1. **CALL TO ORDER AND ROLL CALL**
   Chairperson Phil Goldstein  
   Vice Chairperson Marty Jost  
   Commissioner Scott Roys  
   Commissioner Don Risden  
   Commissioner Don Nohavec  
   Alternate Lisa Bard  
   Vacant Alternate

2. **AMENDMENTS TO THE AGENDA**

3. **ADMINISTRATIVE**
   Determination of Alternate Voting (if necessary)

4. **PUBLIC COMMENT**
   Public Comment is a time for the Public to address the Planning Commission on any item that is not on the agenda as a public hearing.

5. **CONSENT AGENDA**
   Approval of the October 16, 2018 Meeting Minutes
   5.1. [2018-10-16-Meeting Minutes](#)  

6. **BUSINESS**
   6.1. Land Use Code Amendment No. 7  
        Presented By: Matt Blakely  
        [Staff Report - Pdf](#)  
        [IRC Appendix M](#)
   6.2. Harmony Corridor Plan  
        Presented By: Matt Blakely  
        [Staff Report - Pdf](#)  
        [Harmony Corridor Plan](#)

7. **REPORTS**
   Commissioner Reports  
   Town Manager  
   Town Planner  
   Town Engineer

8. **ADJOURNMENT**

**DISCLAIMER**
ADA Disclaimer: The Town of Timnath will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. If you need reasonable accommodation please notify us 24 hours in advance of the service, program or activity. Please call 970-224-3211 (TTY: Dial 711 or 800-659-3656 for Relay Colorado assistance).
1. **Regular Meeting Call to Order**  
Chairperson Goldstein called to order the meeting of the Planning Commission on Tuesday, September 18, 2018 at 6:00 p.m.

**Present**  
Chairperson Philip Goldstein  
Vice Chairperson Marty Jost  
Commissioner Don Risden  
Commissioner Scott Roys  
Commissioner Don Nohavec  
Alternate Lisa Bard

**Others in Attendance**  
Matt Blakely, Community Development Director  
Kevin Koelbel, Town Planner  
Brian Williamson, Town Planner  
Ken Merritt, JR Engineering  
Mark Tingey, Harmony LLC  
Byron Collins, Harmony LLC  
Rob Styacich, Timnath Resident  
Jay Brannen, Timnath Resident  
David Poppleton, DTJ Design

2. **Amendments to the Agenda**  
None

3. **Administrative**  
a. Determination of Alternate Voting  
   i. Not required

4. **Public Comments**  
a. Public Comment is a time for the Public to address the Planning Commission on any item that is not on the agenda as a public hearing.  
   i. None

5. **Consent Agenda**  
a. Approval of the October 2nd, 2018 Planning Commission Meeting Minutes  
b. Chairperson Goldstein seeks a motion to approve the October 2, 2018 Meeting Minutes
c. Vice Chairperson Jost makes a motion to approve.
d. Commissioner Risden seconded the motion.
e. Motion passes unanimously by 5-0 vote.

6. Business and Discussion Items
   a. Harmony Subdivision Preliminary Plat Amendment No.4 – Public Hearing
      i. Kevin Koelbel introduces the item as detailed in the staff report.
      ii. Mr. Merritt gave a presentation on the project. He mentioned existing and proposed zoning, and traffic patterns. He talked about buffering, landscaping, setbacks, and building separation. He discussed the architecture of the buildings and the reasoning behind the buildings.
      iii. Chairperson Goldstein opens public comment.
      iv. Rob Styacich had concerns about additional density affecting the value of surrounding homes as well as traffic generated by the new townhomes. He is also concerned about the price point of the units and if they will be affordable or not. There was also concern about overcrowding of the amenities in the neighborhood.
      v. Jay Brannen also had concerns about increase in density as well as the buffering between the single-family detached and the proposed townhomes.
      vi. Chairperson Goldstein closed public comment.
      vii. Byron Collins mentioned that he has been working on the project for 20 years. The max cap for the project is 515 units but will likely fall short of the total. He states that the townhomes will be a luxury product and will be the same architecture styles as the rest of Harmony Club. He also mentions that there has already been a lot of berming to provide for screening.
      viii. Ken Merritt responded that they are luxury townhomes and are a strong addition to the Harmony Community, the buffering and setback requirements exceed the requirements of the single-family detached homes. He mentioned that the setbacks and berming provides a buffer from the road. He also stated that the addition of the units won’t impact traffic as the subdivision was designed for traffic for the ultimate 515 units.
      ix. Commissioner Roys asked about other paired and patio homes in the development?
      x. Mr. Merritt and Mark Tingey responded that the existing 3rd filing has paired homes and there are patio homes on Bidens Gate.
      xi. Vice Chairperson Jost had comments about communication with the buyers, why was this location chosen for townhomes and not the northeast portion of the subdivision along Latham and Buss Grove where they would be in their own area and not next to existing single-family detached homes? He has concerns that if single family homes are not marketable, the same would apply to the luxury townhomes.
      xii. Commissioner Nohavec recommended reducing the number of buildings or the number of units per buildings.
      xiii. Chairperson Goldstein asked if there is interest in adding conditions to the recommendations and restated that Planning Commission is a recommending body.
xiv. Mr. Tingey responded to the concerns raised by the Planning Commissioners. He states that this is the best location as it relates to the Harmony and Latham intersection, and it is at the edge of the development with good access and new traffic doesn’t pass the existing residents. As for the reduction of the buildings or units per building, they looked at a lot of different options and this plan was the best use of the area.

xv. Mr. Collins reiterated points brought up by Mr. Merritt and Mr. Tingey.

xvi. Chairperson Goldstein seeks a motion to approve the Harmony Subdivision Preliminary Plat Amendment No.4. and to include any conditions if there are any.

xvii. Vice Chairperson Jost makes a motion to approve.

xviii. Commissioner Risden seconded the motion.

xix. Motion to recommend approval failed by 2-3 vote, with Vice Chairperson Jost, Commissioners Risden, and Nohavec dissenting and Commissioner Roys and Chairperson Goldstein voting to recommend approval.

xx. The dissenting votes were based on not satisfying the Preliminary plat review criteria of “Negative impacts on adjacent land uses have been identified and satisfactorily mitigated”.

b. Harmony Clubhouse Site Plan, Tract H, Harmony Subdivision 3rd Filing
    i. Kevin Koelbel introduces the item as detailed in the staff report.
    ii. David Poppleton gave detailed description of the building and the uses. He showed the rendered site plan and explained the building’s functionality.
    iii. Commissioner Nohavec asked what the actual square footage of the building was?
    iv. Mr. Poppleton responded that it was 10,900 sf per floor.
    v. Commissioner Roys asked if there were golf cart parking spaces?
    vi. Mr. Tingey responded by stating there was golf cart parking and identified those locations on the plan.
    vii. Chairperson Goldstein seeks a motion to approve the Harmony Clubhouse Site Plan.
    viii. Commissioner Risden makes a motion to approve.
    ix. Vice Chairperson Jost seconded the motion.
    x. Motion passes unanimously by 5-0 vote.

7. Reports (if available)
   a. Commissioner Reports
      i. Chairperson Goldstein mentioned the Larimer County Open Space dinner, and then turned over to Mr. Blakely for details.
      ii. Mr. Blakely gave the details on the invite for the 11/14 dinner.
   b. Town Manager
      i. None
   c. Town Planner
      i. None
   d. Town Engineer
      i. Mr. Taranto mentioned the Windsor Harmony Road Closure.
8. **Adjournment**
   a. Chairperson Goldstein seeks a motion to adjourn.
   b. Commissioner Risden moved to adjourn the meeting.
   c. Vice Chairperson Jost seconded the motion.
   d. Motion passed unanimously by 5-0 voice vote.

Chairperson Goldstein adjourned the October 16, 2018, Planning Commission meeting at 7:19 p.m.

**TOWN OF TIMNATH**
**PLANNING COMMISSION**

Philip Goldstein, Chair

**ATTEST:**

Kevin Koelbel, Town Planner
DESCRIPTION
Land Use Code Amendment No. 7

SUMMARY

This proposed amendment to the Land Use Code is for the following items:

1. Town Staff has received requests for in-home child care services over the past several months. The current land use code doesn't allow for care of more than four (4) persons in a residence. The State licensing board for child care providers doesn't require a license for four (4) or less individuals. Staff sees a need for child care services within residential areas and has determined that the four (4) or less requirement is overly restrictive. However, there is a balance when it comes to impacts to the neighbors in a community. Therefore, with guidance from the Town’s Building Official, Staff is recommending allowing care of up to eight (8) individuals (with one care provider) for a total of nine (9) occupants at a time in a residence.

1. Change the definition of a “Care Home” by replacing “four persons” with “eight care recipients with a maximum number of nine occupants”.

   Care Home: means a home wherein care is given to up to eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Care Home is a home occupation.

2. Add a condition to 4.4.8 Care Center; Conditions of the “Care Home” to add a condition that 6 or more care recipients requires compliance with amended Appendix M of the International Residential Code (IRC).

   4.4.8.10 A care home shall be in compliance with the amended Appendix M of the International Residential Code (IRC) for care of 5 or more care recipients.
3. Add a condition to 4.4.8 Care Center;Conditions of the “Care Home” to add a condition that a care home is considered a home occupation and must abide by the requirements therein with the following exceptions:
   a. The maximum square footage of 1,000 square feet or 30% of the total floor area dedicated to the care home is not applicable.
   b. The maximum number of 10 vehicle trips per day for clients which may visit the home occupation per day be increased to 32. This would allow for an AM and PM, drop-off and pickup of an in-home care facility at the maximum of 8 care recipients per session.
   c. An inspection of the home is required to ensure the home is in compliance with the amended Appendix M of the IRC.

4.4.8.11 A care home is considered a home occupation and must abide by the requirements therein with the following exceptions:
   a. The maximum square footage dedicated to the care home is not applicable.
   b. The maximum number of vehicle trips per day for clients which may visit the home occupation per day is 32.
   c. An inspection of the home is required to ensure the home is in compliance with the amended Appendix M of the IRC.

1. Town Staff is recommending the addition of neighborhood meetings to the Land Use Code. This will allow an opportunity for the Applicant/Land Owner to bring awareness of the project to the public early in the process. See the specific language in the Key Points section below.

2. The Land Use Code currently calls for plant species diversity of no more than 35% of one species on a project. Staff is recommending that we enhance this diversity requirement for trees specifically to include the following requirements:
   a. Minimum Tree Species Diversity - To help prevent insect or disease, susceptibility and eventual uniform loss of trees on a development site or in the adjacent area, species diversity is required. Extensive tree monocultures are prohibited. No more than twelve (12) trees shall be used consecutively, and frequent alternation of different species is necessary. Existing trees may be included when determining species diversity. The following minimum requirements shall apply to any development plan:

<table>
<thead>
<tr>
<th>Number of Trees on Site</th>
<th>Maximum Percentage of any one Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-19</td>
<td>50%</td>
</tr>
<tr>
<td>20-39</td>
<td>33%</td>
</tr>
<tr>
<td>40-59</td>
<td>25%</td>
</tr>
<tr>
<td>60 or more</td>
<td>15%</td>
</tr>
</tbody>
</table>

This table shall be included on final landscape plan.
3. Revise buffer type 10 in the Land Use Code to allow for adequate plant spacing of evergreen trees by removing the 25 foot triangular staggered spacing requirement and replacing with just simply staggered spacing.

4. Other minor non-substantive changes.

RECOMMENDATION
Staff recommends approval the Land Use Code Amendments to Town Council.

KEY POINTS
SectionRecommended amendment (Deletion or Addition):
11.2 Definitions.

**Care Home**: means a home wherein care is given to up to four persons or eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Care Home is a home occupation.

4.4.8.10 A care home shall be in compliance with Appendix M of the International Residential Code (IRC) for care of 5 or more care recipients.

4.4.8.11 A care home is considered a home occupation and must abide by the requirements therein with the following exceptions:
   a. The maximum square footage dedicated to the care home is not applicable.
   b. The maximum number of vehicle trips per day for clients which may visit the home occupation per day is 32.
   c. An inspection of the home is required to ensure the home is in compliance with the amended Appendix M of the IRC.

2.9.4.2 Neighborhood Meeting Notice.
   a. Neighborhood meetings are to engage the public in the development review process. These are required only for comprehensive plan amendment, sketch plan, rezoning, preliminary plat, or site plans of two buildings or multi-family applications as required below or as deemed necessary by the Community Development Director. The meeting shall be conducted with citizens and organizations in the neighborhood or surrounding areas affected by the proposal.
   b. Neighborhood Meeting Notice. Neighborhood meeting notices shall be mailed to each owner of estates, rights, or interests in the subject property identified in the title information submitted with the application, and to each property owner within 500 feet of the subject property boundary, per the Larimer County Assessor’s Office, and to appropriate referral agencies.

A copy of the notice shall be submitted to the Community Development
Department and at a minimum the notice shall include the following:

1. Name of proposal;
2. Name of owner of the subject property with contact information;
3. The street address or, if the street address is unavailable, the legal description by metes and bounds from the property deed;
4. Vicinity map of the subject property;
5. Size of property;
6. The current zoning classification;
7. The type of development approval requested and a brief description of the proposed development, including density or building intensity, revised zoning classification (if any), and uses requested;
8. Any maps, illustrations, exhibits, depicting the proposal.

c. The applicant shall have the neighborhood meeting within 30 days of the initial submittal for Sketch Plan and Site applications. The applicant shall have the neighborhood meeting after the initial submittal, and not later than 30 days prior to the first public hearing for Comprehensive Plan Amendment, Preliminary Plat, and Rezoning applications. For applications that are submitted at the same time to be reviewed concurrently, one neighborhood meeting for all applications will be acceptable.

d. The Community Development Director may require additional neighborhood meetings should it be determined that proposals have substantially changed during the review process, thereby necessitating additional public input, or where other circumstances unique to the proposal require additional neighborhood meetings.

e. The applicant shall provide a sign in sheet so that attendees may enter their name and address. Copies of the sign in sheets shall be submitted to the Community Development Department at least 10 days prior any public hearing.

f. A representative from the Town shall attend the neighborhood meeting and the applicant shall document comments from the public in a meeting observation report. The meeting observation report shall be submitted to the Community Development Department at least 10 days prior to any public hearing.

5.7.7.1.A.3.d. Minimum Tree Species Diversity - To help prevent insect or disease susceptibility and eventual uniform loss of trees on a development site or in the adjacent area, species diversity is required. Extensive tree monocultures are prohibited. No more than twelve (12) trees shall be used consecutively.
and frequent alternation of different species is necessary. Existing trees may be included when determining species diversity. The following minimum requirements shall apply to any development plan (the following table shall be included on final landscape plan):

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</tbody>
</table>

5.7.7.3.F.1. Buffer type 10 shall consist of a landscaped area a minimum of 10 feet in width, landscaped with one large deciduous, three medium evergreen trees (planted on a 25-foot triangular staggered spacing) and one small ornamental tree for every 75 lineal feet of buffer yard.

ADVANTAGES
- Allows for in-home day care of more than 4 persons receiving care.
- Establishes safety requirements for in-home day care facilities to protect the care recipients.
- Sets limits as to the maximum number of care recipients to minimize impacts to the surrounding neighborhood.
- Provides parameters for a necessary service in the town limits in residential areas.
- Neighborhood meetings will give the public an opportunity to engage with the applicant/owner early in the process.
- Added tree diversity incorporated into each project to reduce potential future tree losses.
- More flexibility in planting as it relates to buffer type 10.

DISADVANTAGES
- Potential for neighbor conflicts due to increased traffic and noise generated by the facility.

FINANCIAL IMPLICATIONS
- No financial impact to the Town.

RECOMMENDED MOTION
- I move to recommend approval of Land Use Code Amendment 7 to the Timnath Town Council.
  Conditions:
  1. Town Council adopt the Building Code Amendment that includes Adoption of IRC Appendix M as modified.

ATTACHMENTS
1. IRC Appendix M for reference.
APPENDIX M
HOME DAY CARE-R-3 OCCUPANCY

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION AM101
GENERAL

AM101.1 General. This appendix shall apply to a home day care operated within a dwelling. It is to include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parent or guardians or relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for.

SECTION AM102
DEFINITION

AM102.1 General. The following term shall, for the purposes of this appendix, have the meaning shown herein.

HOME CARE FACILITY. A home wherein care is given to up to eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Home Care Facility is considered a home occupation.

EXIT ACCESS. That portion of a means-of-egress system that leads from any occupied point in a building or structure to an exit.

SECTION AM103
MEANS OF EGRESS

AM103.1 Exits required. During the time of operation of the day care, two exits are required from the ground-level story. Two exits are required from a home day care operated in a manufactured home regardless of the occupant load. Exits shall comply with Section R311.

AM103.1.1 Exit access prohibited. An exit access from the area of day care operation shall not pass through bathrooms, bedrooms, closets, garages, fenced rear yards or similar areas.

Exception: An exit may discharge into a fenced yard if the gate or gates remain unlocked during day care hours. The gates may be locked if there is an area of refuge located within the fenced yard and more than 50 feet (15 240 mm) from the dwelling. The area of refuge shall be large enough to allow 5 square feet (0.5 m²) per occupant.

AM103.1.2 Basements. If the basement of a dwelling is to be used in the day care operation, two exits are required from the basement regardless of the occupant load. One of the exits may pass through the dwelling and the other shall lead directly to the exterior of the dwelling.

An emergency and escape window used as the second means of egress from a basement shall comply with Sections R310 and AM 103.1.1 and be located in the area or room used for home care purposes.

AM103.1.3 Yards. If the yard is to be used as part of the day care operation it shall be fenced.

AM103.1.3.1 Type of fence and hardware. The fence shall be of durable materials and be not less than 6 feet (1529 mm) tall, completely enclosing the area used for the day care operations. Each opening shall be a gate or door equipped with a self-closing and self-latching device to be installed at not less than 5 feet (1528 mm) above the ground.

Exception: The door of any dwelling that forms part of the enclosure need not be equipped with self-closing and self-latching devices.

AM103.1.3.2 Construction of fence. Openings in the fence, wall or enclosure required by this section shall have intermediate rails or an ornamental pattern that do not allow a sphere 4 inches (102 mm) in diameter to pass through. In addition, the following criteria must be met:

1. The maximum vertical clearance between grade and the bottom of the fence, wall or enclosure shall be 2 inches (51 mm).
2. Solid walls or enclosures that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions, except for tooled masonry joints.
3. Maximum mesh size for chain link fences shall be 1 1/4 inches (32 mm) square, unless the fence has slats at the top or bottom that reduce the opening to not more than 1 1/4 inches (44 mm). The wire shall be not less than 9 gage [0.148 inch (3.8 mm)].

AM103.1.3.3 Decks. Decks that are more than 12 inches (305 mm) above grade shall have a guard in compliance with Section R312.

AM103.2 Width and height of an exit. The minimum width of a required exit is 36 inches (914 mm) with a net clear
APPENDIX M

width of 32 inches (813 mm). The minimum height of a required exit is 6 feet, 8 inches (2032 mm).

AM103.3 Type of lock and latches for exits. Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Where the occupant load is 10 or less, a night latch, dead bolt or security chain may be used, provided that such devices are openable from the inside without the use of a key or tool and are mounted at a height not to exceed 48 inches (1219 mm) above the finished floor.

AM103.4 Landings. Landings for stairways and doors shall comply with Section R3.11, except that landings shall be required for the exterior side of a sliding door where a home day care is being operated in a Group R-3 occupancy.

SECTION AM104
SMOKE DETECTION

AM104.1 General. Smoke detectors shall be installed in dwelling units used for home day care operations. Detectors shall be installed in accordance with the approved manufacturer's instructions. If the current smoke detection system in the dwelling is not in compliance with the currently adopted code for smoke detection, it shall be upgraded to meet the currently adopted code requirements and Section AM103 before day care operations commence.

AM104.2 Power source. Required smoke detectors shall receive their primary power from the building wiring where that wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Required smoke detectors shall be interconnected such that if one detector is activated, all detectors are activated.

AM104.3 Location. A detector shall be located in each bedroom and any room that is to be used as a sleeping room, and centrally located in the corridor, hallway or area giving access to each separate sleeping area. Where the dwelling unit has more than one story, and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that where the lower level contains a sleeping area, a detector shall be installed on each level. Where sleeping rooms are on the upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms or sleeping areas exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.
DESCRIPTION
Harmony Corridor Plan

SUMMARY
This proposal is to add in the Harmony Corridor Plan into the Land Use Code. There is currently an Interim Harmony Corridor Plan that was approved in June of 2017 that was a separate document that guides the development along Harmony Road. This updated plan will be implemented within the Land Use Code and will be regulated by ordinance. The Harmony Corridor Plan will set design standards for any Commercial or Mixed-Use development that will occur within 1,000 feet north or south of Harmony Road from the Poudre River to Latham Parkway.

RECOMMENDATION
Staff recommends approval the Harmony Corridor Land Use Code Amendment to Town Council.

KEY POINTS
The standards that are being proposed guide site layout, architectural character, a development structure plan, and the creation of a design review committee to review proposals within the corridor.

ADVANTAGES
• Defines standards for Commercial and Mixed-Use development.
• Requires Harmony Road to develop in a uniform manner.

FINANCIAL IMPLICATIONS
• No financial impact to the Town.

RECOMMENDED MOTION
I move to recommend approval of the Harmony Corridor Plan to the Timnath Town Council.

ATTACHMENTS
1. Harmony Corridor Plan
5.9.3.10 Use of awnings or arches over doorways is encouraged.

5.9.4 Building Material Standards
To ensure that construction materials are consistent with the historic downtown image and are regionally appropriate.

5.9.4.1 Buildings and facades shall be constructed using local or regionally available materials such as:
   a. Brick
   b. Natural Stone
   c. Manufactured Stone
   d. Architectural metal; pre-finished decorative panels such as store front systems, structural elements such as columns and beams and decorative support or trim members such as brackets or cornices.
   e. Finished wood treatments as approved by staff.

5.9.4.2 The use of stucco shall be limited to no more than 25% of the first floor façade.

5.9.4.3 Materials prohibited:
   f. Concrete Block
   g. Tilt-up concrete panels
   h. Pre-fabricated metal building systems
   i. Aluminum, fiberglass, asphalt or fiberboard siding

5.9.4.4 Other materials not listed will be considered on a case by case basis by staff.

5.10 Harmony Corridor Design Standards

Description – Harmony Road is a primary commuter route between Fort Collins, Timnath and communities to the east. The Harmony Corridor planning area covers roughly 2.2 miles of Harmony Road from the Cache La Poudre River Bridge to the eastern Timnath boundary at Latham Parkway (LCR-1/WCR-13) and extends roughly 1000’ north and south of Harmony Road. The properties subject to these standards include those located in Community Commercial or Mixed-Use zoning districts.

5.10.1 Intent – There is always tension surrounding commercial land use. Developments are driven to maximize economic gains by focusing on store fronts and parking. However, as more population moves into urban areas, developments that balance commercial interests with useable public spaces, strong pedestrian and bike way connectivity typically outperform developments with less design intent. Timnath strives to create this blend of commercial viability and human centered development. The intent of the Harmony Corridor Design Standard is to guide developments in creating a distinct entry and commercial corridor, enhance visual continuity between different developments and highlight Timnath by
encouraging an upscale agrarian / native prairie, design aesthetic. This will distinguish Timnath from surrounding municipalities. Developments must use architectural form, materials and massing to create pedestrian centered spaces, site layout and landscaping to create accessible connections and outdoor places that invoke community. Standards will be applied to developments through plan and narrative submittals and will be subjected to a Harmony Design Review Committee (DRC) process. Final approval lies with the Town Council.

5.10.2 Harmony Design Review Committee (DRC) Process

5.10.2.1 The Harmony Design Review Committee will be made up of 3 to 5 individuals, the make-up of which is determined by Town Council and typically comprised of Town Staff, Elected Officials, and Independent Design Professionals.

5.10.2.2 The DRC will be routed as a part of the referral agency review process.

5.10.2.3 Development Structure Plan and Narrative.
   A. Submission of the Development Structure Plan (DSP) and Narrative for DRC review will be completed concurrently with the Preliminary Plat, if the Preliminary Plat has been approved prior to the enacting of this section, submission of the DSP and narrative and DRC review will be required as a part of the Development Site Plan review process.

5.10.2.4 Development Site Plan.
   A. DRC review will be completed concurrently with the Development Site Plan review process.

5.10.2.5 A favorable recommendation of approval by the Design Review Committee is required prior to the scheduling of hearings, with Town Council or Planning Commission and for the Preliminary Plat or Site Plan as applicable above.

5.10.3 Waiver Process

5.10.3.1 Applicant may request a waiver, from any standard in this section, per Timnath Land Use Code, Section 2.9.15 and as approved by Town Council.

5.10.4 Development Structure Plan - DSP

5.10.4.1 Intent - The Development Structure Plan shall provide a framework for each development to depict compliance with the standards set forth in this section. Each development will be evaluated on a case by case basis to better understand development strategy and fit into the overall Harmony Corridor Standards.

5.10.4.2 DSP Narrative Requirements
   A. Development character and architectural style for the project.
   B. Preliminary density and land uses.
   C. Open space statement to answer:
      1. How will the required Usable Open Space percentage be achieved?
      2. How will the required Usable Open Space be allocated between parcels as development builds out?
3. What is the character of the Usable Open Space?

D. Landscape maintenance responsibility.
   1. Who will be responsible for maintaining the property?
   2. What is the business structure used to manage property maintenance
      (i.e. Metropolitan District, Business Association, or other)?

E. Description of shared parking concepts.

5.10.4.3 DSP Map Elements to Address. See Figure 1

A. Vehicular, bicycle, and pedestrian access to Harmony ROW, adjacent neigh-
   borhoods and between developments.

B. Interior vehicular, bike and pedestrian circulation plan.

C. Inclusion of public gathering spaces / nodes.

D. Show Harmony Trail & 50’ setback.

E. Development Bubbles with total area

5.10.5 Site Standards

5.10.5.1 Intent – Invoke site design to create a unified response to surrounding devel-
   opments and neighborhoods along the Harmony Corridor. Layout should also
   present a cohesive internal design that includes gathering spaces, ease of circu-
   lation, environmental stewardship and compliments architectural standards.

5.10.5.2 Building Placement

A. Sites with frontage along Harmony Road, must have buildings addressing
   Harmony Road.

B. Buildings shall not exceed 25,000sf single story footprint along and adja-
   cent to Harmony Road.

C. Larger buildings must be set back from the Harmony frontage.

D. The location of a Hotel / big box retailer/ grocery store fronting Harmo-
ny Road may be excepted on a case by case basis. See Waiver process for approval.

E. See Section 5.10.7 for additional building placement requirements.

5.10.5.3 Setbacks

A. There will be a 50’ set back from the Harmony Road Right of Way.

B. The following items are allowed to encroach into the 50’ set back:
   1. Patios, porches and decks 30” or less above finished grade, can encroach no more than 15’ into the setback.
   2. Trails.
   3. Landscaping
   4. Mechanical / Utility screening can encroach no more than 5’ into the setback.
   5. Berming with landscaping.
   6. Artwork.
   7. Signage per standards in Chapter 7 of this Code.

C. At the intersection of any Right of Way with Harmony Road, buildings may encroach 10’ into the 50’ setback for the first 120’ along the Harmony frontage. Figure 3.

D. Building setback from arterial and collector roads are as per Table 5.2 Dimensional Standards – Setbacks and Heights of this code.

E. All parking, fronting Harmony Road will be set back at least 60’.

F. There shall be a minimum separation of 10’ between all buildings and parking spaces or drive aisles.

5.10.5.4 Connections from Development to Exterior Circulation

A. Intent – Developments shall interconnect along the corridor to provide opportunities for shared parking, encourage cross connection opportunities and create a more convenient alternative to using Harmony Road. At a minimum there shall be (1) pedestrian and (1) vehicular connection...
between each adjacent development. If a trail already exists at the time of development, reimbursement for installation will be required.

B. Vehicle Connections:
   1. There shall be at least (1) non-right of way or off-street connection between each adjacent development.
   2. Parking lots may be shared between adjacent developments and are strongly encouraged.

C. Pedestrian Connections. See Figure 1 in Section 5.10.4.3
   1. Each development is responsible for continuing the Harmony Roadside Trail fronting Harmony Road and within the Harmony setback and Right of Way. This trail will be a meandering trail at a minimum of 10’ wide.
   2. Pedestrian connections, from the Harmony Roadside Trail, shall be spaced roughly every 660’ apart and no more than 700’ and at least 8’ wide.

D. Bike Connections:
   1. There shall be a clear connection for bike access between existing public bike lanes and bike parking areas in each development.

E. Multi Modal Spine:
   1. 1 per development. Distinct bike and pedestrian path that is 10’ minimum in width in a 20’ corridor. Parking overhang and door swing areas prohibited.

5.10.5.5 Interior Development Circulation

A. Vehicle:
   1. All parking areas and associated drive lanes shall have clear signage controlling traffic flows and minimizing congestion, choke points or ambiguity as to driver right of way.
   2. Crossing points for pedestrian and bike traffic shall be clearly defined to maximize safety and promote pedestrian and bike use.

B. Pedestrian
   1. Parking lots with 3 or more parking drive aisles shall include at least one protected pedestrian access spine. Spines shall have landscaping and sidewalks as noted:
      a. Landscaping shall be on at least one side and with minimum of a 5’ wide landscape area.
      b. Sidewalks shall be at least 8’ wide if no bike use is intended. If access way is designated for bike use, sidewalk shall be at least 10’ wide.
      c. To the greatest extent feasible these spines should line up with the connections to the Harmony Roadside Trail.

C. Bikes
1. Bike traffic patterns must be clearly identified and have direct routes to public Right of Ways.

2. Bike parking areas must be located within 60’ of the front entry and centrally located so that there is a clear pedestrian path to front entry from parking areas.

3. Bike parking areas must have a clear and direct access to the public Right of Way or the Harmony Roadside Trail.

4. 1 bike parking space shall be required for every 20 automobile parking spaces.

5. For every 10 standard bicycle parking spaces, there shall be (1) 11’ x 3’ bike parking space to accommodate a bike and bike trailer.

5.10.5.6 Parking

A. Parking lots shall not extend more than 134’ along the Harmony Road frontage. See Figure 4

B. Parking fronting Harmony Road must be:
   1. Set back a minimum of 60’ from Harmony Road Right of Way.
   2. Head-in parking, abutting Harmony Road must be screened with a 36” tall masonry wall and 15’ wide planting bed. See figure 4

C. Each development shall provide at least 1 electric vehicle charging station.

5.10.5.7 Trash Enclosures

All developments shall provide adequately sized, conveniently located, accessible trash and recycling enclosures to accommodate the specific needs of the proposed use. Consideration for shared enclosures to satisfy multiple users.

A. Enclosures shall be at least 5’ tall and not more than 7’ tall.

B. Materials shall be masonry in nature and compliment or match adjacent building architecture.
C. All trash enclosures shall have access gates to allow access to trash receptacles and separate pedestrian gate or opening.

D. If trash enclosures abuts a landscape area, the landscape area shall have at least a 5' wide planting bed and be planted with appropriate plant materials to screen enclosure walls.

E. Locate enclosures such that they don’t infringe on adequate sight distances for vehicles/pedestrians/bikes.

5.10.5.8 Utilities and Utility Connections

A. All transformers and utility pedestals to be placed in planting beds if possible and screened with appropriate plant material, fencing or architectural elements.

5.10.6 Landscaping

5.10.6.1 Intent - The intent, for this section, is to produce landscapes that contribute to visual quality and continuity within and between development sites, provide appropriately scaled gathering spaces, connections and refuges, planted with year-round visual interest, ensures significant canopy shading to reduce glare and heat build-up, reduce erosion and stormwater runoff, encourage water conservation and mitigate air pollution. Landscaping should enhance and compliment the modern agrarian character of Timnath.

5.10.6.2 Usable Open Space

A. All sites will be required to have a minimum of 5% usable open space.

B. Usable Open spaces shall be considered:
   1. Areas that encourage gathering and create connection between internal elements within a development and connection to the Harmony Corridor pedestrian spine.
   2. Plaza/Gathering spaces that provide public areas for general use and do not require private patronage in order to use.

C. All developments will be required to provide outdoor, public, plaza/gathering spaces with amenities based on number of development parking stalls:

<table>
<thead>
<tr>
<th>Number of Parking Spaces</th>
<th>Minimum Plaza / Outdoor Space Required size</th>
<th>Minimum Amenities Required</th>
<th>Maximum number of splits</th>
<th>Minimum Sized Allowable Split</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 40</td>
<td>100 sf</td>
<td>(2) Standard</td>
<td>0</td>
<td>No split</td>
</tr>
<tr>
<td>41 - 80</td>
<td>500 sf</td>
<td>(3) Standard</td>
<td>1</td>
<td>200 sf</td>
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<tr>
<td>81 - 120</td>
<td>1500 sf</td>
<td>(4) Standard</td>
<td>2</td>
<td>400 sf</td>
</tr>
<tr>
<td>121 - 200</td>
<td>3000 sf</td>
<td>(4) standard</td>
<td>4</td>
<td>500 sf</td>
</tr>
<tr>
<td>201+</td>
<td>5000 sf + extra 100 sf per 20 parking spaces over 201.</td>
<td>(6) Standard (2) Large</td>
<td>6</td>
<td>500 sf</td>
</tr>
</tbody>
</table>

D. Public Plaza / Outdoor Spaces
   1. Locations
a. Adjacent to the Harmony Roadside Trail and pedestrian connections.
b. Building entry ways.
c. Centralize along circulation paths and connections to sidewalks where possible.

2. Materials
   a. Concrete.
   b. Pavers or other unitized decorative paving options.
   c. Limited use of turf in high use areas.

3. Amenities can be considered as:
   a. Standard Amenities– seating boulders, level and set at least 18” high, 18” seating wall or seat furnishings such as benches.
   b. Large Amenities - Play equipment, shade structures / sails, planting beds or other items that enhance the user experience of the plaza space.

5.10.6.3 50’ Harmony Road Setback Landscaping Standards

A. Berming
   1. Toe of slopes must transition smoothly into existing landscape.
   2. Shoulders must be smooth and present a rounded top.
   3. All berms must be landscaped and irrigated.
   4. Slopes may not exceed 3:1 with turf.
   5. Greater than 3:1 slope may be utilized for berms with planting beds. 2:1 slope max.

B. Plant Metrics
   1. Trees – (1) large deciduous tree and (2) ornamental trees per 60 lineal feet of setback in addition to the required Right of Way street trees.
   2. Planting beds – Minimum of 10% of total setback square footage shall be planting bed.
   3. Plantings – 75% of planting beds must be ornamental grasses, remaining 25% to be shrubs, perennials or annuals.
   4. Turf Areas – All remaining setback areas to be covered with turf. All turf areas to be irrigated with dedicated system.

5.10.6.4 Storm Water / Detention Area Landscaping

A. 1 tree per every 5,000sf of detention area bottom.
B. Tree species should be appropriate for detention area moisture levels.
C. Detention ponds perimeter to be planted with 1 tree per 80 lineal feet.
D. Detention area bottom and sides should be planted with appropriate seed mixes based on annual soil moisture due to water detention and sun exposure.
5.10.6.5 Parking Lot Landscaping

A. Parking Lot Perimeter
   1. Trees must be placed at a rate of 1 per 80 linear feet of parking lot perimeter.
   2. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization.
   3. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way.

B. Parking Lot Interior
   1. Parking lot interior landscaping is 1 tree plus (4) shrubs per every 144 square feet of parking lot island.

5.10.6.6 Irrigation

A. Water Conservation
   1. Group plants with similar water requirements.
   2. Limit high water use to high visibility and functional needs areas.

B. Irrigation Plans
   1. Irrigation plans are due with Development Site Plan and at a minimum must show point of connection's, backflow locations and main line routing.

C. Irrigation System Requirements
   1. All landscaping shall have a dedicated irrigation system with backflow prevention device and master shut off valve.
   2. Smart controller with moisture sensor shall be installed.
   3. All backflows shall be enclosed in protective / vandal proof structure, placed within planting bed and screened with plant material.

D. Natural Area Irrigation
   1. All natural and native seeded areas must have a dedicated irrigation system.

E. Detention Pond Irrigation
   1. Detention pond bottoms require a dedicated irrigation system or at a minimum demonstrate irrigation coverage.
   2. All detention pond sides must have a dedicated irrigation system.

5.10.6.7 Soil Amendments

A. Incorporate at least 3 cubic yards of aged compost per every 1,000 square feet of turf area.

B. Incorporate at least 1 cubic yard of aged compost per every 100 square feet of native seeded area.

C. Amendment standard in Section XX of the Technical Criteria Manual to be
5.10.6.8 Planting

A. Turf Grass
   1. Only high-use areas shall be planted with irrigated turf grass sod.
   2. Short-grass, prairie grasses, or other adapted grasses that have been certified as xeriscape landscaping may be established in areas of lower traffic with the goal of conserving water by reducing the use of turf with higher water needs.

B. Foundation Plantings
   1. Exposed sections of screening walls, building walls or fencing that are in high use or high-visibility areas of the building exterior, except where walks are adjacent to buildings, shall have planting beds at least five (5) feet wide and shall be planted to reduce the visual impact.

C. Planting Beds
   1. Shrub and ground cover planting beds shall be separated from turf grass with edging and shall have open surface areas covered with mulch and be a minimum of (5) feet wide.
   2. Organic mulches (i.e.: bark or wood chips, wood grindings) to a minimum depth of three (3) inches are used wherever possible.
   3. Inorganic mulches (i.e.: gravel) retain and reflect heat, compact the soil, and are generally discouraged except for functional purposes such as parking islands. In no case shall nonorganic mulch be installed without permeable weed barrier.
   4. Black plastic or impermeable weed barriers shall not be used.
   5. In no case shall mulches be the finished condition unless it is part of the overall planning theme, as in the case of a dry creek bed.

D. Shrubs and Ornamental Grasses
   1. Shrub and ornamental grass species shall be xeric in nature and tie into surrounding prairie aesthetic.

E. Trees
   1. Trees planted in turf areas shall have an organic mulch ring with a radius of at least eighteen (18) inches.

5.10.6.9 Maintenance

A. The Harmony Road / Right of Way landscape improvements adjacent to the site shall be constructed and maintained by adjacent property owner or business association, whichever the case may be.

5.10.7 Building Placement, Massing & Articulation Standards

5.10.7.1 Intent. The intent of the building placement, massing and articulation standards is to promote high quality architectural and site design that, when implemented in conjunction with the Materials and Features & Details sections, creates a dynamic, engaging environment with a strong sense of place for the residents of
Timnath and its visitors.

5.10.7.2 Placement/Orientation. In multi-building developments, building placement and configuration shall be shaped to give deliberate form to adjacent exterior communal spaces, pedestrian connections, other landscape/hardscape areas and shall be site-specific responding to adjacent land uses.

5.10.7.3 View Corridors. Between buildings and visual transparency into and out of buildings shall be a key consideration. Properly orient the principal mass(es) in relation to the key site elements, adjacent streets or open space.

5.10.7.4 Massing / Articulation

A. Massing. In simplest terms, architectural massing is the volumetric form of the building. The three-dimensional proportions (a building’s height, width and major massing elements, in relation to its overall configuration) play a significant role in determining the impact it will have on its surrounding environment. Proper building scale and massing should respond to its context.

B. Articulation. Four-sided building design is encouraged to ensure all facades are considered equally in the design process, rather than “turning its back” on the main thoroughfare. All sides shall be complementary in design, details and materials.

5.10.7.5 Placement / Orientation Compliance

A. Buildings shall extend along at least 35% but not more than 75% of the overall property frontage along Harmony Road and be built to the required setback line with allowances for articulation. Buildings shall extend along at least 25% of overall property frontage along adjacent public streets feeding to Harmony Road.

B. Extend “activation” spaces and features between and around buildings to be highly visible from Harmony Road, including outdoor patios, primary and secondary entries, large glazing features, canopy elements and communal plazas.

C. Building design elements shall incorporate features to serve as three-dimensional screening of both ground and roof-mounted service/utility equipment including roof top units, gas/electric meters, loading docks, etc. Service equipment shall not be visible from public right-of-way and adjacent uses.

D. Include prominent design features (such as main entries, canopies, communal spaces, site lighting features) at north/south public streets that intersect Harmony Road.

5.10.7.6 Building Massing & Articulation Compliance

A. High-quality, well-proportioned building materials shall be used on all sides of buildings and trash enclosures.

B. Carefully consider the relationship of overall height to frontage width and building depth to achieve proper proportional relationships to adjacent buildings and site features.
C. Organize the building's mass to clearly define different horizontal and vertical elements and to express internal functions. Break down or divide the overall mass into a series of discrete and complementary forms with a clear intentional rhythm.

D. Develop a blend of flat roof areas mixed with sloped roof (4:12 or greater) features to articulate roofline changes and create visual interest.

E. Horizontal step backs in the façade shall be significant in relation to length of prominent massing forms and overall building length. Recess and project elements to avoid long monotonous facades. For instance, an 80’ to 100’ long structure, should have at least 3 primary massing elements on each façade including at least an 8’ to 10’ grade plane change, i.e. 8-10% of overall length.

F. Consider multi-story buildings with mixed uses to provide even more vertical change in wall planes.

G. Storefront windows should be a prominent component of a building façade. Glazing elements should match the proportion and rhythm of the massing features noted above.

H. Maximize building transparency especially at the pedestrian level with at least 50% transparency on the primary front ground-level façade; at least 30% on side elevations; and a minimum 15% of the rear façade.

I. Distribute entrances and related storefront elements evenly around a building to reinforce the four-side building design approach previously noted.

5.10.8 Materials

5.10.8.1 Intent. To ensure that the materials, textures and colors used on buildings within the Harmony Corridor shall create a look which is compatible with the Town’s vision for rural and agricultural buildings while creating a platform for creativity and function of different uses. When combined with other Architectural standards, creative use of materials shall create contextual unity within and between the developments of the Harmony Corridor; promote creativity while maintaining threads of similarity within the corridor, establish metrics which enhance the simplicity of the rural vernacular while maintaining opportunities for diversity, and define material pallets and guidelines for application which are consistent throughout developments and, when applied appropriately, create articulated buildings with a common thread.

5.10.8.2 Standards

A. Color

1. The colors of materials shall be of earth tones such as tans, greens, browns and greys that resemble soils, woods and forests and are consistent with the rural architectural vision for the corridor.

2. Color shades/hues shall be used to facilitate blending into neighborhoods and unifying the development in which the project is located.

3. Alternate material colors used as ‘accent’ materials shall be considered for their architectural purpose and impact on the development or
neighborhood where it is located.

4. Colors deemed incompatible with adjacent buildings within the development will be prohibited.

B. Glare

1. Building materials shall not create excessive glare.

2. If highly reflective building materials are proposed such as aluminum, unpainted metal and reflective glass, the potential for glare from such materials will be evaluated to determine whether the glare would create an adverse impact on adjacent property owners, the development, enjoyment of views, vehicular safety or be deemed incompatible with the Town’s vision. If so, such materials shall not be permitted.

C. Durability

1. Materials used within developments shall be of high quality, durable and appropriate for use in the proposed application.

2. Materials used at grade or ground level shall be appropriately detailed and able to withstand increased moisture and impact from drifted snow, irrigation and routine landscape maintenance.

D. Application

1. Materials shall create continuity between buildings within each development and shall be used in conjunction with the forms, massing, site amenities and detailing of each building. In an effort to create compatibility within developments and not limit architectural creativity, materials shall fall into four (4) categories as defined below. A maximum of three (3) materials shall be used for vertical wall surfaces defining the perimeter of the building to further enhance compatibility and to limit ‘busy’ or detracting architecture.

5.10.8.3 Primary Materials. Primary materials are materials which create and define the massing and articulation of the architectural project. Primary materials shall comprise no less than 55% of the overall vertical surface of the project.

A. One (1) primary material shall be allowed on each project; however, complementary accent colors/hues shall be allowed for such elements as trim, banding, accent detailing and borders within the primary fields. Primary accents shall be limited to two (2) colors so as not to detract from the primary field and shall be incorporated into primary and secondary fields for compatibility through the project.

B. Primary materials shall generally touch the ground providing a solid ‘base’ to the building; however, primary material fields may be elevated above more appropriate durable materials in contact with the ground.

C. Primary materials shall include articulation when used in large fields exceeding 250 s.f. Articulation may be in the form of hue/color changes, banding, shadow lines created by projections or recesses of the primary material, architectural detailing creating rhythms and patters and interruptions of the field with windows, pilasters or other prescribed massing elements.
D. Primary Materials may include

1. Masonry (Per table 5.3.4.1.F - No metal surfaces (except in industrial) or flat-faced cement block shall be visible upon the exterior of any building as a primary surface material.)
   a. Concrete masonry units (CMU) of either split face or ground face (honed) units. No standard or painted CMU shall be considered.
   b. Clay fired brick masonry. No glazed masonry shall be considered.
   c. Cast or composite masonry panels.
   d. Natural stone

2. Siding – Siding shall be of cementitious or engineered wood composite and appropriate for exterior use. Real wood siding shall be considered only if it is treated with approved manufacturer recommended stains or coatings and of sufficient dimension to provide product stability. Siding shall be either smooth or wood grain textured. All siding shall be maintained on a regular basis. Appropriate siding applications include:
   a. Horizontal lap siding with consistent or staggered exposure.
   b. Panelized board and batten siding.
   c. Shingle siding products and materials.

3. Stucco - Stucco shall be allowed as a primary material; however, stucco shall be required to include appropriate banding, reveals and articulation which complements the massing and articulation of the project.

5.10.8.4 Secondary Materials. Secondary materials are those materials which further enhance the architecture of the development and shall be complementary and compatible in design, detail, color/hue of the primary field. Secondary materials shall comprise a maximum of 45% of the overall perimeter vertical wall surfaces.

A. Secondary materials shall be limited to two distinct colors/tones to further enhance the massing and articulation of the project. Secondary colors shall be limited so as not to appear 'busy' and detract from the overall massing and articulation of primary or secondary fields.

B. Secondary materials include:

1. Masonry (5.10.8.3.D.1)
2. Synthetic or ‘faux’ stone
3. Siding (5.10.8.3.D.2)
4. Stucco (5.10.8.3.D.3)
5. Metal siding – Metal siding as a secondary material shall be corrugated or deep ribbed profile siding.
   a. Metal siding shall not include siding that is designed to imitate board and batten, stucco or panel siding typically used within the industrial sector.
b. Metal siding shall be non-reflective (5.10.8.2.B) and shall be pre-finished or treated for weathering.

c. Trim and material terminations with metal siding shall be the same color as the metal siding field.

d. Metal siding flashings, brake forms and trims shall be of minimum 24 ga. material and detailed to limit ‘oil canning’.

5.10.8.5 Tertiary Materials. Tertiary materials shall be materials which complement the primary and secondary fields or shall be used as an accent material applied consistently throughout the project. Tertiary materials shall be limited to 15% of the overall vertical wall surfaces and used as flashings, trims and copings or accent banding or detailing creating rhythms or patterns within the building fabric.

5.10.8.6 Accent materials are materials appropriate for use to create rhythms, patterns or define and enhance the rural or agricultural theme of the development and corridor. Accent materials may also be used to define architectural features, terminate the ‘top’ of the building or provide repetition such as for use as building conductor heads, gutters and downspouts. Appropriate uses for materials as accents include:

A. Canopies, awnings and trellises.

B. Gutters, downspouts and conductor heads.

C. Brackets and support columns.

D. Accent materials include the following:
   1. All primary or secondary materials.
   2. Steel channels, beams, columns and brackets.
   3. Wood beams, columns and brackets.

5.10.8.7 Roofing materials that are exposed shall be consistent with the rural vision of the corridor and compatible with adjacent buildings within the development. Roofing materials shall be consistent within the project and applied consistently throughout each development. Appropriate materials and their uses shall include:

A. Metal Roofing. Standing seam or corrugated metal roofing shall be allowed only for feature elements defining the massing of the project and appropriate for the pitch and application as defined elsewhere. Metal roofing shall be non-reflective (see glare) and shall relate to the color pallet of the primary and secondary materials.

B. Asphalt shingle roofing. Shingle roofing shall be high profile, articulated roofing and shall be of similar style and color to adjacent buildings within the development or the neighborhood.

5.10.9 Features and Details

5.10.9.1 Intent. Buildings should include architectural features and details that in conjunction with the building’s form, serve to add character, depth and texture. Details should be drawn from vernacular references and endeavor to evoke the rural and agrarian context of the Town. Architectural features and details...
should contribute to the overall architectural style and theme of the development, supplement the building form through the addition of three dimensional details that project from the building face and add texture, shadow and visual interest, contribute to a consistent character within a development by incorporating common detailing across multiple buildings, provide solar and/or weather protection at entrances, storefronts and openings using projecting features, and contribute to placemaking by incorporating elements that reinforce a pedestrian scale.

5.10.9.2 Compliance. Architectural Details that may be incorporated to comply with the intent of this section include:

A. Roof Framing and Exposed Roof Deck - Roof beams, rafters, frames and purlins that are expressed as a way of adding detail and character at the underside and edges of roof overhangs and similar projections.

B. Expressed roof framing elements should be suitably scaled relative to the elements they are attached to.

C. Spacing of expressed framing members should relate to the building form, scale and structural organization wherever possible.

D. Exposed roof deck and soffits such as tongue and groove, bead board, and corrugated or linear metals that are exposed to view from below to provide texture and pattern at the underside of roofs, soffits and overhangs.

   1. Monolithic or smooth materials such as stucco or EIFS may be utilized for no more than 50% of the area of the building’s soffits.

E. Both traditional forms and contemporary interpretations are appropriate.

5.10.9.3 Brackets, Corbels and Hangers

A. Incorporate and locate brackets, corbels and hangers to directly support, or imply support of, roofs, overhangs, cornices and similar projections.

   1. Brackets and corbels should be suitably scaled relative to the elements to which they are attached.

   2. The quantity and spacing of brackets and corbels should be sufficient to create a discernable pattern and add texture and relief to the façade.

   3. Brackets, Corbels and Hangers formed from multiple members or built-up components with expressed connections are preferred. Monolithic elements formed from a single component are prohibited.

B. Both traditional forms and contemporary interpretations are appropriate.

5.10.9.4 Canopies and Awnings

A. Incorporate and locate canopies and awnings to punctuate and protect entrances from the elements, or to define covered outdoor spaces and walkways.

   1. Wherever possible, canopies and awnings should be integral to the building form, and relate to entrances, storefronts and openings.

   2. Canopies that are an extension of a larger roof line or building form
are encouraged, such as roofs that extend beyond the building face to form covered space.

3. Wall mounted canopies and awnings should be supported by brackets, corbels or hangers or similar devices that add character and texture to the building.

B. Sloped canopies and awnings should include gutters, snow guards or other mechanisms to prevent snow and ice from falling onto pedestrian areas.

C. Simple, premanufactured awnings, such as canvas on light weight metal frames are prohibited.

5.10.9.5 Trellises and Arbors

A. Incorporate trellises and arbors as a device to add textural interest through light, shade and shadow, or maintain a pedestrian scale on larger facades.

B. Trellis and arbors may be vertically or horizontally oriented and should be formed from multiple layers of hierarchical beams, purlins and cross members supported by freestanding uprights bracketed from the wall.

5.10.9.6 Patios and Terraces

A. Incorporate patios and terraces at locations related to building function, where they may be used by building occupants or patrons for outdoor dining, gathering or similar activity.

B. Differentiate patios through the use of decorative paving such as colored or textured concrete, pavers, or special scoring or patterns.

C. Patios that are physically delineated from adjacent sidewalks by landscape features are preferred and required for large patios intended for dining associated with a restaurant use.

D. Where smaller patios for coffee shops, sidewalk cafes or similar uses are planned, the adjacent sidewalk must be designed to allow for a minimum of 6’ clear space beyond the patio for normal pedestrian movement and site function.

5.10.9.7 Building Lighting

A. Utilize building lighting that accentuates building forms, punctuates entrances and enhances features and details.

B. Where possible utilize lighting to highlight and enhance the texture and depth of materials, such as grazing of brick.

C. Light fixtures should be fully recessed to provide a concealed light source, or where surface mounted, should contribute to the architectural style and theme of the building and development.

D. The use of lighting to enhance placemaking and reinforce pedestrian space, such as string lights above patios and walkways, step lights, etc. is encouraged.