
12-7-4 Design Standards for Structures.

These standards require applicants to consider the inherent nature of color and material selection and their appropriate application, the transition from one to another, and viewing the building as a whole and from many angles. Also, the standards require careful attention to which colors, materials and their structural application are selected for vertical supporting elements, spanning elements, or creating building planes and major building walls.

The standards and criteria established herein are made for the purposes of establishing and maintaining the harmony of appearance between existing buildings and newly constructed buildings and to require the use of materials and colors which are compatible with and which improves the surrounding environment and rustic setting of the Town. The guiding vision is to create a vibrant mountain village to improve the quality of life and physical environment for both residents and visitors alike. Unless otherwise stated, all structures, including temporary facilities, within the town limits are subject to these standards and all applicable provisions of the Building Code, Zoning and Land Use Development Regulations (as adopted) of the Town of Grand Lake.

- (A) *Color Palette Selection.* the intent of the color palette selection is to compliment rather than stand out against the Town's western historic mountain setting. This is particularly important when refurbishing or remodeling structures which need minimal updating but which may need a color palette that is more integrative to the existing Town.

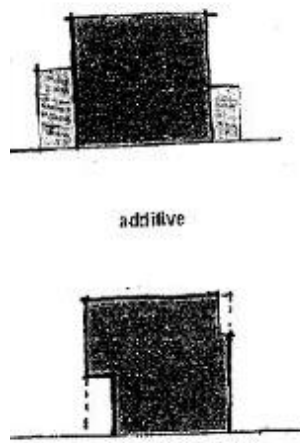
Town Staff maintains an Approved Base Color Palette for exterior color selections, that reflects tones in nature. The use of muted tones for primary exterior material surfaces and brighter tones for accent exterior material surfaces is required by the Town of Grand Lake. The approved color palette shall be referenced and closely matched.

1. All paint colors shall be approved by Town staff prior to painting.
 2. Reflective colors (shellac, enamels, florescent, neon and high gloss finishes) are not permitted.
 3. Accent colors shall be harmonious accents to the primary color selection.
 - (a) Accent colors will be permitted in any color so long as it meets the provisions of this Section.
 - (b) White shall be a permitted accent color.
- (B) *Material Selection.* Material selection shall take into account the historical and existing perspective of the Town. The objective of material standards is to allow flexibility in the choice and applications of exterior materials.
1. The proposed materials must be appropriate to the surrounding context, both built and natural.
 2. The proposed materials must also be durable and maintainable over time and inclement weather.
 3. *Acceptable Primary Exterior Materials:*
 - (a) Random, Dressed and Simulated Stone.
 - (b) Fiber-cement horizontal, vertical and shingle siding.
 - (c) Wood horizontal, vertical and shingle siding.
 - (d) Exposed heavy timber framing.
 - (e) Fiber-cement column framing with wood/fiber cement trim.
 - (f) Barky siding, slab, split-log, hand-hewn siding, Rocky Mountain "Rustic" siding.
 - (g) "Trex" or other composite decking material, for decking only.

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- (h) Canvas, Rubber, Vinyl or other similar type material, for Portable shed/garage only.
 - (i) Rough-sided plywood rated for weather exposure including board and batten style (or reverse board and batten style) contingent upon being painted, stained and with provision that joints are not exposed.
4. *Acceptable Accent Exterior Materials:*
- (a) Exposed and ornamental metalwork—non-reflective.
 - (b) Standing Seam Terne, Oxidizing Copper and painted/pre-finished metal.
 - (c) Galvanized metal (non reflective)
 - (d) Cor-Ten or other pre-rusted or exposure rusting steel.
 - (e) Stucco.
5. *Acceptable Window Materials:*
- (a) Aluminum Clad windows.
 - (b) Painted wood windows.
 - (c) Storefront wood-clad or wood windows.
 - (d) Low profile skylights.
 - (e) Tube lights.
 - (f) Commercial Storefront windows.
 - (g) Vinyl or Vinyl clad windows — for residential structures only.
6. *Acceptable Roofing Materials:*
- (a) Coated stainless steel (i.e., Standing Seam Metal Roof).
 - (b) Naturally weathering flat profile metal shingles.
 - (c) Architectural grade asphalt composition shingles.
 - (d) Common asphalt composition shingles or panels.
 - (e) Slate shingles.
 - (f) Treated wooden shake shingles.
 - (g) Tar and gravel or aggregate roofing, on flat roofs only.
 - (h) Rolled roofing if a 1:1 replacement or by Planning Commission approval if requested as a material for new projects.
 - (i) AWAPLAN, or similar type SBS-modified bitumen roll roofing.
 - (j) Polyurethane Foam — for flat commercial roofs only.
7. *Prohibited Exterior Materials:*
- (a) Vinyl and aluminum siding.
 - (b) Exterior insulation and Finish Systems (EIFS).
 - (c) Mosaic stonework veneer.
 - (d) Non-oxidizing reflective metal finishes.

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- (e) Large scale pre-finished metal wall or column panel systems.
 - (f) Profiled metal, clay, or concrete shingles with characteristics generally associated with "Spanish" tile/shingles.
 - (g) Glass block.
 - (h) Vinyl Clad or Vinyl Windows — for commercial or mixed-use structures only.
 - (i) Outwardly enhanced reflective windows or coatings thereon.
 - (j) Non-architectural exposed concrete.
 - (k) Mirrored or highly reflective glass, glazing, or surfaces.
 - (l) White Stucco Walls.
 - (m) Bare sealed or unsealed plywood panels.
 - (n) Fiberglas Windows.
- (C) *Additional Design Standards for Commercial Structures.* These standards address the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Town's vision for a more attractive, efficient, and livable community. These additional design standards are intended to protect and enhance commercial districts by requiring physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area.
1. Street Wall is the public space adjacent to the sidewalk and/ or street as a result of buildings being constructed to or near the front and side property lines of a site. The goal of street walls in the Town is to continue the connected network of comfortable and inviting pedestrian paths that form the transition between the street and adjacent buildings.
 - (a) Creating a strong edge by defining the sidewalk and street, the proposed development minimizes small voids in the street wall, and where voids do exist, they are of such a scale as to create a better, more useful pedestrian space or walkway near the front and/or side lot lines of a site.
 1. Although commercial projects should generally be built to the property lines at the sides and along the street frontage, it is possible on Grand Avenue to also soften this edge by the creative uses of intermittent pocket parks, landscaped seating areas, terraces for pedestrian use, open spaces and other safe areas for pedestrian comfort and visual interest, and functional pedestrian walkways which form the transition between the street and adjacent buildings. It is also appropriate to open up the street wall for a portion of the frontage to create areas of public open space, identify entrances, and make better pedestrian connections.
 2. After the first two (2) stories or twenty-four (24) feet, each additional story shall step back the street wall a minimum of twelve (12) feet to preserve the viewshed from street level.
 2. Massing refers to the size of buildings and how they meet the street. A building's mass is defined by its component parts including the size of its footprint and number of stories. Building mass is also determined by building form, roof shape, and orientation. Grand Lake guidelines encourage use of only the more positive massing relationships to provide a positive, exciting and vital experience for people on the street.

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- (a) Massing needs to be engaging and stimulating and address the relationship between the size of the proposed building and the scale of the pedestrian.
 - 1. The architectural form of development of mass and height should have a human scale and should not overwhelm people walking in the vicinity of the buildings.
 - 2. Roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.
 - (b) Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern and scale typical of single lot development.
 - (c) Large monolithic buildings which overwhelm the scale of the existing town structures are to be avoided.



- 1. When working within a specified lot line and height restriction, every effort should be made to vary the simple cube shape. Both adding varied structures adjacent to the building(s) and subtracting volume sections and reducing heights from maximum allowances will help to reduce visual impact.
- 2. Large building masses should be achieved by linking a series of smaller masses including natural ones. The result should be a building which can be seen as a group of related, integrated, and innovative structures, rather than one (1) large element.
- 3. Both additive and subtractive massing approaches are encouraged to reduce the visual impact of large building masses.
 - (i) The additive massing approach increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as a separate pattern after they are put together.
 - (ii) The subtractive massing approach is to take a building of large mass, and then reduce it by taking parts of it away, in a logical manner. This approach is especially useful when buildings are built on the property line.

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- (iii) Reaching a balance between the old and the new is a major goal of the Grand Lake Design Guidelines, particularly retaining the historic sawtooth character while encouraging compatible and respectful new buildings and design.



1. The Town of Grand Lake has a "ziggurat" or "sawtooth" profile of building heights which is a product of the historic building pattern, especially on Grand Avenue. The gaps that exist in the varied and historic sawtooth profile provide opportunities to insert new buildings or portions of buildings which are compatible in both scale and material, yet are distinguishable from surrounding historic vernacular.
3. Key Architectural Design Guideline Principals include:
- (a) *Façade materials and treatment.*
 1. All sides of a building should express consistent architectural detail and character.
 2. Building entrances should be designed to be visually prominent with distinguishing façade variations, recesses, projections, or other integral building forms.
 3. Consist of durable, long lasting materials that will keep it's appearance over time.
 4. Building frontages should exhibit human scale detailing on the ground floors.
 5. Use reveals, projections, and other subtle changes in texture and color of wall surfaces. Building colors should emphasize natural, muted earth tones.
 - (b) *Windows.*
 1. Fifty percent (50%) of the façade that faces the street should be composed of transparent materials- to the extent possible that it is compatible with the proposed use — Should be deep set and utilize mullions.
 2. Should be well lit to facilitate a positive merchandising environment.
 3. Should incorporate clear glass on storefronts, windows and doors.
 4. Highly reflective or mirrored glass should not be allowed.
 - (c) *Covered walkways.*
 1. Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.

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2. Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district.
 3. All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

(d) *Roofs.*

1. Use of "false fronts" / parapets on commercial buildings in the central business district is encouraged to screen flat roofs.
2. False fronts should be designed to screen mechanical and HVAC equipment from the street level.
3. Flat roofs shall be designed to accommodate maximum snow loading conditions.

(e) *Infill/building additions in the central business district.*

1. When a new use (infill)/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.
2. New additions should match the existing approved architecture of the existing central business district. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street rights-of-way should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern repetition, rhythm and proportions to achieve architectural unity.

(D) *Additional Standards for Structures.*

1. Foundations may be exposed no more than thirty-six (36) inches above ground level with the exception of foundations and building walls constructed of native stone.
 - (a) Exposed portions of poured or block concrete must be painted an appropriate earth tone color or faced with native or imitation stone, or wood.

(E) *Site Design Standards.*

1. Refuse containers shall, to the greatest extent possible, be accessed from the public alley right-of-way.
 - (a) Town staff or the Planning Commission shall assess refuse container placement in relationship to the site plan, the topography of the lot, the alley access and the general applicability and availability of placement in or near an alley right-of-way.
2. Refuse containers shall not be stored on the public street right-of-way.

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- (a) Refuse containers, including Dumpsters, shall be permitted to be placed on the public street or alley right-of-way upon issuance of a Special Use or Special Events Permit.
 - 1. Permit applications shall include the placement of the refuse container and the proposed duration of the placement.
 - (b) Dumpsters may be permitted to be stored on the public street right-of-way upon permission of the Town Board of Trustees.
 - 1. Dumpsters permitted by the Town Board of Trustees to be stored on the public street right-of-way shall be screened.
 - (i) Dumpsters shall be screened on three (3) sides between October 16th to May 14th as to provide for provider access; and
 - (ii) Dumpsters shall be screened on four (4) side May 15th to October 15th .
 - 2. Construction Dumpsters may be allowed to be placed on the public street or alley right-of-way as per the determination of Town staff in the building permit process or at the time of interior renovations.
 - (c) Refuse containers may be permitted to be stored in the public alley right-of-way so long as vehicle access is not obstructed by the container.
3. The Town shall encourage and promote the following:
- (a) Refuse Enclosures for Refuse Containers to optionally screen from the public street right-of-way view on a horizontal plane from the public street right-of-way; and
 - (b) Fences for Refuse Containers to optionally screen from the public street right-of-way view on a horizontal plane down a public alley right-of-way; and
 - (c) Multiple business cooperation of Refuse Containers sharing as to reduce the concentration of Refuse Containers in a given geographical area; and
 - (d) Multiple business cooperation of Refuse Enclosure sharing as to centralize concentrated Refuse Containers in a given geographical area.
4. Fences shall be constructed of wood, native or imitation stone in a style and color harmonious with the adjacent building architecture and the surrounding natural environment.
- (a) Chain link fences may be used as a perimeter around swimming pools, marinas, public playgrounds, licensed day-care facilities, and tennis or other recreational courts.
 - 1. Chain link fences may also be used for dog pens when such pens are screened from public view, and the fencing does not exceed seventy-five (75') perimeter feet.
 - (b) Fences over eight (8') feet in height shall be reviewed by the Planning Commission for approval or denial.
 - (c) White picket fences are permitted.
5. Retaining walls are intended to be an attractive addition to the overall design of the site plan and the structures on it.
- (a) *Walls shall be made of natural woods or stone.* Poured or concrete block of the uncolored or unexposed aggregate type is not allowed unless faced with a stone or wooden veneer.

(Ord. No. 06-2021 , § 1, 5-24-2021)
