

- 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 appointed at the leisure of the Town Council from time to time and 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.

- A. The Independent Design Professional(s) serving on the DRC are not permitted to review work that they (as an individual) or their firm has performed. Therefore at least three (3) Independent Design Professionals are to be appointed to the DRC, by the Town Council, and would review projects on a rotational basis. In the case where a conflict would exist, the next pre-determined Independent Design Professional would be selected to perform the necessary review.

5.10.2.2 The DRC will be routed as a part of the referral agency review process. The DRC will review proposals against the Harmony Corridor standards and provide comments to owner/applicant. The DRC will continue to issue comments until they have been satisfactorily addressed by the owner/applicant. The DRC will then provide a recommendation to the Planning Commission and Council for

consideration of approval by those entities.

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

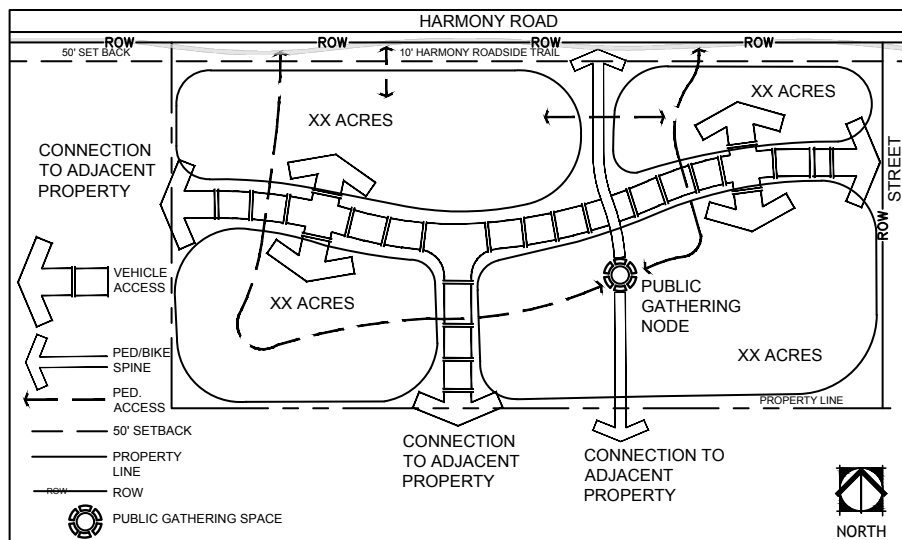


FIGURE 1 - DEVELOPMENT STRUCTURE PLAN

FOR GRAPHIC PURPOSES ONLY

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 neighborhoods 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 developments and neighborhoods along the Harmony Corridor. Layout should also

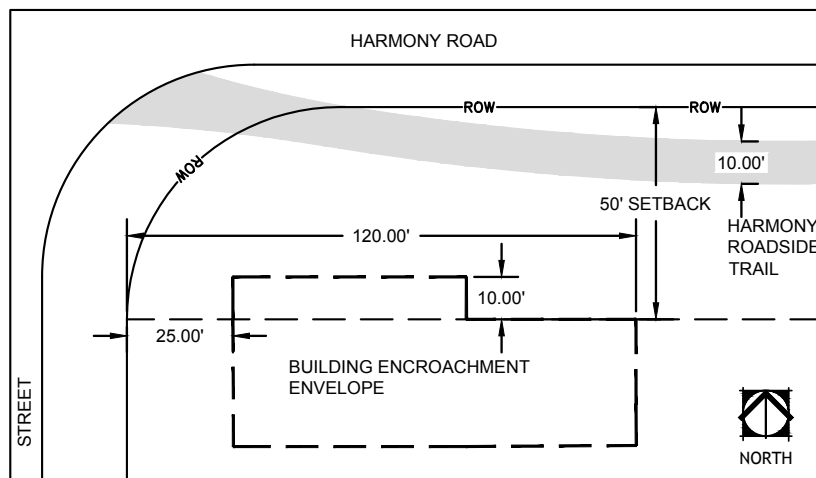


FIGURE 3 - BUILDING ENCROACHMENT INTO 50' SETBACK

present a cohesive internal design that includes gathering spaces, ease of circulation, 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 adjacent 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 Harmony Road may be excepted on a case by case basis. See Wavier 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

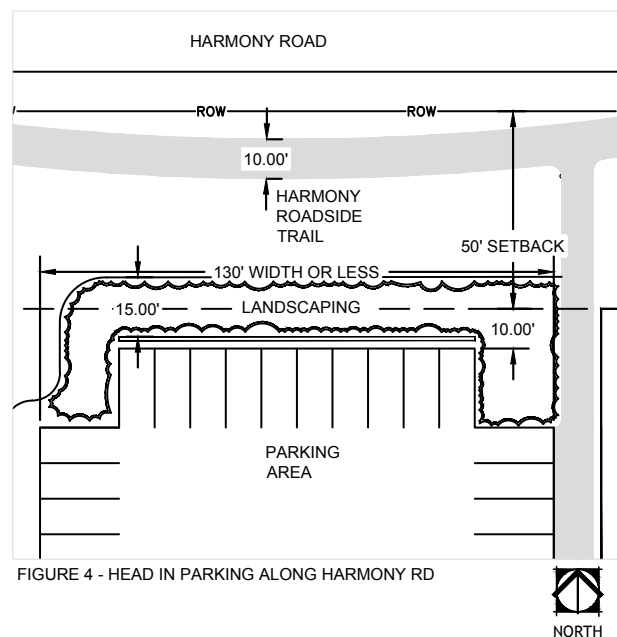


FIGURE 4 - HEAD IN PARKING ALONG HARMONY RD

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

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

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 complement 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 5.10.6.A

- 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 met.

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 palettes 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 patterns 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.