Overlay, as follows:

236 OVERLAY ZONE: ENTRY CORRIDOR OVERLAY

236.A Purpose

The Entry Corridor ~~O~~overlay zone is intended to: ~~establish a clear distinction between the City's entry corridors and other locations throughout the City by reinforcing the naturalized, riparian character of the City's northern and southern entry corridors.~~

1. Create a strong visual contrast between the less formal character of development within the City's entry corridors and the more urban character predominant in Downtown.
2. Reinforce the naturalized, riparian character of the City's entry corridors.
3. Maximize the efficient use of the City's limited land area and promote a more compact, transit-supportive pattern of development.
4. Provide nodes for commercial services and sale of goods for residents and visitors, as well as nodes for office, lodging, and residential development while minimizing the impact of vehicular traffic and providing safe, efficient and well-connected pedestrian, bicycle, and transit facilities.
5. Provide a quality entryway into the City including street frontages that incorporate landscaped buffers and open space areas.

236.B Exemptions

One-family and two-family residential principal uses on individual lots shall be exempt from the Entry Corridor Overlay zone standards.

236.C BStandards

The Entry Corridor Ooverlay zone modifies the dimensional, development, and or design standards of the underlying zone district. Specific Entry Corridor Ooverlay zone standards are included within applicable sections of this CDC.

EXHIBIT A**3. Amend Section 426 Access, as follows:****426 ACCESS****426.A Purpose**

Ensure safe and efficient access to development.

426.B Applicability

Access standards shall apply to all development in all zone districts unless specifically exempted by this CDC.

426.C Standards

1. Driveways shall comply with City Engineering Standards.
2. The property owner shall provide or agree to provide access easements identified in the West and East Steamboat Springs Access Control Plans.
3. In the RO zone district:
 - a. Lots with vehicular access from a public street may maintain that access.
 - b. Lots without vehicular access from a public street shall obtain access from an alley if there is an alley.
 - c. Vehicular access to garages shall occur from an alley or side street unless a lot does not have legal access to an alley or side street.
4. In MF zone districts:
 - a. Multiple-family residential developments of ten acres or more shall include a minimum of one public street that is continuous through the site and connects to a public street on both ends. The Planning Director may waive this requirement for a through-access street if the applicant demonstrates that there are adequate alternatives available for residents and vehicles to travel through the development to adjacent properties and developments.
 - b. Each entryway serving dwelling units in a multiple-family residential building shall have direct access to a sidewalk, walkway, or trail that leads to a sidewalk adjacent to a public street.
5. In the CO zone district:
 - a. Curb cuts along the Lincoln Avenue and side streets should be minimized.
 - b. No new curb cuts shall be permitted on Lincoln Avenue.
 - c. Existing curb cuts should be utilized whenever possible.
 - d. Primary access to a parking area shall be from an alley. Access from a cross street may be considered when the layout requires doing so.
 - e. Shared driveways should be utilized whenever possible.
6. In the CY-1 zone district, vehicular access shall only occur where current vehicular access exists. No new vehicular access points shall be allowed.
7. In the CY-2 zone district:
 - a. Vehicular access shall occur from an alley or side street unless topographic constraints prohibit such access.
 - b. No more than one driveway shall access any adjacent street from aggregated lots.
8. In CK and CN zone districts:
 - a. Vehicular access to accessory structures shall occur from an alley or side street unless a lot is not bordered by an alley or side street or unless topographic constraints prohibit such access.
 - b. Wherever possible, vehicular access to principal structures shall occur from an alley or side street.

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- c. No more than one driveway shall access any adjacent street from aggregated lots.
 - d. New driveways shall be designed in a manner that minimizes visual impact, such as utilizing existing or shared access points and using tracks or modular paving materials.
9. In the CC zone district:
- a. Commercial buildings that access onto US Highway 40 shall share access points to the maximum extent feasible, and existing access points shall be consolidated to the maximum extent practical.
 - b. Adjacent commercial developments shall be interconnected with vehicular driveways and pedestrian facilities to the maximum extent practical.
10. In the EC overlay zone, each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.

4. Amend applicable subsections of Section 437 Multiple-Family Residential Buildings Design Standards, as follows:

437 MULTIPLE-FAMILY RESIDENTIAL BUILDINGS DESIGN STANDARDS

437.E Building Massing

- 1. **Standard**
 - a. The maximum length of any multiple-family residential building shall be 160 feet.
 - b. Taller buildings or the portions of buildings that are taller shall be concentrated at corners, along entry corridor roadway frontages, and near transit stops.
- 2. **Guidelines**
 - a. Development should provide transitions in height and mass when adjoining lower scale districts.
 - b. Developments that are significantly larger than adjacent existing development should provide a visual scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.
 - c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, variations in roof form and recesses in the facade.
 - d. Structures should be massed to complement the topography by placing the greatest height and mass at the base of a slope and reducing height and mass higher on the slope.

437.F Roof Forms

- 1. **General Standards**
 - a. Multiple-family buildings shall incorporate roof pitches of between 5:12 and 12:12 (rise: run).
 - b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- 2. **Snow Retention, Catchment, and Control Standards**
 - a. Roofs shall be designed to minimize hazards such as snow or ice falling onto pedestrian walkways, entrances, decks, driveways, parking areas, ~~or~~ other areas of public access, or adjacent properties.
- 5. **General Guidelines**
 - a. Pitched roofs are preferred outside of the downtown area. ~~A variety of roof forms should be considered to break up the massing of large buildings or complexes.~~
 - b. Roof forms should balance compatibility with the character of the area with snow retention and snow shed considerations. The choice of roof pitch should include consideration of if and where the

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roof will hold or release snow to avoid hazards to people and property below.

- c. A variety of roof forms should be considered to break up the massing of large buildings and as a form of transition to adjoining developments.
- d. In the EC overlay zone, development should incorporate sloping roof forms that are appropriate to regions of heavy mountain snow. Gable, hip, or shed roof forms should be used on the principal building form. Flat roofs may be provided on secondary building elements.

437.G Surface and Structured Parking**1. Surface Parking Standards**

- a. On lots with two street frontages surface parking shall not be placed between the principal structures and a public street.
- b. On lots with one street frontage surface parking shall not be the primary presence along such street frontage. Parking shall not be placed between the principal structure and the street, but may be placed to the side of a primary structure provided that the amount of frontage occupied by parking shall not exceed the width of the building frontage.
- c. Surface parking shall be screened from public streets by buildings, landforms, walls or fences not more than four feet in height, and landscaping.

437.H Building Scale, Variation, and Fenestration**1. Building Variation Standards**

- b. Multi-building developments with buildings of four or more units per building shall incorporate a variety of distinct building designs according to the scale of the development in accordance with Table 437-~~24~~.

Table 437-~~24~~. Building Variation

Number of Buildings	Models Required
3-5	2 min.
6-11	3 min
≥12	1 per 4 buildings min.

- c. When required by Table 437-~~24~~, building variation shall be provided through a minimum of two of the following:
 - i. Variation in length of 30% or more; or
 - ii. Variation in the footprint of the building of 30% or more; or
 - iii. Variation in the housing type contained in the building that results in a significantly different exterior scale and mass, i.e., apartments vs. townhomes or duplexes; or
 - iv. Distinct variation in building height and roof form; or
 - v. Distinct variation in color and use of materials.

d. In the EC overlay zone, building design shall not be recognizable by its architecture as a standard trademark design utilized in other communities in the state or across the country.

3. Building Scale, Variation and Fenestration Guidelines

- a. New development should be designed “in-the-round” to acknowledge its mountain-valley setting that typically allows buildings to be viewed from multiple angles and viewpoints, such as from the slopes above, from below, from significant distances, as well as from the adjoining street level.
- b. All building facades should be designed with a similar level of design detail. Blank walls should be

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avoided except were functionally prohibitive and oriented away from highly visible and active pedestrian areas.

- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.
- d. New developments that are significantly larger than adjacent existing development should provide visual scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.
- e. Buildings that are three or more stories in height should incorporate a recognizable base, middle, and top through the use of changes in material, variations in fenestration patterns, architectural detail, or other features.
- f. The scale of large buildings should be mitigated through the use of varied materials that help differentiate and break down the mass into small volumes or differentiate between floors.
- g. Building elevations should be articulated to provide visual interest by varying the shape or pattern of windows, building materials, textures, details, and colors. Building elements such as decks, balconies, recessed or projecting shading features, snow control devices, and other elements should be considered.
- h. Window size, proportion, and placement should be used to provide variation within large buildings and among units in multi-unit development.
- i. Roof overhangs, projections, reveals, and awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.
- j. Exceptions from the standards may be granted for those areas of the building envelope that are not visible from adjacent development and public spaces.

4. Glazing and Transparency Standards

Transparent glazing, including glazed doors, shall be provided as follows:

- a. A minimum of 25 percent of the wall area of all floors on all building facades.
- b. In the EC overlay zone:
 - i. A minimum of 30 percent of the wall area of all ground floor building facades facing public circulation or gathering areas.
 - ii. A minimum of 40 percent of the wall area of all pedestrian-active building frontage.
 - iii. A minimum of 25 percent of the wall area of all upper floor building facades.
- c. ~~b.~~ Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.
- d. ~~e.~~ Reflective glazing is prohibited.

5. Amend applicable subsections of Section 438 Commercial and Mixed Use Buildings Design Standards, as follows:

438 COMMERCIAL AND MIXED USE BUILDINGS DESIGN STANDARDS

438.E Building Massing

1. Standards

- a. The mass of a single building or group of buildings shall be organized so that it appears to be an arrangement of smaller-scale connected structures comprised of simple building forms. The buildings shall be arranged to present significant changes in massing and roof height.

KEY

Language to Remove

Language to Add

EXHIBIT A

- b. Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.
- c. Buildings that are three stories or more in height shall incorporate a recognizable base, middle, and top through the use of changes in material, architectural accents, or other features.
- d. Taller buildings or the portions of buildings that are taller shall be concentrated at corners, along entry corridor roadway frontages, and near transit stops.

2. Guidelines

- a. Development should provide transitions in height and mass when adjoining lower scale districts.
- b. Developments that are significantly larger than adjacent existing development should provide a visual scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.
- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the facade.

438.F Roof Forms

1. General Standards

- a. A variety of roof forms and surfaces (pitched, shed, and dormers) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads.
- b. Pitched roofs shall be incorporated to provide a distinct form difference from the Downtown commercial districts.
- c. All standards governing primary pitched roofs and shed roofs shall also be applicable to dormer roofs.
- d. In the EC overlay zone, buildings shall incorporate a minimum roof pitch of 3:12 (rise:run) in accordance with Table 438-1.

Table 438-1. Entry Corridor Roof Pitch

<u>Footprint of Building</u>	<u>Portion of Roof with Minimum Pitch</u>
<u>≤12,000 sf</u>	<u>2/3 min.</u>
<u>≥12,000 sf</u>	<u>1/3 min</u>

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Final Audit Report

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