



WESTMINSTER  
COLORADO

# Single-Family Detached Residential Design Standards

*Revised Oct. 2013*

# Single-Family Detached Residential Design Guidelines

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**PURPOSE AND INTENT OF SINGLE-FAMILY DETACHED DESIGN STANDARDS**  
**RESIDENTIAL SUSTAINABLE, HEALTHY AND SAFE DESIGN REVIEW PROCESS**  
City of Westminster, Colorado

The following Design Standards have been prepared to provide criteria for single-family detached residential developments. These standards are intended to establish a quality appearance, compatibility of character, variety of design, and enhanced community values. They may be modified in the case of quality single-family developments containing new or innovative planning concepts or housing types (for criteria, see Section I, #9c of this document). All new and infill single-family detached subdivisions shall be in conformance with the Westminster Comprehensive Plan.

In addition to the minimum criteria, there are optional criteria (incentive criteria) set forth herein which further enhance sound residential planning, architectural quality, and sustainable site design. These incentives are for developers to provide amenities and aesthetic quality beyond the minimum design criteria. The City of Westminster establishes various categories for all types of new development. These Design Standards are the basis for the competitions held periodically for new single-family detached projects.

All 'minimum' requirements in the Design Standards must be met in order to be eligible to have an Official Development Plan reviewed and approved, and no points are given for these items. Applicants receive points by agreeing to provide certain incentive items listed in the design standards. The applicant determines which incentive items will be offered as part of a proposed project, and the total of these items determines the score designated to that project. The Growth Management Program does not permit City Staff to process development plans, plats, construction drawings, etc. unless the requirements and agreed incentive items are met and shown in the plans.

City Staff does not have the authority to waive any required and selected incentive items, but may consider proposed alternatives that meet the intent and equal levels of quality. A clearly outlined request detailing the adjustment(s) must be submitted during the development review process for the project, and there is no guarantee a request will receive City Staff support. Total revised incentive points must meet or exceed the project point total received in the application process.

The Design Standards are divided into four sections: Subdivision Planning and Site Design, Architectural Design, Landscaping Design, and Sustainable Design. The Subdivision Planning and Site Design section addresses overall site planning considerations, multi-modal circulation, lot sizes, setbacks, public and private open space, and fencing. The Architectural Design section addresses general design principles, exterior design, and exterior building materials and colors. The Landscaping Design section addresses general landscape design principles, landscape treatment of development edges and entrances, internal neighborhood landscaping and plant materials, and irrigation. The Sustainable Design section incorporates sustainable design principles for landscaping, water conservation, and building construction.

## SUBDIVISION PLANNING AND SITE DESIGN

Sound subdivision planning and site design are needed to protect and enhance the City of Westminster's quality of life. The following minimum standards and optional amenities will help to minimize land use and circulation conflicts and maintain a sense of variety, aesthetic quality, functionality, and openness.

### 1. *Land Use Compatibility*

Compatibility is achieved when adjacent land uses differing in function, scale, and intensity do not create adverse effects upon one another. In areas where different uses abut, a variety of measures may be employed to ensure compatibility including: the use of adequate setbacks, landscaping, barriers or transition zones, and building height considerations.

#### Minimum:

Residences shall be setback a minimum of 50' from the common property line when adjacent to a non-residential use, and 30' from the common property line when adjacent to a residential use. Mixed uses within the same Planned Unit Development will be reviewed on an individual basis.

### 2. *Conformance with the Westminster Comprehensive Plan*

Proposed projects shall conform with the Westminster Comprehensive Plan .

### 3. *View Preservation*

The City has many panoramic views that should be preserved and enhanced. Site planning must consider the relationship of buildings to natural grades. Buildings should be sited to preserve views from arterial streets. Landscaping should be used to frame and enhance view corridors.

#### Minimum:

View corridors as identified in the Westminster Comprehensive Land Use Plan shall be preserved. The main intent is to preserve the magnificent views that can be seen from public streets.

### 4. *Drainageways*

Significant drainageways shall be incorporated in site development as aesthetic amenities, open space/trail corridors, and wildlife areas. In most cases, drainageways should be left in as natural a state as possible without channelization or engineered structures unless required to prevent erosion or other special circumstances, or as required by other agencies. The City requires landscaping and irrigation in these areas. In addition, the City may require a concrete path (8-foot minimum width) to be constructed along significant drainageways adjacent to or within the site.

### 5. *Circulation, Access, and Parking*

The city's vehicular circulation system is a hierarchy network of arterial, collector, and local streets which provide access to residential developments, but which isolate higher traffic volumes from residential developments. (See City Street Cross-Sections for right-of-way requirements). For collector streets, developers may be required to provide a 100' right-of-way to provide a park-like boulevard (parkway) setting with ample landscape area and detached sidewalks, avoid a "tunnel" effect with backyard fencing, create a "trail" rather

than a “sidewalk” atmosphere; and enhance the aesthetics of the main street into the subdivision. One example of this design in the City is Legacy Ridge Parkway in the Legacy Ridge subdivision. Street and pedestrian connections between neighborhoods and subdivisions shall be required. Where applicable, concrete path connections from cul-de-sacs to trails will be required.

To as great an extent as possible, alignments of collector streets, local streets, and private drives in sloping areas shall conform to the natural contours of the land. This increases developable ground by reducing the amount of cut and fill, as well as construction costs.

Landscaped street medians within subdivision collector streets and landscape islands in the center of cul-de-sacs are strongly encouraged. Utilities may not be placed beneath any landscaped medians and turning radii requirements for emergency vehicle access must be met.

Bus benches and shelters may be required for all existing and proposed bus stops adjacent to and within the site boundaries of a proposed development. City Staff will review this on a case-by-case basis. Any required bus benches and shelters shall be coordinated with the Regional Transportation District and installed by the developer.

Additionally, the City places heavy importance on enhancing the pedestrian and bicycle circulation system in order to achieve ease of mobility. Infrastructure improvements for internal and external connections to adjacent neighborhoods, schools, commercial centers, transit stops, etc. encourages walking and biking and reduces auto dependency.

A. Access

Minimum:

All routes from the homes and common buildings to and along the network of streets and drives shall provide safe, convenient access for bicycles and pedestrians.

Incentives:

Provide concrete bicycle and pedestrian connections between neighborhoods and subdivisions. Path(s) must meet minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval. 50 points for each connection; maximum 200 points.

B. Pedestrian / Bicycle Circulation

Minimums:

- a) Streets with sidewalk connections between neighborhoods and subdivisions shall be required.
- b) For homes not fronting on a public street, provide a pedestrian circulation network in the form of private walkways or clearly delineated paths of travel from the entryways to all other nearby private drives and public streets.
- c) Provide direct paths of travel to all common areas and pedestrian destinations within the development and between all residential units.
- d) All internal site sidewalks shall be a minimum width of 5 feet; and when adjacent to parking spaces, they shall be a minimum width of 7 feet.
- e) All sidewalks along public and private streets and drives must be detached from the curb at a distance specified in the City’s Standards and Specifications for Public Improvements.
- f) Where applicable, concrete path connections from cul-de-sacs to trails will be required.

Incentives:

- a) Internal site sidewalks will be detached by a minimum width of 6 feet; or when adjacent to parking spaces, they shall be a minimum width of 8 feet: 50 points
- b) Multi-Use paths and connections to trails will be a minimum width of 10 feet: 150 points
- c) Enhanced paving or pavers should mark the pedestrian crossings to provide a sense of safety and place: 200 points.
- d) Benches will be provided along pedestrian and multi-use pathways throughout the project: 15 points per bench; maximum 75 points.
- e) Bicycle repair stations may be provided as an amenity on residential development: 25 points each; maximum 50 points.
- f) Landscaped and irrigated islands will be installed and maintained by the developer in cul-de-sacs within the project at 20 foot minimum width or diameter: 75 points

C. Parking

Minimum:

Every single-family detached residence shall contain a minimum of four off-street parking spaces - including two enclosed (in garage), and two in each driveway.

D. Public Transit Amenities

Bus stop amenities may be required for all existing and proposed bus stops adjacent to and within the site boundaries of a proposed development. City Staff will review this on a case-by-case basis. Any required bus benches and shelters shall be coordinated with the city's transportation planner and/or the Regional Transportation District (RTD). Amenities will be installed and/or maintained by the developer.

Minimum:

Concrete path connections from sidewalk to adjacent bus stop(s). Concrete paths must follow RTD's Bus Stop Access Regulations.

Incentives:

- a) Create primary entrances for pedestrians to access common buildings that are safe, easily accessible, and a short distance from transit stops: 100 points.
- b) Provide site furnishings and amenities at transit stops to encourage resident use of public transportation. Choose all that apply. Points can be combined.
  - 1) Bus shelters: 100 points
  - 2) Bench: 50 points
  - 3) Trash receptacle: 50 points
  - 4) Pervious decorative paving: 100 points

A)

Previous Total: 325

New Total: 1200

**6. *Street Lighting***

Adequate street lighting shall be provided in all residential neighborhoods.

Minimum:

Lighting along all public streets shall be in conformance to Xcel Energy standards and installed at developer expense. All lighting shall be downward directed, full cutoff style fixtures. Maximum pole height is 25 feet. Maximum corrected color temperature is 4500K. Specialty lighting (including ornamental bases, armatures and

fixtures) is encouraged along collector and local streets. Specialty lighting should relate to the architectural theme of the development.

Incentive:

Decorative pedestrian lighting along walks on both sides of the streets and multi-use paths will be provided with 15 foot maximum pole heights; full cutoff shielded light source; 4000K maximum corrected color temperature LED bulb specifications; and demonstrated on a photometric plan to result in a maximum 4:1 footcandle [average:minimum] ratio: 200 points.

Previous total: 75

New total: 200

## **7. *Right-of-Way Dedication***

Dedication of land adjacent to roads is often required to meet the minimum right-of-way cross sections established for arterial, collector and local streets adjacent to and within a subdivision. (See Engineering Division document for minimum requirements). Developers are encouraged to dedicate land beyond the minimum area required, for use as additional landscape area within the right-of-way.

Minimum:

Landscaped and irrigated medians (other than at cul-de-sacs) will be allowed at entries only at a minimum of 10' wide. Medians shall be maintained by the developer or homeowners association. All landscape medians shall conform to the City sight triangle criteria and provide paved, accessible pedestrian refuges at all intersections and crosswalk areas.

Incentives:

- A) Additional arterial or collector street right-of-way (beyond amount required) will be provided for berming and additional landscape area along entire length of street: 50 points per additional 3' strip added to right-of-way section (200 max. points)
- B) Reduced pavement width of single loaded roads or drives adjacent to a centrally located park of a minimum size of 11,000 square feet (maintained by the HOA): 200 points

Previous points: 700

New points: 400

## **8. *Site Furnishings and Amenities***

The entrance to single-family detached residential subdivisions should be designed to provide an attractive entryway into the subdivision as well as to provide maximum safety for visibility and turning movements. Landscaped street medians/islands are required at major entrances to the subdivision. Formal landscaping and signage mounted on masonry walls are encouraged at the entrance to single-family detached developments. Evergreen trees planted behind the entry signage are encouraged to enhance the community character established with the City's monument signage.

Minimums:

- A) One ground sign (monument) shall be required per subdivision or one at each arterial or collector street entrance. Signs are typically located in a landscaped median or on either side of the entrance road, size not to exceed the Westminster Municipal Code.
- B) The right-of-way landscaping shall extend to include the entry area.
- C) A landscaped street median/island (10-foot min. width, 50-foot min. length) shall be required at the major entrance to the subdivision and shall be the responsibility of the developer/homeowners group.

Previous points: 200

New points: 0



## 9. *Lot Sizes*

Single-family detached homes shall be planned and designed to provide visual diversity, adequate spacing and an attractive streetscape appearance.

### Minimums:

- A) Lot sizes shall be consistent with the Comprehensive Plan. Minimum lot sizes for single-family detached developments vary as illustrated in the Comprehensive Plan, and the residential density maximums specified in the Plan shall not be exceeded.
- B) Lot sizes may be reduced in quality single-family developments that display new or innovative housing types or community design concepts such as "cluster" or "courtyard" homes. Developments referred to as cluster or courtyard home type developments must include a centrally located park of a minimum size of 11,000 square feet that is visible and accessible from the majority of units within the project as well as unique project planning including many of the following innovative design features: internal greenbelts; amply landscaped streetscapes including periodic open space; road hierarchy in a grid network distributes traffic on local streets; pedestrian oriented local roads and private drives; architecture is designed at a human scale with durable base materials, purposeful plane changes, and to maximize view opportunities; juxtaposition of buildings creates interesting outdoor areas; and enhancement of natural features.
- C) Lot sizes may also vary for Neighborhood Mixed Use Residential projects as described in the Westminster Comprehensive Plan. (Please consult the City's Traditional Mixed Use Neighborhood Development Design Guidelines if applicable).

## 10. *Setbacks*

Front and side yard setbacks shall be varied wherever possible. Front setbacks shall be staggered from house to house whenever possible. Rear yard setbacks shall be varied for houses abutting streets, parks, public open space, private open space, or recreational facilities. All setbacks are measured from the property line.

Setbacks may be reduced in quality single-family home developments displaying new or innovative housing types, community design concepts, and increased common open space or parks. In such cases, greater detail in excess of normal ODP requirements including individual site design, landscaping, architectural design, and open space must be submitted, and included in the Official Development Plan.

### Minimums: Primary Structure:

Front setback for living space:	25'
(Includes a side yard abutting public local street)	
Front setback:	20'
For non-garage architecture when front-loaded garage is set back a minimum of 30 feet	
Front setback for side-loaded garage:	15'
Rear setback for garages:	20'
Front setback for front porches:	14'
(No living space permitted above porch)	
Side setback for one-story residence:	7.5'
Side setback for two-story residence:	10'
Rear setback:	25'
Setbacks from proposed right-of-way abutting collector street:	32'
Setbacks from proposed right-of-way abutting arterial street:	100'
Setbacks from highway (U.S. 36, I-25):	100'

### Incentives:

- A) Front setbacks greater than the 25-foot min. will be provided for all structures: 10 points per each 1-foot increment above the 25-foot front setback (100 max. points)

- B) 10-foot or greater min. side setbacks for all one-story residences will be provided: 100 points
- C) 12-foot or greater side setbacks for all two-story residences will be provided: 100 points

Minimum: Decks:

Rear:	18'
Side for one-story house:	7.5'
Side for two-story house:	10'

Minimum: Accessory Buildings (when allowed):

Rear:	10'
Side for one-story house:	7.5'
Side for two-story house:	10'

~~Previous points: 1050~~

New points: 300

**11. Multi-Use Trails**

Multi-use trails shall be built within each residential subdivision and neighborhood, and shall reasonably tie into the City's regional trail system. Trails shown on the city's 2014 Open Space Stewardship Plan which are indicated within or abutting a development must be constructed by the developer and must include a public access easement. These trails occur in two general locations: 1) in conjunction with streets; 2) within the subdivision's open space network (along public or private open space and drainageways).

Minimum:

Minimum widths for multi-use trails shall be 8'.

Incentives:

- a. Installation of additional multi-use concrete path (where not already required): 100 points
- b. Multi-use path widths will be a minimum of 10 feet: 150 points

Previous points: 150

New points: 250

**12. Public Land Dedication**

Public Land Dedication shall be made to the City in conjunction with residential development for use as parks, schools or other public purposes. (See Westminster Municipal Code Sections 11-6-8 (A) for amount due). Acceptance of public lands shall be subject to review by the City. If the City determines a land dedication would not serve the public interest, the City may require payment in lieu of dedication. Developers are encouraged to dedicate public open space beyond the minimum acreage required in order to enhance the overall appearance of the community by providing open, green areas.

All new residential developments shall provide public school sites or fees in lieu thereof to reasonably serve the proposed subdivision or residential development (see Westminster Municipal Code Section 11-6-8 (E) for more information.

Incentive:

Public Land Dedication (PLD) will exceed the minimum requirement for:

- A) Non-floodplain land: 50 points per each percentage point over minimum required (500 max. points)
- B) Floodplain land: 10 points per each percentage point over minimum required (100 max. points)

Same points: 600 possible

### **13. Private Open Space and Private Parks**

In addition to the minimum public land dedication required of residential development by the City, private parks, open space, and recreational facilities are required in single-family neighborhoods. Private open space does not include right-of-way and detention pond areas. Private open space areas must provide focal points for the neighborhood and desirable green space to accommodate local recreation needs and pedestrian/bicycle circulation for the neighborhood and the general public. Public access easements may be required so private open space areas can also be enjoyed by all City residents if such open space abuts or is visually related to the public right-of-way or public open space. Partial credit for public land dedication (PLD) requirement may be given if private park is of sufficient size and offers numerous amenities to offset public park needs. (Requests for PLD reduction will be reviewed on a case-by-case basis).

#### Minimums:

- A) A minimum of 4% of the total acreage shall be set aside for a private park that must include an open play area for active recreation and must be centrally located in the subdivision to provide a focal point. Open play area shall constitute a minimum of one-fourth (1/4) of the total calculated minimum private park area. For projects of 50 acres or more, this area may be divided between two or more open play areas, providing that at least one of the open play areas is a minimum of 11,000 square feet in size. The private park and open play area can include areas designated for public land dedication, right-of-way, required setback areas, and detention pond areas only when the overlapping area(s) is/are properly designed, reviewed, and found to adequately serve both purposes.
- B) Private open space shall be landscaped and an irrigation system shall be required. Maintenance of private open space areas is the responsibility of the homeowners association.

#### Incentives:

- A) Environmentally-sensitive areas (such as wetlands) will be maintained as private open space: 50 points
- B) Private park area will be increased above the minimum 4% requirement (choose only one from below if applicable):
- C) Greater than 4% to 5%: 200 points
- D) Greater than 5% to 6%: 300 points
- E) Greater than 6%: 400 points

Previous points: 550

New points: 450

### **14. Recreation Facilities**

The City encourages single-family residential developments to provide private recreation facilities (such as those listed below) for its residents in proportion to the number of residential units served. Such recreational facilities shall be included on private open space as provided above.

#### Minimums:

- A) A recreation, clubhouse, and meeting facility (2,000 S.F. min.) plus restrooms shall be provided for all projects with more than 150 units.
- B) A hot tub (open year round) and children's splash pad (seasonal, low volume), both near the clubhouse and restroom facilities, shall be provided for all projects with more than 200 units. For projects with more than 300 units, in addition to the above, a pool with nearby restrooms shall be required. All pools shall have a minimum deck width of 12 feet around the perimeter of each pool.
- C) For projects with more than 300 units, in addition to the above, a pool with nearby restrooms shall be required.

Incentives: (For subdivisions with fewer than 200 units)

- A) Indoor minimum 2000 square foot recreation, clubhouse, and meeting facilities with restrooms (not counted in square feet) LEED™ Silver Certified, Green Globes or equivalent determined at ODP review and approval, and submitted from third party reviewer at inspections prior to issuance of certificate of occupancy will be provided: 500 points
- B) Development will share a clubhouse with a pre-existing development: 75 points
- C) Development will share a pool with a pre-existing development: 75 points
- D) A clubhouse with year round open restrooms and hot tub will be provided for developments of less than 100 units (alternative to 1<sup>st</sup> two incentives [A & B] above): 300 points
- E) Hard-surface courts such as tennis courts (including fencing, striping, net, lighting, etc.) and/or basketball full-courts (min. 50' x 84' including equipment, striping, lighting, etc.) will be provided: 100 points per court (200 points maximum)
- F) Sand volleyball courts (30' x 60' min.) will be provided: 50 points per court (100 points maximum)
- G) An enclosed, off-leash dog area at a minimum size of 50'x84' will be provided with at least 3 dog cleanup stations providing pickup bags and trash receptacles: 200 points
- H) Play equipment areas with swings, slide, or climbing equipment, etc. or outdoor gathering areas with seating (0.5% minimum of site area) will be provided. Areas must be covered by shade structure(s) and must encompass at least 625 s.f. (25' x 25') for each of these areas: 150 points for each area provided (300 max. points)
- I) Weather protected (covered) bicycle parking racks: 150 points.

Previous points: 1850

New points: 1600

## **15. *Fencing and Walls***

All lot fencing within a residential development shall be a uniform design for each type of fence provided. (See Westminster Municipal Code regarding privacy fencing and fencing abutting public or private open space).

Perimeter fencing or walls: Although perimeter fencing or walls is not always required, it is recognized that fencing is often proposed around the perimeter of a project. Landscape materials, earth berming, and walls are the preferred (and many times required) methods of providing a buffer, but well-designed fences are acceptable in certain circumstances.

### Minimums:

- A) When used, perimeter fencing or walls are to be constructed in accordance with City standards and are to include brick or stone columns (2-foot minimum width and depth) spaced a maximum of 65 feet apart. In some cases, such as adjacent to parks or in special streetscape situations, fencing may be modified to include low profile, split rail, or wrought iron fencing.
- B) All horizontal-supporting structures of all solid wood and vinyl fencing shall be constructed toward the interior of the project or lot to reduce visibility of the support structures from streets and other public areas.
- C) Offsets in perimeter fencing or wall (min. 5-foot depth and 10-foot length) for landscaping (trees and shrubs required) shall be provided every 200' or less for at least a distance of 400'.

### Incentive:

Masonry columns will be spaced 55 feet (or less) apart: 100 points

~~Same points: 100~~

## **16. *Mitigation of Environmental Effects***

Screening or buffering will be required for all proposed residential developments along U.S. 36, I-25, and arterial streets. Developer-installed fencing, earth berming, and landscaping will be required, and in certain circumstances, further mitigation measures may be required to reduce adverse environmental effects on the

residential development.

## ARCHITECTURAL DESIGN

The architectural design of the single family homes within developments should create visual variety, and at the same time, promote an integrated character for the neighborhood. Providing "variety" with "continuity" to avoid "monotony" is the objective. Homes within the development should be of similar type and size and be designed so that streetscapes are unified and similar. However, all proposed models shall be distinguished with different exterior elevations that meet at least two of the "distinctly different" criteria listed below. Architectural styles, roof forms, building forms, complimentary colors and materials unify the streetscape and the overall development.

### *1. Anti-Monotony, Sustainability and Accessibility Criteria, and Workforce Housing Elements*

Monotonous design of residences within a development detracts from the overall aesthetic, identity, and economic value of a community. Furthermore, it detracts from the "pride of ownership" that residents have in their homes.

Number of home front elevations along a block: A block is defined as a number of residential facades along a street. For purposes of these guidelines, the length of a block shall be no more than 20 homes per side of street, unless otherwise approved by the City. To provide sufficient variety within neighborhoods, a minimum of four distinctly different home models shall be built within each "streetscape," unless the development consists of less than 25 homes in which case there shall be a minimum of three different home models. All models shall have distinctly different exterior elevations that meet at least two of the "distinctly different" criteria below:

- Have different and purposeful roof forms/lines/profiles;
- Have distinctly different facade compositions consisting of 1) different window and door style and placement; and 2) different garage and entryway locations;
- Have distinctly different entry treatments and locations including porches, columns, etc.;
- Have a different number of stories.

Note: Changing roof or siding materials and colors, adding garages, providing "mirror images" of models, or different elevations of the same model do not constitute distinctly different models.

#### Minimum:

No single family dwelling unit of the same model shall be built on adjacent lots\*, nor shall more than 30% of the same model be built on any single side of a block. Exceptions to these standards may be made, at the City's discretion, in cases of small projects where very few lots are located on any single side of a block.

\*Note: Adjacent lots are any lots that adjoin or share any side lot line or lots whose front elevations face each other, although separated by a street, have their property lines overlap by more than 30%.

#### Incentives:

- a. 30% or more models will be shown to be designed as live-work units: 75 points
- b. 50% or more homes will be built with a ground-floor master bedroom and full bath with a tub: 100 points

Previous points: 50

New points: 325

## **2. Exterior Design Elements**

Exterior design and details should be incorporated in the overall building form to provide visual interest and functional amenities.

### **A) Recessed and Projecting Elements**

Parts of buildings that project from the front elevation, such as bay windows, porches, rooms, or recessed garage doors and entryways are strongly encouraged and all must meet the specified setback requirements.

#### Minimums:

- 1) All three-story planes (e.g. three-story walk-out units) shall be designed with projections and/or recesses.
- 2) A "horizontal offset" or "projection/recess" of 4' or greater shall be provided on a minimum of 50% of all approved models and residences built.

#### Incentive:

Offsets (4' minimum) will be provided on all dwelling units on all front elevations: 50 points.

Same points: 50

### **B) Roof Breaks**

Roof ridges which turn a corner or change elevations a minimum of two feet; or dormers are provided across a minimum of 20% of the roof surface facing the street.

#### Minimums:

Roof slopes shall be at a minimum pitch of 5:12. All roofs shall have 1-foot minimum overhanging eaves. Exceptions may be made, at the City's discretion, for unique architectural designs.

Roof breaks shall occur on a minimum of 50% of all approved models and residences built.

#### Incentive:

- 1) Roof breaks will occur on all approved models: 50 points
- 2) Eaves will be increased to 18 inches: 50 points

Previous points: 50

New points: 100

### **C) Outdoor Living Areas**

Front porches are required in single-family detached subdivisions and porches that wrap around the corner of homes particularly at street corners are highly encouraged. Front porch area must include the minimum open area and depth as defined below, unobstructed by columns, rails, box or bay windows, fireplaces, steps, etc. Porches must be constructed at the same level as the entry.

#### Minimum:

Usable front porches (unobstructed 80 s.f. min. with 6-foot min. depth) and side or rear yard patios (unobstructed 120 s.f. min.) shall be required on a minimum of 50% of the approved models and residences built.

Incentive:

Usable front porches (unobstructed 80 s.f. min. with 6-foot min. depth) will be provided on at least 75% of the approved models and residences built, and side or rear patios (unobstructed 120 s.f. min.) will be provided with all residences: 75 points

Same points: 75

**D) Bay or Box Windows**

Minimum:

Windows of a minimum width of 5 feet that project a minimum of 16 inches from the front facade shall be required on 50% or more of all units within a streetscape.

Incentive:

Windows (min. 5-foot width) will project a minimum of 2 feet from the front facade on 75% or more of units within a streetscape: 50 points

Same points: 50

**3. Garages**

The City encourages residential design that limits garage door dominance on the streetscape. This can be achieved through side- and rear-loaded garages, tandem-designed garages, and front-loaded garages with greater front setbacks or combination thereof.

Adequate interior garage space is essential to ensuring future residents have sufficient space to park vehicles and store outdoor maintenance and recreational items within the garage area. Minimums are specified below to help reduce the future need for outdoor storage of these items and for accessory structures to accommodate these items.

Minimums:

- A) All dwelling units shall provide a two-car (minimum) garage. If three-car garages are provided, the third space shall have a separate door and a 2-foot minimum horizontal setback from the main garage door. All front-loaded garage doors must be setback a minimum of 4 feet from the rest of the house. If both front-loaded and side-loaded garages are combined in a single model, the minimum distance from each of the two doors to the joining corner shall be 2 feet.
- B) Garage interior – minimum dimensions, excluding all possible areas of stair locations:
  - Depth – single- and double-car garage: 22 feet
  - Width – single-car garage: 12 feet
  - Width – double-car garage: 20 feet
- C) Garage door – minimum dimensions:
  - Height: 7 feet
  - Width – Single-car garage door: 8 feet
  - Width – Double-car garage door: 16 feet

Incentives:

- A) Garage doors will be separated with masonry elements: 100 points
- B) Garage door windows will be incorporated in the design of 50% of the models and residences built, and the window design will complement the style of the house windows: 75 points
- C) Choose only one from below (if applicable):
  - a) Side- or rear-loaded garages will occur on at least 20% of the models and residences built: 125 points
  - b) Side- or rear-loaded garages will occur on at least 50% of the models and residences built: 250 points
  - c) Side- or rear-loaded garages will occur on at least 75% of the models and residences built: 500 points

D) Interior garage area of each model will include a storage area of at least 50 square feet (with a minimum three-foot depth) that will not encroach in the 22-foot minimum garage depth: 300 points

Same points: 975

#### **4. Exterior Materials and Colors**

Building material and color selection is essential to developing a compatible and quality architectural character. Natural materials and textures (stone, wood, brick) should be expressed in their natural state (e.g. clear stained wood or unpainted brick) wherever feasible.

##### **A) Roof Materials**

Preferred roof materials include clay or concrete tiles, slate, architectural metal, masonite or architectural grade (high profile, dimensional) roofing. Conventional asphalt (3-tab) roofs are not acceptable. A variety of roof forms (hip, gable, etc.), materials, and color variations are encouraged.

##### **B) Wall Materials**

All exterior wall materials shall be compatible with adjacent/neighborhood homes. Suggested materials include masonite, brick, stone and manufactured stone (stacked preferred over rounded). Wall material colors should be natural or earth tones for dominant areas. A variety of materials (siding, stucco, brick, and stone) and colors are strongly encouraged. Lap siding shall have a maximum 9" exposed board face. Exceptions to the 9" maximum exposure may, at the City's discretion, be made depending on the architectural design of the elevation. Primary or other bright colors should be used sparingly and only as accents. Highly reflective materials are not allowed.

##### Minimums:

- 1) A minimum height of 2 feet beyond the foundation, around the entire base cladding surface, including porches but excepting window, door, or railing portions, of all houses, will consist of masonry to prevent moisture intrusion into cladding materials resulting from precipitation and collection on the adjacent ground.
- 2) 30% or more masonry (brick or stone) shall be installed on front elevations (exclude window and door area from percentage calculation) abutting streets, open space, trails, or parks.
- 3) Masonry (brick or stone) shall be installed at a minimum to the bottom line of the lowest story windows, including on walkouts and garden levels, on side or rear elevations abutting streets, open space, trails, or parks.
- 4) All second-story (or first-story walkout) decks shall include brick or stone wrapped columns when abutting streets, open space, trails, and parks.
- 5) Cladding will extend to the ground, covering all exposed foundation except where stepping is necessary to accommodate the grade, where a maximum of 6 inches of foundation will be exposed.

##### Incentives:

- 1) Choose one from below (if applicable):
- 2) 30% or more masonry (brick or stone) will be provided on all four sides of the residences: 200 points
- 3) 50% or more masonry (brick or stone) will be provided on all four sides of all residences: 500 points

Same points: 700

##### **C) Accessory structures**

##### Minimum:

Accessory buildings shall be architecturally integrated with the main residence and shall consist of similar materials, form, and color. Accessory buildings shall not be located in any required front or side yard and shall



follow requirements of the Westminster Municipal Code unless otherwise specified on the Official Development Plan.

## **LANDSCAPING DESIGN**

Landscaping plays a significant role in the overall quality, appearance, and value of residential neighborhoods. Landscaping standards included herein consist of public rights-of-way, private open space, and individual residential lots. Water-conserving landscaping designs are highly encouraged. (Consult the City's Landscape Regulations for information regarding water-conserving plant materials and irrigation methods).

### ***1. Right-of-Way Landscaping***

Developers are responsible for the installation of landscaping in the right-of-way of all arterial and collector streets within or abutting their developments, and occasionally of local streets. The homeowners association is responsible for maintenance of the right-of-way landscaping along arterial and collector streets and occasionally along local streets. The adjacent homeowner is generally responsible for maintenance of the right-of-way area adjacent to their residence on a local street.

Although fencing between the right-of-way of collector and local streets and residential developments is often proposed to provide privacy and buffering, the use of landscape materials and earth berming either in lieu of, or in conjunction with, fencing is highly preferred and shall be required in most instances. The maximum slope of berms shall not exceed 4:1.

Automatic sprinkler systems are required within the right-of-way of arterial and collector streets of new subdivisions.

#### Minimum:

A minimum of one (1) shade tree per 50 linear feet of landscaped tree lawn is required for within the right-of-way. Tree lawns or other landscaped area containing trees in the right-of-way must be a minimum width of 6 feet.

#### Incentives:

- A) A minimum of one (1) shade tree per 500 square feet of landscaped area is provided within the right-of-way: 100 points
- B) Street trees (deciduous, shade trees with 40-foot max. spacing) will be planted in the landscape area between the curb and the sidewalk along a min. of 75% of the local street lengths on both sides of the local streets: 350 points

Same points: 450

### ***2. Detention Pond Area Landscaping***

The developer is responsible for landscaping the detention pond and other common areas. The homeowners association shall be responsible for the maintenance of these areas.

#### Minimum:

The developer is responsible for landscaping the detention pond and other common areas.

Previous points: 100

New points: 0

### ***3. Size of Plant Material for Rights-of-Way and Common Areas***

#### Minimum:

The minimum sizes required in the right-of-way and common areas are: deciduous trees: 2" caliper; ornamental trees: 2" caliper; evergreens: 6' height. Twenty percent of the evergreen trees are to be 8' min. height.

Previous points: 100

New points: 0

### ***4. Single-Family Home Landscaping***

The required number of trees listed below shall be installed by the developer prior to certificate of occupancy. Whenever possible, the shade tree should be installed approximately 7 feet from the front property line in order to create a streetscape appearance.

#### Minimums:

- A) For residential lots up to 10,000 square feet in size, a minimum of one (1) shade tree and (10) shrubs shall be installed in the front yard of every residence. An automatic irrigation system with a minimum capacity of 9 zones will be installed.
- B) For residential lots larger than 10,000 square feet in size, a minimum of two (2) trees and (15) shrubs shall be required in the front yard of every residence. (At least one shall be a shade tree). An automatic irrigation system with a minimum capacity of 12 zones will be installed.

#### Incentives:

- A) For residential lots up to 10,000 square feet in size, a minimum of two (2) trees and five (5) shrubs will be installed in the front yard of each lot: 75 points
- B) For residential lots 10,000 square feet or larger in size, a minimum of three (3) trees and ten (10) shrubs will be installed in the front yard of each lot: 75 points

Previous points: 350

New points: 150

### ***5. Size of Plant Material for Single-Family Homes***

#### Minimum:

The minimum sizes required for front yard landscaping are as follows: deciduous and ornamental trees: 2-1/2" caliper; evergreens: 6' height.

Previous points: 50

New points: 0

## **SUSTAINABLE DESIGN**

The sustainable design of residential projects should reduce the environmental impacts while improving the quality of development.

### ***1. Landscaping and Water Conservation***

#### **A) Tree Lawns**

Minimum:

The minimum tree lawn width for both a public and private street or drive type is 6 feet.

Incentives:

Tree lawns in all private or public streets or drives will be increased above the minimum to improve the walking experience and improve long-term tree health; 50 points for each additional foot of tree lawn width above six feet: 300 total possible points

Same points: 300

**B) Landscaped Islands/ Medians**

Minimum:

Landscaped islands and medians in parking areas for developments with community facilities, such as clubhouses and pool facilities, must be a minimum of 12' wide.

**C) Water Conservation/Landscaping**

Minimum:

The maximum turf area cannot exceed 40% of the common landscaped area not in right-of way. Highly efficient irrigation systems and methods must be incorporated, including ET or soil moisture based controllers and rain sensors to reduce consumption.

Incentives:

- 1) Turf area will be reduced to less than 30% of landscaped area to reduce water consumption: 75 points
- 2) Turf area will be reduced to less than 20% of landscaped area to reduce water consumption: 125 points

Same points: 100

**D) Site Design/Stormwater**

Incentives:

Use of vegetative swales or bio-retention is incorporated to diffuse infiltration, reduce the impact on detention areas, and recharge ground water. Vegetated swales shall be long and narrow with a high end and a low end to allow water to flow. Often check dams are used to create several small pools of water to slow, filter and infiltrate water into the ground. Often, bioswales are vegetated with rushes and other ornamental grasses. These features may not necessarily reduce detention pond areas.

- 1) Vegetative swale or bio-retention area of 15% of total detention square feet: 75 points
- 2) Vegetative swale or bio-retention area of 20% of total detention square feet: 150 points

Previous points: 200

New points: 150

**E) Paving Materials**

Incentives:

Integrally colored permeable hardscape is used throughout the site to reduce glare, heat island effects, and storm water runoff. Permeable hardscape includes but is not limited to colored concrete pavers and porous concrete. Permeable hardscape use shall be limited to non-right-of-way areas including but not limited to internal walkways, drives, parking areas and patios.

- 1) 20% square feet of non-right-of-way hardscape area is permeable: 100 points
- 2) 30% square feet of non-right-of-way hardscape area is permeable: 150 points
- 3) 40% or more square feet of non-right-of-way hardscape area is permeable: 200 points

Previous points: 75  
New points: 200

## **F) Multi-Modal Connections and Furnishings**

### Minimum:

Enhance pedestrian and bicycle infrastructure for internal connections, connections to all multi-modal transportation nodes and connections to adjacent neighborhoods, schools, commercial centers to reduce auto dependence by encouraging walking and biking.

- 1) Site furnishings such as bus shelters, benches, trash receptacles, bike racks, and pervious decorative paving are incorporated at all bus stops adjacent to the development
- 2) Incorporation of an internal pedestrian and bicycle corridor network including punch-throughs, 12-foot wide with a 6-foot walkway.

## **2. Building Construction**

### **A) Pro-active Solar Construction**

#### Incentives:

Points will be awarded for installation of photovoltaic system or pre-plumbing and pre-wiring homes for future installation to make it easier for homeowners to install the desired systems at a low cost. Roof design will also accommodate future installation of such systems. Roof design will accommodate future installation of such systems by demonstrating a minimum capability of 20% of free area of the roof planes to be within +/-45 degrees of true south.

- 1) 100% of housing units pre-wired for solar photovoltaic systems: 200 points
- 2) 50 points for every 10% housing units with installed solar photovoltaic systems (minimum 3 kw system) for a maximum of 500 points

Same points: 700

### **B) Dwelling Unit Energy Efficiency**

#### Incentives:

Dwelling units will be constructed to meet one of the following insulation and energy efficiency standards:

- 1) 15% of housing units meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through LEED™ v4 through 3<sup>rd</sup> party certificate or verification submitted at inspection prior to certificate of occupancy (250 points)
- 2) 25% of housing units meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through LEED™ v4 through 3<sup>rd</sup> party certificate or verification submitted at inspection prior to certificate of occupancy (500 points)
- 3) 100% of housing units with electric car charging station installed in garages: 250 points

Previous points: 700  
New points: 1000

### **C) Water Conserving Plumbing Fixtures**

#### Minimum:

All new residential units shall incorporate indoor water fixtures which meet the current plumbing code.

Previous points: 100

New points: 0

#### **D) Community Facilities**

**Minimum:**

Mail kiosk will be covered and use solar-powered lighting, providing 100% of lighting demand required.

**Incentives:**

- 1) Install solar photovoltaic systems (minimum 3 kw system) on the clubhouse/meeting/recreational facility buildings: 300 points
- 2) Community buildings will be LEED™ Silver Certified, Green Globes or equivalent determined at ODP review and approval, and submitted from third party reviewer at inspections prior to issuance of certificate of occupancy (not applicable if 500 points claimed for 2000 s.f. LEED facility under Site Amenities, Recreation): 300 points
- 3) Mail kiosk will incorporate a minimum of 2000 square feet of private park space and two dedicated temporary parking spaces: 100 points

Same points: 650

### **NEIGHBORHOOD NOTIFICATION**

The City of Westminster places high priority and importance on contact with adjacent property owners and existing neighborhoods that could be affected by a new development proposal. Developers are required to contact the surrounding neighborhood regarding their proposed developments and are responsible for all public notifications, researching and providing property ownership information, and if applicable, organizing and conducting neighborhood meeting(s). (See Neighborhood Contact Requirements handout for more information). The extent of the neighborhood notification must be discussed and approved with City Staff.