

Design Standards

Applicability. Design Standards of Section 44-05-XX shall apply to all uses except single family detached dwellings, duplexes, or townhomes. Exterior building elevations shall comply with the regulations herein. How the regulations are met is subject to the review of the Appearance Commission.

- **Building Materials**
 - **Façade Articulation**
 - **Transparency**
- Zoning Ordinance = **what** is required
 - Appearance Commission review = **how** the requirements are met

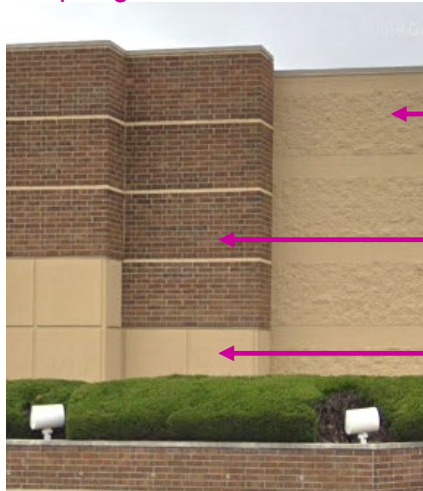
Design Standards

Table 44-05-07(A) Allowed Exterior Building Cladding Materials

Building Façade Elevation	Masonry (1)	Lap Siding, Stucco (2)	EIFS, Concrete	Architectural Metal Siding (3)	Vinyl Siding, Unfinished Concrete Block
Front, Exterior Side	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
Interior Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
Rear	Any % allowed	Any % allowed	Max. 25%	Max. 25%	Max. 25%

Recommendation: Simplify this table into 3 categories of material quality; high / medium / low.

Group together materials of similar flat, monolithic appearance (EIFS, stucco, composite board)



← Architectural concrete masonry units

← Brick

← Synthetic stucco or precast concrete

Precast concrete →



Design Standards

Examples in downtown

Synthetic stucco

Composite wood and fiber
cement board planks



Design Standards

Transparency.

1. Requirements.

- a. Ground Floor Requirements. Provide at a minimum the percentage glazing required by Table 44-05-06(C)(1) within a zone measured 2.5' above grade to head of the first floor doors for a depth of 5' into the building.
- b. Buildings fronting a public right-of-way or private right-of-way within a planned development and surrounded by parking on 3 or more sides, shall apply the transparency requirements of one front and two exterior sides.
- c. Upper Story Requirements. For each story above the ground floor, provide a minimum 20% transparent glazing per elevation.

2. **Materials.** Glazing shall not be mirrored heavily tinted rendering the glass opaque.

3. **Maintenance.** The required transparency shall be maintained during hours of operation and shall not obstructed by interior walls, window displays, or other permanent installations.

Table 44-05-06(C)(1) Transparency Zone Glazing Requirements		
District	Elevation Facing Yard	
	Front	Exterior Side
B-1	60%	50%
B-2	50%	40%
B-3	40%	30%
B-4	40%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.

Does the table change to use type and size instead of zoning district?

B-1 Downtown

Ridge from Dixie to Martin

Estimate: 95% transparent



Dixie at Olive

Estimate: 90% transparent



B-4 Outlots

Chipotle

Estimate: 90% transparent



Chick-fil-A

Estimate: 55% transparent



Multi-Tenant Outlot

Estimate: 70% transparent

B-4 Outlots

Multi-Tenant Outlot (Jewel)

Interior-facing Estimate: 50% transparent

Side-facing Estimate: 50% transparent

Street-facing Estimate: 25% transparent



B-4 Big Boxes

Wal-Mart

Estimate: 20% transparent



Target

Estimate: 5% transparent



B-3 Anchors and In-line Tenants

Jewel on 183rd

Estimate: 50% transparent (but is it only cart corrals?)



Cherry Creek Plaza, In-line shops

Estimate: 85% transparent



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Transparency.

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Table 44-05-06(C)(1) Transparency Zone Glazing Requirements		
District	Elevation Facing Yard	
	Front	Exterior Side
B-1 & B-2	80%	40%
B-3 & B-4	60%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.
Does the table change to use type and size instead of zoning district?