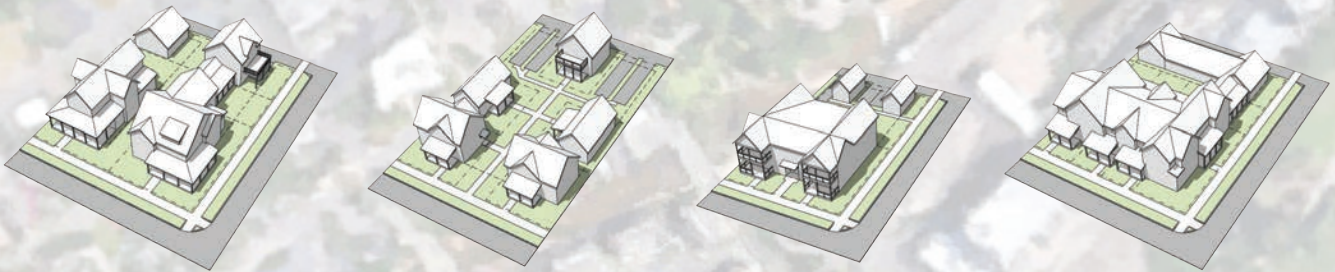


DRAFT

GOLDEN ZONING CODE REWRITE
SECTION 18.29 - BUILDING FORM



SECTION 18.29.100 - BUILDING FORM ZONES
SECTION 18.29.200 - BUILDING FORM TYPES

City of Golden,
Pel Ona Architects and Urbanists,
Peter J Park City Planning and Design,
Metta Urban Design

January 28, 2021

NOTE:

Within Section 18.29 the regular text is used for regulatory and the italic text is used for explanatory language.

18.29.100 - BUILDING FORM ZONES: AN INTRODUCTION

Building form zones are overlays placed on top of the current zoning use districts. There are nine building form zones (five neighborhood and four corridor zones). As the name suggests, these building form zones are aimed at controlling the building form and determining the character of the built environment.

This code uses building form types to control the building form. A unique set of building form type options are assigned for and permitted by-right within each building form zone. The applicant needs to select a building form type for each lot and follow the requirements listed under the chosen building form type. If for reasons listed within 18.29.500, the applicant cannot find a suitable building form type among the types that are permitted within that zone, he or she needs to apply for Special Form Permit and go through the Special Form Review, as described in 18.29.500.

In the following pages each building form zone is presented with (1) an explanation of the context characteristics where the building form zone is assigned to, and (2) a table of building form types permitted within the building form zone. The building form types are grouped by building type categories (such as, house, cottages, duplexes, etc.). For each category an introduction is provided to explain the unique regulatory tools used by the building form types. Each category ends with specific design guidelines and standards to be followed by the building types. The standards and guidelines for cottages cover compounds and clusters as well, and they are placed after the clusters. Also the applicants are advised to read the 18.29.210: Rules of Measurement and Definitions, before exploring the building form types permitted within the building form zone where the property is located.

The building form zones map is exhibited separately along with the zoning map on the City of Golden's website.

SIX STEPS FOR DESIGNING YOUR BUILDING IN GOLDEN USING SECTION 18.29

1. Find out on which building form zone your property is located.
2. Find out which building form types are permitted within this building form zone.
3. Read the (18.29.201) "Rules of Measurement and Definitions" section to orient yourself with the regulatory tools and terms used in building form types.
4. Read the "Introduction" section of each building type category that is relevant for your property and your purposes.
5. Select a building form type for your property and design according to the restrictions listed under that building form type. If you are applying for multiple lots, or creating new lots, select a building form type for each lot.
6. Review the "Standards and Guidelines" listed at the end of the building form type category to which your selected building form type belongs, and make sure your design follows these standards and guidelines.

APPLICABILITY

The building form types, standards and guidelines included in this chapter (18.29) shall apply to all areas assigned to one of the nine building form zones outlined in this section (18.29.100). The nine building form zones are placed on top of the use districts R1, R1A, R2, R3, RE, CMU, C1, C2, and RC, but not on PUD, M1 and M2 zoning districts. The building form within M1 and M2 zone districts are addressed in 18.29.350. Form within PUD zone districts will be controlled by the standards and guidelines adopted with each PUD.

NINE BUILDING FORM ZONES

NEIGHBORHOODS

- 18.29.101 - Core
- 18.29.102 - Transition
- 18.29.103 - Edge
- 18.29.104 - Outer edge
- 18.29.105 - Peripheral

CORRIDORS

- 18.29.106 - Neighborhood Corridor
- 18.29.107 - Main Street A (three story maximum)
- 18.29.108 - Main Street B (five story maximum)
- 18.29.109 - Strip

18.29.101.(1) - CORE BUILDING FORM ZONE: THE CONTEXT

WHERE

The interior of the historic neighborhoods, especially those that are zoned as R2 and R3, where there is a consistency of traditional neighborhood characteristics.

BUILDING SCALE AND DISPOSITION

- *Smaller footprints*
- *Cottage-like buildings*
- *Consistent building presence along the sidewalk*
- *Small-town and traditional neighborhood character are most expressed*

The most identifying characteristic of this context is the absence of buildings with large footprints and intense building scale, except for some limited recent infill development. There is a consistency in building presence along the sidewalk, as well as in the building disposition and scale as perceived from the street. Front porches are typical. One-and-one half and two-story buildings are common. Neighborly interactions is common.

LOT CHARACTERISTICS

An orthogonal street grid with small blocks are typical in this context. Even though there is a diversity of lot sizes, lot depths (140 feet - plus or minus 10 feet) are consistent, except for some shallower lots facing the side streets. Most lots are alley served from the rear. This context exhibits high levels of walkability with mostly detached sidewalks and mature street trees.



18.29.101.(2) - CORE: PERMITTED BUILDING FORM TYPES

Building form types permitted within Core building form zone

- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village house
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (3) - Four-cottage compound
- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Cottage duplex
- 18.29.260. (3) - Side-drive cottage duplex
- 18.29.260. (4) - Compact cottage duplex

18.29.103.(1) - TRANSITION BUILDING FORM ZONE: THE CONTEXT

WHERE

The parts of the neighborhood, especially those that are zoned as R2 and R3, where there is an interface between the more consistent core and the adjacent areas with different building form characteristics.

BUILDING SCALE AND DISPOSITION

- Cottage-like buildings mixed with the occasional larger buildings
- Diversity of buildings heights: one-story, two-story, and occasional three-story buildings
- Small-town character is still expressed

The most identifying characteristic of this context is the diversity of building intensity and disposition. Architectural style is widely varied as well. Usually buildings constructed prior to the 1970s provide a block face with one or two-story buildings, whereas recently constructed infill buildings reach up to three stories. Even though there is a diversity of heights and size in this context, there is still a consistency in building disposition as perceived from the street.

LOT CHARACTERISTICS

An orthogonal street grid remains in the transition areas, however, block sizes are not consistent. A majority of the lots in this context are street-loaded. There are some attached sidewalks that exist together with detached. At times, there is no sidewalk present.



18.29.103.(2) - TRANSITION: PERMITTED BUILDING FORM TYPES

Building form types permitted within Transition building form zone

- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village House
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (3) - Four-cottage compound
- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Cottage duplex
- 18.29.260. (3) - Side-drive cottage duplex
- 18.29.260. (4) - Compact cottage duplex
- 18.29.260. (5) - Urban duplex
- 18.29.270. (1) - Village triplex
- 18.29.270. (2) - Cottage triplex
- 18.29.270. (3) - Compact cottage triplex

18.29.105.(1) - EDGE BUILDING FORM ZONE: THE CONTEXT

WHERE

Locations that are at the edge of neighborhoods, especially those that are zoned as R2, where there is a diversity of building forms including larger buildings with more intense disposition.

BUILDING SCALE AND DISPOSITION

- A diverse set of building footprints
- Larger buildings with more urban dispositions are appropriate
- Diversity of buildings heights: single-story, two-story, and occasional three-story buildings
- Small-town character is expressed the least

This context is characterized by a variety of building types. Large multi-family buildings exist together with single family homes on the periphery, often adjacent to major roads. This context borders existing and planned pedestrian infrastructure connecting these areas to the downtown. Architectural style is widely varied as well. Some of the recent developments have introduced new building form types, such as slot row homes and courtyard housing.

LOT CHARACTERISTICS

Lot sizes vary. Large lots, obtained through the consolidation of lots, exist alongside the smaller, standard lots. A majority of the lots in this context are street-loaded. Attached sidewalks exist together with detached sidewalks. At times there is no sidewalk present.



18.29.105.(2) - EDGE: PERMITTED BUILDING FORM TYPES

Building form types permitted within Edge building form zone

- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village House
- 18.29.220. (5) - Urban house
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (3) - Four-cottage compound
- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Cottage duplex
- 18.29.260. (3) - Side-drive cottage duplex
- 18.29.260. (4) - Compact cottage duplex
- 18.29.260. (5) - Urban duplex
- 18.29.260. (6) - Compact urban duplex
- 18.29.270. (1) - Village triplex
- 18.29.270. (2) - Cottage triplex
- 18.29.270. (3) - Compact cottage triplex
- 18.29.270. (4) - Four-unit back yard row house
- 18.29.270. (5) - Four-unit compact row house
- 18.29.290. (1) - Small apartment building

18.29.106.(1) - OUTER EDGE BUILDING FORM ZONE: THE CONTEXT

WHERE

Locations that are at the edge of the historic, traditional neighborhoods, especially those that are zoned as R3, where there is a diversity of building size, disposition and intensity, and where larger urban buildings are appropriate.

BUILDING SCALE AND DISPOSITION

- A diverse set of building footprints
- Larger buildings with more urban dispositions are appropriate
- A wide variety of buildings heights from one-story to four or five-story buildings.
- Small-town character is expressed the least

This context is characterized by a variety of building sizes and scales. Multi-family buildings exist together with civic and campus buildings. This context often exhibits buildings larger in scale as compared to the buildings in the Interface B, especially near campus where taller structures are common. It is typical that this context also borders open space, major arterial roads, and the downtown. Because of the variety of scale and building type, this context is better suited for structures with a more urban disposition.

LOT CHARACTERISTICS

Lot sizes vary. Larger lots obtained through consolidation are common. Some lots are alley accessed, others are not. Walkability varies as well. Some of the large buildings are located away from the sidewalk.



18.29.106.(2) - OUTER EDGE: PERMITTED BUILDING FORM TYPES

Building form types permitted within Outer Edge building form zone

- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village house
- 18.29.220. (5) - Urban house
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (3) - Four-cottage compound
- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Cottage duplex
- 18.29.260. (3) - Side-drive cottage duplex
- 18.29.260. (4) - Compact cottage duplex
- 18.29.260. (5) - Urban duplex
- 18.29.260. (6) - Compact urban duplex
- 18.29.270. (1) - Village triplex
- 18.29.270. (2) - Cottage triplex
- 18.29.270. (3) - Compact cottage triplex
- 18.29.270. (4) - Four-unit back yard row house
- 18.29.270. (5) - Four-unit compact row house
- 18.29.270. (6) - Back yard row house
- 18.29.270. (7) - Staggered row house
- 18.29.270. (8) - Compact row house
- 18.29.270. (9) - Compact urban row house
- 18.29.290. (1) - Small apartment building
- 18.29.290. (2) - Six-to-eight unit courtyard apartment building
- 18.29.290. (3) - Four-story courtyard apartment building

NOTE

Minimum porch size requirements stated under the building form types listed above shall not be mandatory for lots within Outer Edge Building Form Zone but they are advised.

18.29.107.(1) - PERIPHERAL BUILDING FORM ZONE: THE CONTEXT

WHERE

This context is located at the edges of the City, typically zoned as RE, R1, and R1A. It is typical that this context borders open space.

BUILDING SCALE AND DISPOSITION

- Wide frontages are typical
- Deep front and rear setbacks are common
- Open space is usually located at the rear, abutting private outdoor space
- House sizes are consistently larger than the average
- Houses range in scale, but are typically two to three stories in height
- Small-town character is not expressed

This context is characterized by single family homes on large lots. This context often exhibits buildings larger in scale as compared to the buildings of the Interface or the Core contexts. Buildings generally accommodate total floor areas of 2,800 square feet or higher (not including the basement floor area). Smaller buildings are rare in this context.

LOT CHARACTERISTICS

In this context, the street network predominantly follows a street structure with many dead-ends and limited loops. No alleys are provided. Lot sizes of 7,000 square feet or more are common. Lots are front loaded, typically with attached sidewalks.



18.29.107.(2) - PERIPHERAL: PERMITTED BUILDING FORM TYPES

Building form types permitted within Peripheral building form zone

- 18.29.220. (1) - Suburban house
- 18.29.220. (2) - Side-drive house
- 18.29.220. (3) - Side-drive house couple
- 18.29.220. (4) - Village house
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage

NOTE

Minimum porch size requirements stated under the building form types listed above shall not be mandatory for lots within Peripheral Building Form Zone but they are advised.

18.29.108.(1) - NEIGHBORHOOD CORRIDOR BUILDING FORM ZONE: THE CONTEXT

WHERE

Corridor locations that border neighborhoods, especially those that are zoned as CMU or C, where, as determined by City's policy documents, a diversity of businesses are appropriate. Nevertheless, this context still exhibits small-town character with smaller footprints.

BUILDING SCALE AND DISPOSITION

- *Smaller footprints of older buildings are mixed with recently constructed, larger footprints*
- *Cottage-like buildings*
- *A diversity of front setbacks*
- *Small-town and traditional neighborhood character is still expressed*

This context is characterized by smaller buildings housing residential as well as non-residential uses in close proximity. Residential homes converted to non-residential uses are sprinkled throughout this context. There is a diversity of building styles and orientation. The typical narrow and deep lots of the historic residential neighborhoods are found throughout this context, though combined lots are also typical and allow for structures with larger footprints.

LOT CHARACTERISTICS

An orthogonal street grid with small blocks are typical in this context. Block sizes are consistent. Although an alley is often present, there are examples of street loaded lots with surface parking. This context exhibits high levels of walkability. Detached sidewalks are common with mature street trees.



18.29.108.(2) - NEIGHBORHOOD CORRIDOR: PERMITTED BUILDING FORM TYPES

Building form types permitted within Neighborhood Corridor building form zone

- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village house
- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (2) - Three-cottage compound with shop
- 18.29.240. (3) - Four-cottage compound
- 18.29.240. (4) - Four-cottage compound with shop
- 18.29.240. (5) - Courtyard frontage compound
- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.250. (4) - Hidden court cluster with shop
- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Cottage duplex
- 18.29.260. (3) - Side-drive cottage duplex
- 18.29.260. (4) - Compact cottage duplex
- 18.29.260. (5) - Urban duplex
- 18.29.260. (6) - Compact urban duplex
- 18.29.270. (1) - Village triplex
- 18.29.270. (2) - Cottage triplex
- 18.29.270. (3) - Compact cottage triplex
- 18.29.270. (4) - Four-unit back yard row house
- 18.29.270. (5) - Four-unit compact row house
- 18.29.290. (1) - Small apartment building
- 18.29.290. (2) - Six-to-eight unit courtyard apartment building

18.29.109.(1) - MAIN STREET A BUILDING FORM ZONE: THE CONTEXT

WHERE

Parts of the downtown with two-story and three-story buildings located at the front property line. Main Street A building form zone may also be used where such context is desired to be regenerated (for instance within some PUDs).

BUILDING SCALE AND DISPOSITION

- Two-to-three story attached Main Street buildings located at the front property line
- High levels of transparency at pedestrian eye level achieved via shop windows and entrances.
- Awnings and colonnades
- Wide sidewalks with street trees in grates

This context is characterized by attached buildings creating a consistent wall along the sidewalk. Buildings are usually occupied by businesses that benefit from pedestrian activity. This creates a strong pedestrian friendly urban environment. There is a strong rhythm horizontally where 25 feet and 50 feet (more or less) intervals are expressed.

LOT CHARACTERISTICS

An orthogonal street grid with small blocks are typical in this context. Lot depths are consistent and they are predominantly 140 feet. The historical 25 feet lot width is expressed in many areas. Most lots are alley served and parking is located at the rear. It should be noted however that some new developments at the edge of downtown, where parking is located on the front, do not contribute to the pedestrian friendly character and should not be considered as part of this context.



18.29.109.(2) - MAIN STREET A: PERMITTED BUILDING FORM TYPES

Building form types permitted within Main Street A building form zone

- 18.29.220. (5) - Urban house
- 18.29.230. (6) - Compact urban cottage
- 18.29.240. (2) - Three-cottage compound with shop
- 18.29.240. (4) - Four-cottage compound with shop
- 18.29.240. (5) - Courtyard frontage compound
- 18.29.250. (4) - Hidden court cluster with shop
- 18.29.260. (5) - Urban duplex
- 18.29.260. (6) - Compact urban duplex
- 18.29.280. (1) - Main Street Narrow
- 18.29.280. (2) - Main Street Wide

18.29.110.(1) - MAIN STREET B BUILDING FORM ZONE: THE CONTEXT

WHERE

Parts of the downtown where more intense four-story and five-story buildings are mixed with traditional Main Street buildings. The large buildings tend to be newer and they usually accommodate a mix of uses including upper story residential dwellings.

BUILDING SCALE AND DISPOSITION

- Larger four-to-five story buildings are mixed with two-to-three story traditional Main Street buildings
- High levels of transparency at pedestrian eye level - shop windows and entrances.
- Awnings and colonnades
- Wide sidewalks with street trees in grates
- Upper story setbacks, as well as other massing articulations, that make the buildings fit into the context are common at larger buildings.

Attached buildings located at the front property line form a strong building presence, which is the most identifying factor of this context. Ground floors are usually occupied by businesses that benefit from pedestrian activity. This creates a strong pedestrian friendly urban environment.

LOT CHARACTERISTICS

An orthogonal street grid with small blocks are typical in this context. Lot depths are consistent and are predominantly 140 feet. The historical 25 feet lot width is expressed in many areas. Quarter to half-block lots are common for large and tall buildings. Most lots are alley served, and parking is located at the rear. Structured parking is common for recent, large buildings.



18.29.110.(2) - MAIN STREET B: PERMITTED BUILDING FORM TYPES

Building form types permitted within Main Street B building form zone

- 18.29.280. (1) - Main Street Narrow
- 18.29.280. (2) - Main Street Wide
- 18.29.280. (3) - Urban Main Street narrow
- 18.29.280. (4) - Urban Main Street wide

18.29.111.(1) - STRIP BUILDING FORM ZONE: THE CONTEXT

WHERE

Recent commercial developments at the peripheral corridors; the development along South Golden Road is the most typical. The purpose of the Strip Building Form Zone is to create a more pedestrian friendly environment, which is otherwise car-oriented and pedestrian unfriendly.

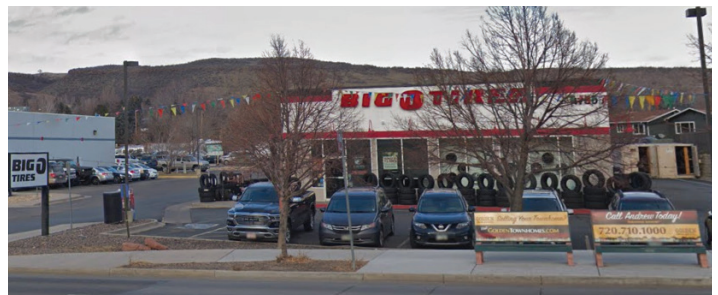
BUILDING SCALE AND DISPOSITION

- Low lot coverages (total building footprint divided by the total area of the lot), such as 0.2 and 0.3 are common.
- Free-standing buildings located away from the sidewalk on a sea of parking.
- Buildings are predominantly one-story with occasional second stories.

Driving a private car is the most common form of transportation in and out of the Strip. The environment is unfriendly for pedestrians. However, in line with Vision 2030 and Comprehensive Plan, the building form types permitted within the Strip Building Form Zone aim to tame this context. The form zone introduces a more urban and pedestrian friendly corridor where synergies between businesses are created via the introduction of a diversity of businesses and spaces other than typical, chain commercial.

LOT CHARACTERISTICS

Long linear half-blocks that continue along the street with no street intersections for 1/4 or 1/3 of a mile are common. There are usually service roads at the rear for truck delivery. Landscape buffers between commercial properties and other uses are common, especially when those uses abut the rear property line.



18.29.111.(2) - STRIP: PERMITTED BUILDING FORM TYPES

Building form types permitted within Strip building form zone

- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (2) - Three-cottage compound with shop
- 18.29.240. (3) - Four-cottage compound
- 18.29.240. (4) - Four-cottage compound with shop
- 18.29.240. (5) - Courtyard frontage compound

- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.250. (4) - Hidden court cluster with shop

- 18.29.260. (5) - Urban duplex
- 18.29.260. (6) - Compact urban duplex

- 18.29.280. (1) - Main Street Narrow
- 18.29.280. (2) - Main Street Wide
- 18.29.280. (3) - Urban Main Street narrow
- 18.29.280. (4) - Urban Main Street wide

- 18.29.300. (1) - Shop / Suites and apartments over shop
- 18.29.300. (2) - Drive through

NOTE

Minimum porch size requirements stated under the building form types listed above shall not be mandatory for lots within Strip Building Form Zone but they are advised.

18.29.200 - BUILDING FORM TYPES: A SUMMARY

HOUSES



Suburban House



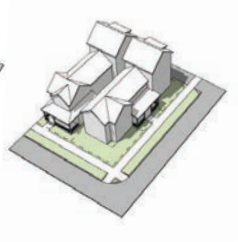
Side-Drive House



Side-Drive House Couple



Village House



Urban House

COTTAGES



Cottage



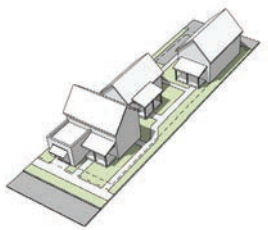
Side-Drive Cottage

Compact
CottageSide-Drive
Compact Cottage

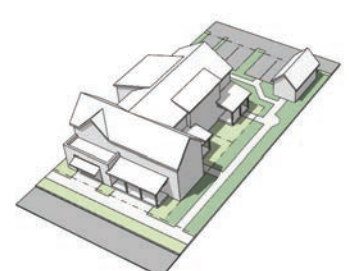
Urban Cottage

Compact Urban
Cottage

COMPOUNDS

Three-Cottage
CompoundThree-Cottage
Compound with shopFour-Cottage
CompoundFour-Cottage
Compound with ShopCourtyard Frontage
Compound

CLUSTERS

Cluster of Four
CottagesCluster of Five or
More CottagesCluster of Detached and
Attached CottagesHidden Court Cluster
with Shop

DUPLEXES



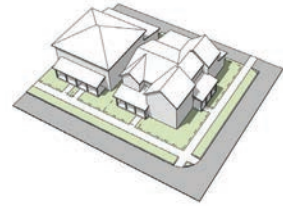
Village Duplex



Cottage Duplex

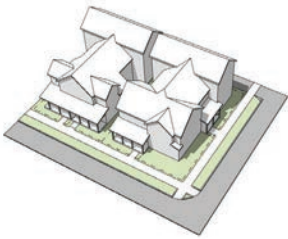


Side-Drive Cottage Duplex



Compact Cottage Duplex

TRIPLEXES



Urban duplex



Compact Urban Duplex



Village Triplex

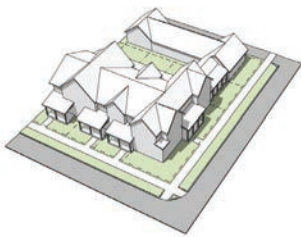


Cottage Triplex



Compact Cottage Triplex

ROW HOUSES



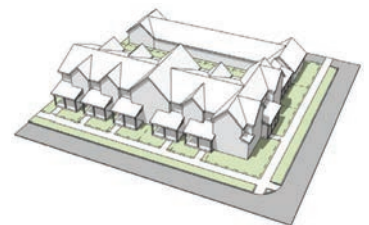
Four-Unit Back Yard Row House



Four-Unit Compact Row House



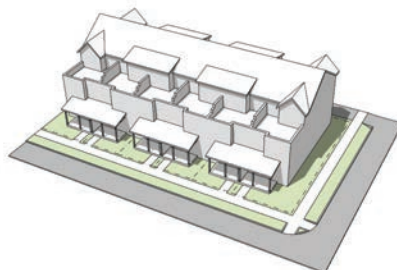
Back Yard Row House
(five or more units)



Staggered Back Yard Row House
(five or more units)

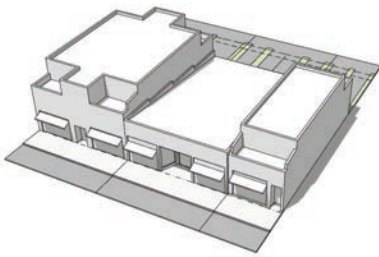


Compact Row House
(five or more units)

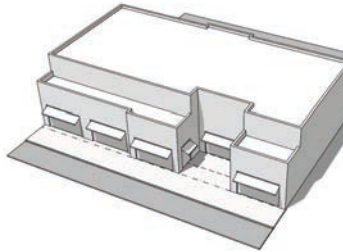


Compact Urban Row House
(five or more units)

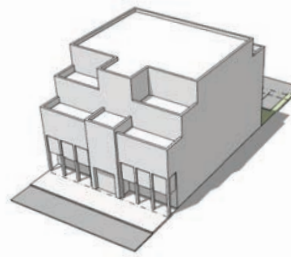
MAIN STREET



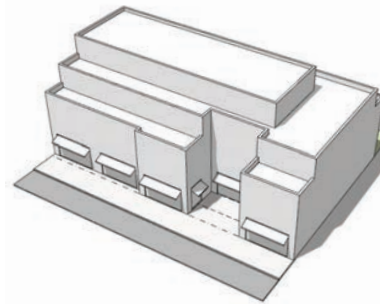
Main Street Narrow



Main Street Wide

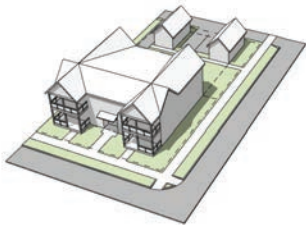


Urban Main Street Narrow



Urban Main Street Wide

APARTMENT BUILDINGS



Small Apartment Building

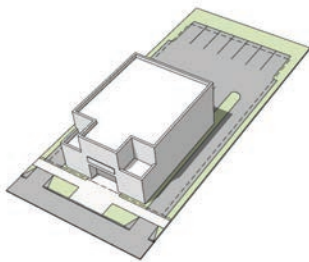


Six-to-Eight Units Courtyard Apartment Building

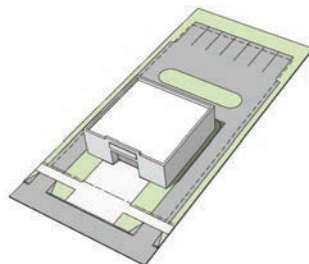


Four-story Courtyard Apartment Building

SHOPS



Shop / Offices and
apartments above shop



Drive Through

18.29.210 - BUILDING FORM TYPES: RULES OF MEASUREMENT AND DEFINITIONS

In the following definitions, as well as on the building form type pages, the regular text is regulatory and the italic text is explanatory.

ALLEY:

An alley is a narrow service thoroughfare providing vehicular access to the privately owned lots. For the purpose of this code, an alley may be public or privately owned as long as it is shared with a shared access easement. Alley spurs created by subdividing larger parcels shall be considered as alleys as well.

BUILDING FOOTPRINT:

Building footprint is the total square footage located between and including the foundation walls of all structures on a lot, including garages. Covered porches, colonnades, carports, roof overhangs, stoops, exterior stairs, and balconies shall not be included in the building footprint calculation.

BUILDING HEIGHT:

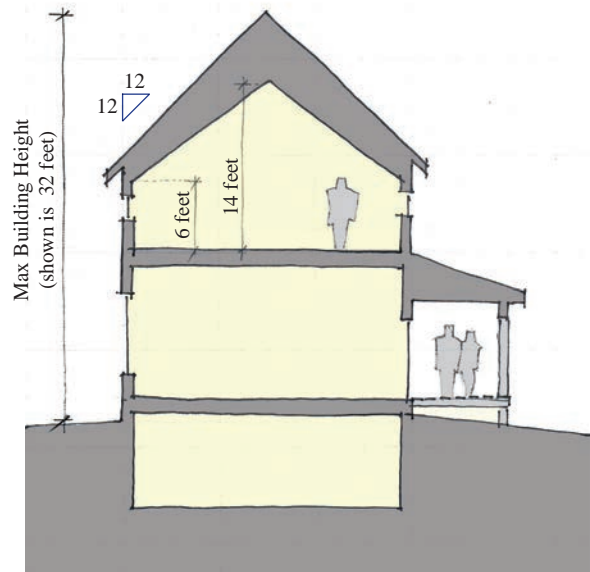
Building height shall be measured both in terms of the number of stories and the distance (in feet) from the finished grade, to the highest point in the building.

BUILDING HEIGHT AS DISTANCE

Building height as distance (in feet) is the distance from the grade to the highest point of the building. For the purposes of this definition grade means the average of the natural grade or overlot grading (determined by the Director of Community and Economic Development), along the exterior boundary of the building footprint.

When multiple footprints are permitted on a lot, each building footprint shall have its own grade and building height will be measured separately for each footprint. Each of the attached buildings (duplexes and row houses) that are located on separate lots, shall have its own separate grade and height shall be measured separately for each lot. When multiple building envelope areas (BEAs) are assigned for a lot by a building form type, the part of the building that is located within each form zone shall have its own grade, and the height shall be measured separately for form zone of the lot.

Church spires, cupolas, chimneys, ventilators, skylights, solar or photo-voltaic panels, antennas, and mechanical equipment, may exceed the height limit up to five (5) feet.



Above is a cross-section through a one-and-a-half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet. Note also that the height of the building measured as distance is thirty two (32) feet.

BUILDING HEIGHT AS THE NUMBER OF STORIES:

A story is defined as a floor-to-floor measurement not exceeding twelve (12) feet, except for non-residential stories, which shall not exceed fourteen (14) feet measured. No ceiling height restriction is enforced for (a) the uppermost stories, (b) single story structures. If the main level is located more than five (5) feet above the average grade, measured at edges of the building footprint with basement, the level below shall be considered a story.

HALF-STORY:

A half-story is a story that has a minimum of forty percent (40%) of the plate height along the perimeter of the exterior walls at a height of six (6) feet or less. Dormers that are eight (8) feet or less in width and originate from a wall with a plate height that is six (6) feet or less shall be considered as an exterior wall of six (6) feet or less.

BUILDING FLOOR AREA:

The building floor area square footage shall be measured to the outside of the framing, not including the exterior cladding material, and shall include all floor areas with a height of 6' or greater regardless of use. Total building floor area shall not include garage nor the basement square footage.

DEFINITIONS REGARDING BUILDING FORM TYPES (continued)

BUILDING FORM TYPE:

A building form type is a set of bulk, density, and intensity regulations that are tailored based on a building type.

The building form types are the basic building blocks of this code that address the form of the built environment. These regulations include restrictions of the lot size, building size, porch size, lot coverage, height, setbacks, and parking, as well as notes that address various aspects of lot configuration and building disposition.

Building form types are presented in this code with a lot diagram and a bird's eye view perspective of one exemplary prototypical outcome. That is, one outcome is depicted among many possible outcomes. The lot diagrams and the perspective views are not regulatory but provided as a supplement to help users visualize what the regulations ask for. The lot dimensions included on the lot diagrams are exemplary as well; they indicate the dimensions used on the diagram and the bird's eye view perspective.

The title above is the name of the form category and below is the name of the specific building form type.

Brief explanation for the application and intention of the building form type. The italics are explanatory and regular text is regulatory. If there are multiple zones on the lot, or open and closed sides regulated differently, it will be stated here as part of the regulatory measures.

Lot diagram that shows how regulations presented on this page can be applied. When needed, more than one lot is shown. It depicts one possible outcome among many. This diagram is not regulatory but provided to communicate intentions and explain the regulations.

A bird's eye view perspective drawing of a possible and desirable outcome. The footprint matches the lot diagram presented above. The drawing is not regulatory but explanatory. The buildings shown are usually well-articulated following the standards and guidelines presented at the end of each category of the building form types. Even though the building forms and roof shapes indicate traditional architecture, no architectural style is meant to be favored over others. The intention here is to help the user visualize how regulations can be applied via familiar building forms.

HOUSES
18.29.220.(2) - SIDE-DRIVE HOUSE

Side-Drive House building form type is intended for lots where alley access is not available.

The Side-Drive House has an open side and a closed side envelope areas (BEAs) with different lot coverage and height requirements. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, middle, and middle BEA which is the remaining 20% of the lot in the

LOT:
Minimum lot size: 6000 s.f.
Minimum street frontage: 50 feet
Minimum depth: 90 feet

BUILDING SIZE:
Maximum total floor area: 3000 s.f.

LOT COVERAGE:
Front BEA: 55% max.
Middle BEA: 32% max.
Rear BEA: 40% max.

HEIGHT:
Front BEA: 70% of the footprint 2 stories / 28 feet max.
30% of the footprint 2 stories / 35 feet max.
Middle BEA: 1 story / 20 feet max.
Rear BEA: 2 stories / 32 feet max.

SETBACKS:
Building at street 15 feet min.
Building at side street 8 feet min.
Porch at street 7 feet min.
Porch at side street 8 feet min.
Building at open side within front BEA 10 feet min.
Building at open side within middle BEA 15 feet min.
Building at open side rear BEA 5 feet min.
Building at closed side 5 feet min.
Building at rear 5 feet min.

PORCH:
Within Core, Transition, Edge, and Neighborhood Corridor building form zones minimum porch size required within twenty feet of the front or side street property boundary 120 s.f. min.

OFF-STREET PARKING:
Minimum parking per lot: 2 spaces

NOTES:
1. Side-Drive House building form type is permitted to be employed only on lots with no alley access.
2. Garages on street corners lots shall be accessed by the side street.
3. Tandem parking counts for parking requirement.
4. The driveway shall not be wider than 10 feet on the street property line and not be wider than 16 feet on the side street property line.
5. Open side shall face south, south east, east, or south west, except for corner lots where the open side shall face the side street.

Lot diagram and bird's-eye view perspective of two Side-Drive House lots: a street corner lot and the neighboring interior lot.

This column provides the regulations that create the building form type. Lots size and building size limitations, lot coverage, height and setback regulations, porch and parking requirements are among the most typical categories. Some building form types may include more unique measures such as balconies and covered walkway.

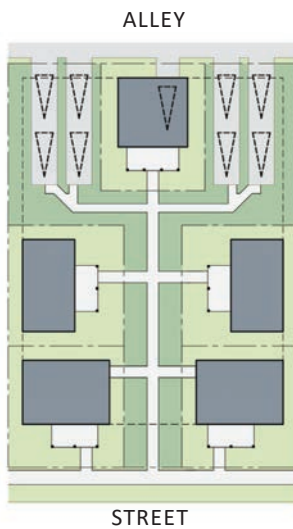
Notes are also part of the regulations that create the building form type. They cover more unique measures that are not addressed by other regulation categories.

A building form type example page from this code: Side-Drive House building form type. Presented on this page are the name of the building form type, a brief explanation, a lot diagram, a bird's eye view perspective drawing and a set of regulations listed in the right column. The lot diagram and the perspective drawing are explanatory, and the restrictions presented in the column are regulatory.

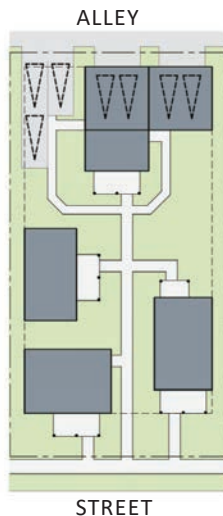
DEFINITIONS REGARDING BUILDING FORM TYPES (continued)

CLUSTER:

Cluster refers to a group of buildings, each located on its own lot, sharing amenities such as a common court and parking facilities that are located on a tract owned and managed by a Home Owner Association (HOA). A cluster configuration permits some of the lots to have no street frontage, but a common court frontage only, which provides for the lot access to the street. Thus, cluster offers an alternative to the conventional street oriented lot configurations. More information is provided within the introduction of Cluster building form types.



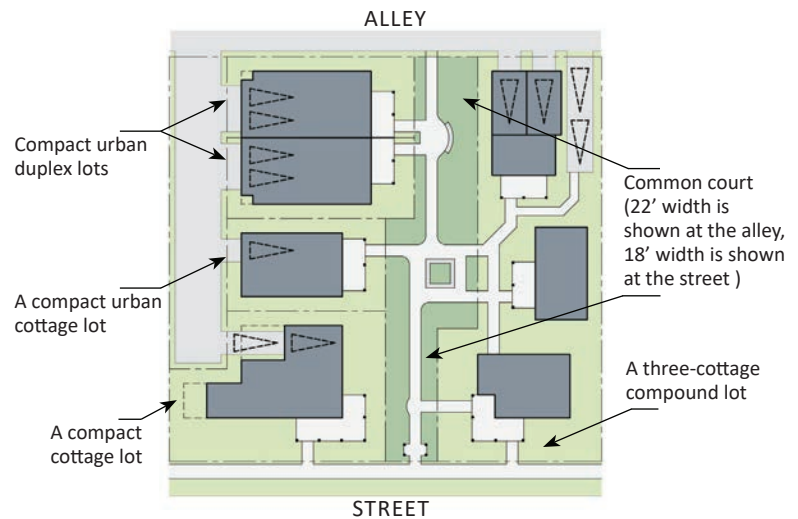
An example of five cottages clustered around a common court (area highlighted with darker green) that provides access from the cottages to the street and to the parking along the alley.



An example of a four-cottage compound. The Compound building form type permits cottages with maximum floor area of 1400 s.f. or less, thus preserves the small cottage scale.

COMMON COURT:

Common court is a shared amenity owned and managed by a Home Owner Association (HOA), with a standard "Common Court Ingress and Egress" easement. The common court shall have a minimum area of eight hundred square feet (800 s.f.), a minimum of fifty percent (50%) of this area being reserved as landscaped area. In order to satisfy frontage requirement for a lot facing only the common court (with no street frontage), the court shall have a minimum of sixteen (16) feet depth along the frontage line.



Another example of a common court (area highlighted with darker green) that provides opportunity for creating shallower lots with smaller buildings. Common courts provide richness and interest along the sidewalk.

COMPOUND:

Compound refers to a group of buildings located on a single-ownership lot, where multiple small accessory dwelling units (ADUs) are permitted instead of one large building. The maximum total floor area permitted on compound lots (total of all ADU cottages) are the same or very close the total floor area of single structure that would be permitted on the same size lot. The compound building form types are intended to provide (a) affordable living options in small rental structures, (b) providing affordability in a way that can enhance the small-town character of Golden. Also, they offer the opportunity for gradual growth: instead on erecting a large building at once, compounds allow growth over time by adding smaller buildings one at a time. More information is provided within the introduction of Compound building form types.

DEFINITIONS REGARDING BUILDING FORM TYPES (continued)

COVERED BALCONY:

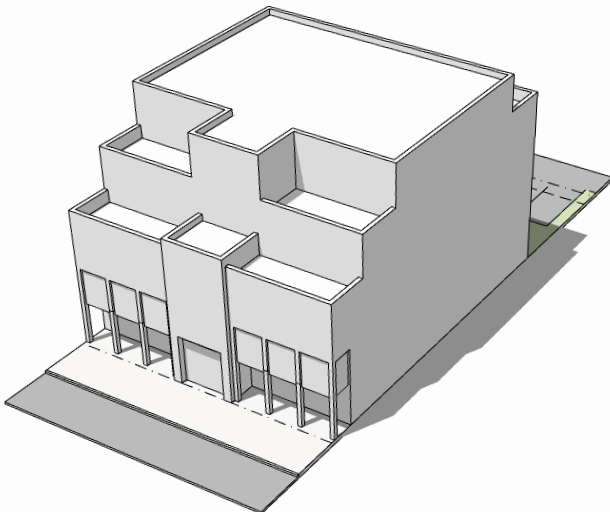
A covered balcony is an outdoor, covered, but unheated space located on the upper floors and attached to a building providing outdoor private space at least fifty percent (50%) open on each side, except for sides abutting the building. (If located on the ground floor, it is called “a porch” in the code.)



Stacked covered balconies attached to the building is a common way to provide an outdoor private space for each unit in large apartment buildings such as the one shown above.

COVERED WALKWAY:

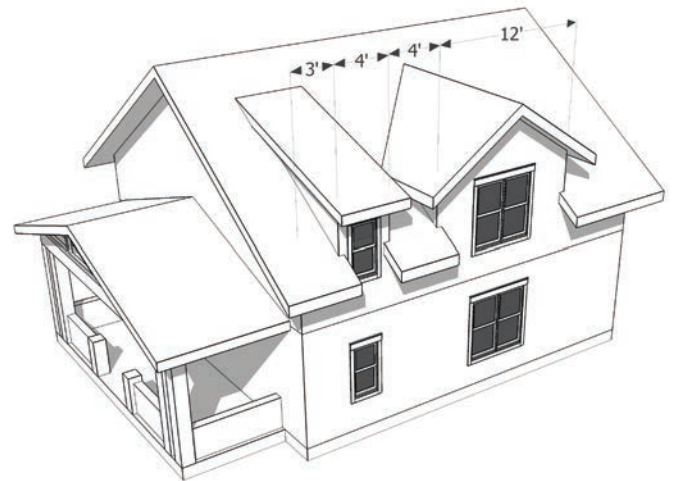
A covered walkway is defined as the pedestrian area that is not exposed to the sky and has a cover (a ceiling) within fifteen (15) feet of the ground. A covered walkway may be in the form of a colonnade, a porch, a covered patio or an awning.



An example of a Main Street building with covered walkway on the ground floor in the form of an arcade.

DORMER:

A dormer is a building element containing windows that projects from a principal roof with a maximum width of twelve (12) feet, a minimum width of four (4) feet, a separation from a building corner of at least three (3) feet, and a separation from any adjacent dormer of at least four (4) feet. A dormer roof may be gable, hip, or shed, but cannot be flat or reverse sloped.



A three feet wide shed dormer and a twelve feet wide gable dormer. Note that the space in between the dormers is four feet and the shed dormer is three feet away from the corner of the building.

GARAGE:

A garage is any building, or portion of a building, designed to accommodate or store motor vehicles.

LANDSCAPED AREA:

Landscaped area is the area with a pervious surface on a lot. Areas with ground covers, sod and mulch, as well as pervious pavement, shall count as a landscaped area.

LOT:

Lot means a parcel of land owned by a single entity and occupied or to be occupied by a building or group of buildings identified under this title and having its principal frontage on a public right-of-way or a common court.

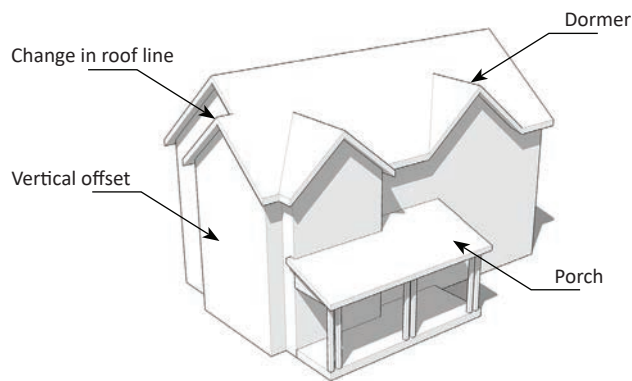
LOT COVERAGE:

Lot coverage is the ratio of the building footprint to the lot area (see the definition of the term “building footprint” provided in this section).

DEFINITIONS REGARDING BUILDING FORM TYPES (continued)

MASSING ARTICULATION:

As it is used in this code, the term articulation refers to the following building elements: a porch, a dormer, a well-defined entry element (stoop or awning), a horizontal or vertical offset of at least two (2) feet in the building wall for a minimum of four (4) feet in width, material change (from masonry to siding), or change in height of front elevation roof lines. Massing articulation, when done properly, may reduce the perceived size of a building. The number of desired articulation changes are dependent on the building size and types. Too much articulation creates clutter, too little creates monotony and 'bulky' buildings.



A building with balanced amount of massing articulation. If located on a street corner this building would offer a graceful presentation to both streets.

OFF-STREET PARKING:

Off-street parking, when required, means the entire parking space shall be contained within the lot with no section encroaching to the street or alley right-of-way.

PORCH:

A porch is an outdoor, covered, but unheated space located on the ground floor and attached to a building at least fifty percent (50%) open on each side, except for sides abutting the building. A porch provides transition to the interior space from the sidewalk. Unless stacked under covered balconies (that are located on the upper floors), a porch is a one story element.

PRINCIPAL BUILDING:

The principal building is defined as the largest structure on the lot.

SETBACKS:

All setbacks shall be applied as listed per each building form type following these general provisions:

1. All setbacks shall be measured from the property line to the outside of the building framing. Sheathing, drywall, siding, masonry and insulation materials are permitted to encroach into the setbacks up to six (6) inches.
2. Eaves, rakes, chimneys, scuppers, light fixtures, and similar appurtenances on the building face, are permitted to encroach to the setbacks up to twenty-four (24) inches.
3. Open staircases with no solid sidewalls or solid balustrades are permitted to encroach to the side setbacks up to four (4) feet.
4. Window-wells with retaining walls that do not stick out more than twelve (12) inches from the adjacent grade are permitted to encroach to the setbacks up to four (4) feet.
5. When setbacks for various structures (e.g. garage, carport) and building elements (e.g. porch) are not listed separately, the setback shall be applied to all structures on the lot.

The above setback requirements do not indicate fire separation distances. Fire separation distances shall be measured from the face of the building to the closest property line as described in the City of Golden's adopted building codes.

TRANSPARENCY AT EYE-LEVEL:

Transparency at the eye level refers to the percentage of the transparent part of the ground floors (windows and doors with non-opaque glazing) to the rest of the wall surface, measured within the three feet wide zone that lies between four feet high and seven feet high lines on the tall fence and wall.

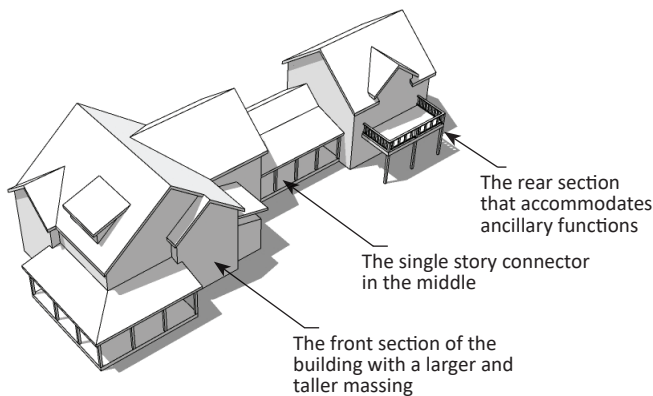
18.29.220 - HOUSE BUILDING FORM TYPES: AN INTRODUCTION

As the name suggests, House building form types are intended for predominately residential uses, along with supporting uses such as home office and cottage retail or cottage industry. However, where the zoning districts permits, uses other than residential may also be accommodated within these building forms. There are many examples in Golden where buildings, built for residential use, are now being used by various businesses.

The following is a summary of intentions behind certain regulatory tools used to define House building form types.

MULTIPLE BUILDING ENVELOPE AREAS (BEAs) ON A LOT:

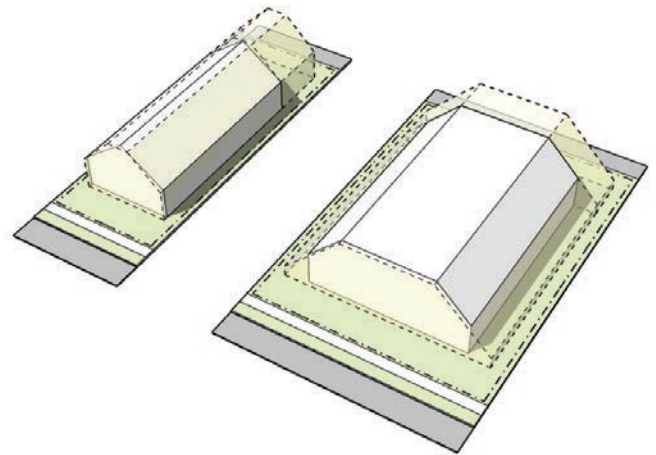
Except for the Suburban House and Side-Drive House Couple, all of the House building form types use multiple building envelope areas (BEAs) on the lot: the front, middle, and rear. This regulatory tool assigns to these areas different height limits, lot coverages, and in some cases, setbacks. The intention behind this tool is to pull the garage and secondary spaces, like studios, ancillary units and homes offices, away from the general building mass. This creates a dumbbell form as opposed to a singular, large building which can be overwhelming. The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived especially from the side street. This is a common form observed in the traditional contexts of Golden. Usually, the front building envelope area contains a larger building, and the garage and ancillary uses are at the rear. The connector in between them is usually a small building.



A dumbbell form where a smaller connector building connects the rear building that accommodates accessory functions to the larger primary section of the building located on the front.

BUILDING SIZE:

Many conventional zoning codes permit large buildings on large lots; in other words, the larger the lot size, the larger the building. This creates compatibility problems in a context where larger buildings are rare. For instance, putting a 4,000 s.f. or 5,000 s.f. building in a neighborhood where the average building size is 1,700 s.f. to 2,000 s.f. usually results in a composition that does not fit into the scale and character of the neighborhood.



An illustration that shows “the larger the lot, the larger the building” rule of the conventional zoning. The dash-lines indicate the envelope within which the buildings are permitted to be built. These envelopes assume the bulk plane restrictions permitted by the previous version of the Golden’s zoning code.

This is the reason why the House building form types limit the total floor area. This means, no matter how large the lot is, the amount of building one may put on the lot is the same. This may sound like the code is limiting development opportunities. However, the code offers many other opportunities, via a large set of building form types options, where multiple smaller buildings (cottages) could be utilized to reach the same amount of floor area on the same lot size. The intention is not to discourage development potential, but encourage the kind of development that allows multiple, smaller buildings rather than one large building.

BUILDING HEIGHT:

The intention behind the way height restrictions are applied is to encourage steep roofs, such as gable and hip roofs, that are common in the traditional contexts of Golden; or, at the least, not to discourage or make them difficult. Steep roofs have a pitch of 8:12 – 12:12. This does not necessarily determine the architectural style of the house as traditional. There are many contemporary and modern buildings that accommodate a steep roof. The intention behind encouraging steep gables and hip roofs is because buildings with these kind of roofs fit Golden's neighborhood contexts. There may be exceptions where creative solutions accommodate terraces and flat roofs as well. In this code, height is measured by both maximum number of stories and maximum height in feet. By providing both of these measures, there is less pressure on the designer to maximize the floor area to fit the envelope. When a two-story maximum is stated for instance, there are no unintended consequences of increasing the maximum height to accommodate steep roofs; since the option of inserting a third story into the attic is out of the question. In addition to this, most of the House building form types use percentages to control height. For instance, they require 70% of the building footprint to have a maximum building height of 28 feet (as depicted by the pink plane below) and 30% of the building footprint to have a maximum building height of 35 feet. This restriction does not specify where 30% of the building may be taller. It allows the designer to decide. For example, a major gable may be either parallel to the street or perpendicular as shown below. In some cases, a small tower can also be accommodated if desired.

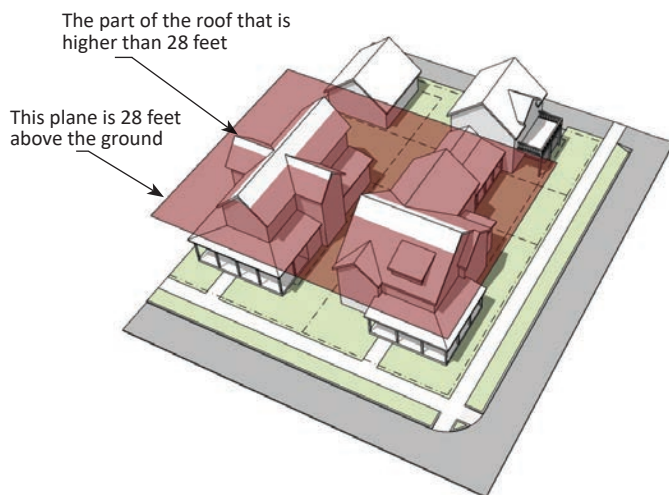
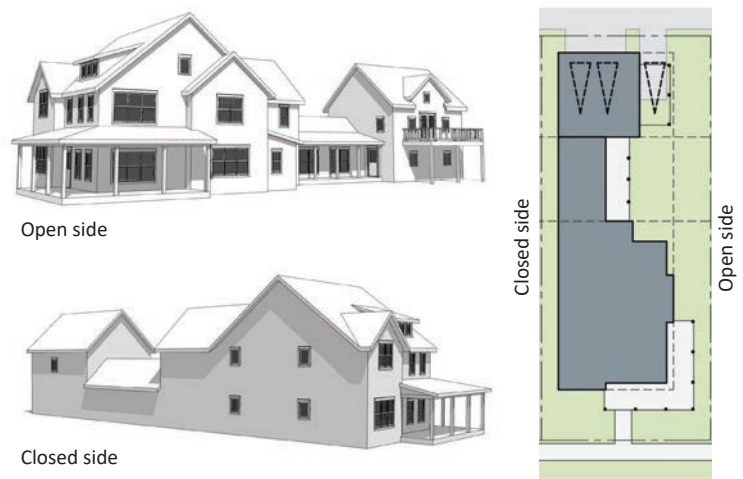


Illustration showing how the height in percentages is measured. Only 30% of the building footprint is permitted to reach beyond the 28 feet height (the tip of ridges above the pink plane), but no part can reach beyond the 35 feet maximum height.

OPEN SIDE / CLOSED SIDE:

Except for the Suburban House, all House building form types use an open side and closed side. That is, they differentiate the two sides of the building as open or closed. Usually on lots with detached structures side yards are not well used. Differentiating them as closed and open allows for a larger setback on the open side, making the side yard more usable and functional. Differentiating open and closed sides also accommodate a side drive solution. When feasible, a use easement to the neighboring closed side may increase the use of the side yard even further.



An example of a lot diagram with a house differentiating the open and closed sides. The open side, the side with a larger side setback, accommodates many openings whereas the closed side, the side with the smaller side setback, employs limited openings.

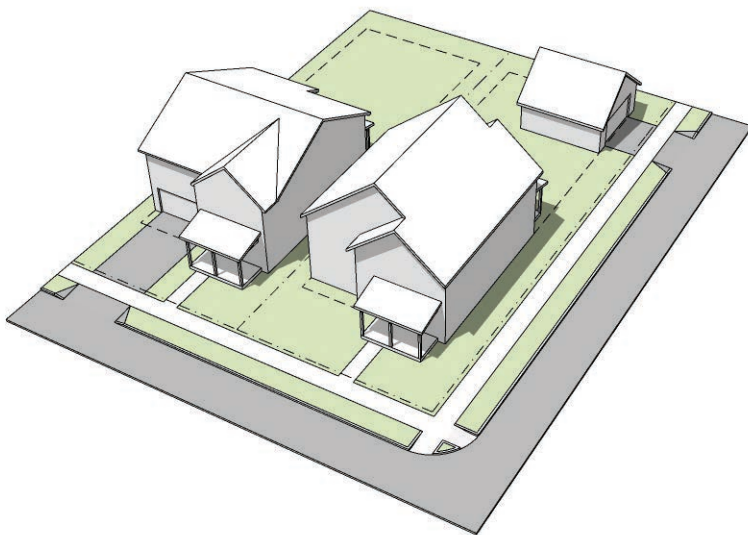
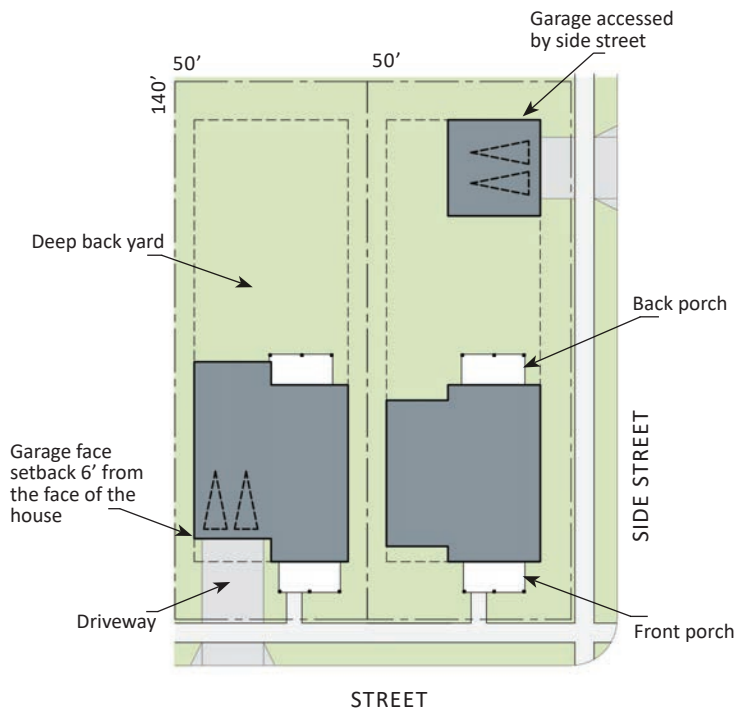
PORCH:

The front porch is a very common element in Golden's traditional neighborhood contexts where it provides a transition from the public sidewalk to the private house; and also, by means of this transition, the building may be placed closer to the sidewalk. Porches also decrease the perceived scale of the building and relate to the pedestrian scale. That is the reason why there two front setbacks (one for the porch and one for the building) and also a minimum square footage requirement for the porch in House building form types. The intention is to implement a building element that makes the building fit into the context more appropriately and function better when placed close to the sidewalk. Further explanation about the role of the porch is provided within the standards and guidelines for House building form types, the section that follows the four House type pages.

HOUSES

18.29.220.(1) - SUBURBAN HOUSE

Suburban House building form type is intended for lots with no alley access in neighborhoods with predominantly single family detached houses. Even though shown below is a common Golden lot with a 50 width and a 140 feet depth, this building form type can be employed in wider and shallower lots as well.



Lot diagram and bird's-eye view perspective of two Suburban House lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	7000 s.f.
Minimum street frontage:	50 feet

BUILDING SIZE:

Maximum total floor area:	3200 s.f.
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LOT COVERAGE:

Maximum lot coverage	40 %
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HEIGHT:

Principal building:	
70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
Ancillary structures:	2 stories / 32 feet max.

SETBACKS:

Principal building at street	15 feet min.
All structures at side street	8 feet min.
Street or side street facing attached garage	6 feet from the face of the building
Porch at street	7 feet min.
Porch at side street	8 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

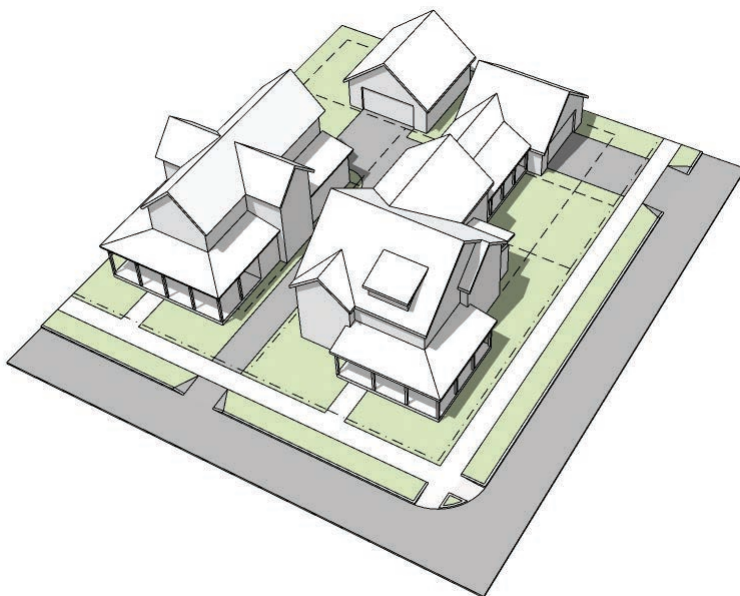
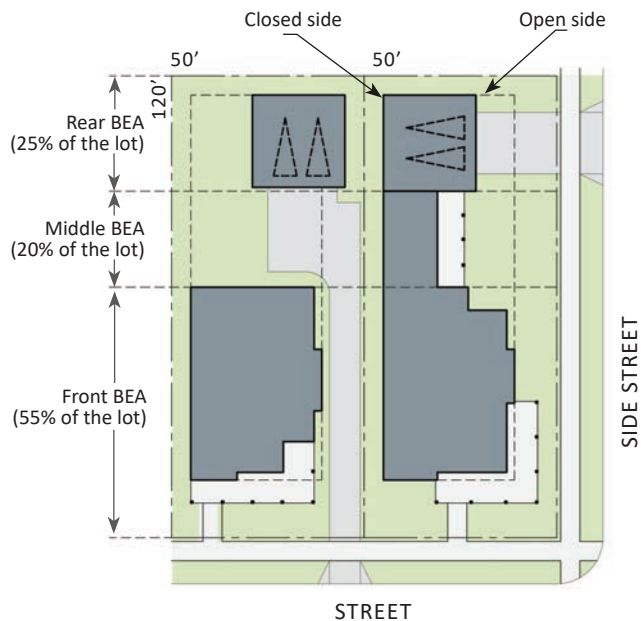
1. Suburban House building form type is permitted to be employed only on lots with no alley access.
2. Tandem parking counts for parking requirement.

HOUSES

18.29.220.(2) - SIDE-DRIVE HOUSE

Side-Drive House building form type is intended for lots where alley access is not available.

The Side-Drive House has an open side and a closed side with different setback requirements, as well as three building envelope areas (BEAs) with different lot coverage and height requirements. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Side-Drive House lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	6000 s.f.
Minimum street frontage:	50 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area:	3000 s.f.
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LOT COVERAGE:

Front BEA:	55% max.
Middle BEA:	32% max.
Rear BEA:	40% max.

HEIGHT:

Front BEA:	70% of the footprint	2 stories / 28 feet max.
	30% of the footprint	2 stories / 35 feet max.
Middle BEA:		1 story / 20 feet max.
Rear BEA:		2 stories / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at open side within front BEA	10 feet min.
Building at open side within middle BEA	15 feet min.
Building at open side rear BEA	5 feet min.
Building at closed side	5 feet min.
Building at rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood

Corridor building form zones

minimum porch size required within twenty feet of the front or side street property boundary 120 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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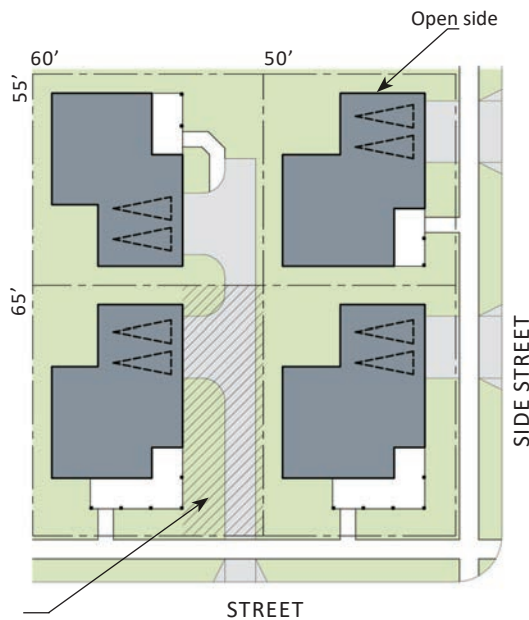
NOTES:

- Side-Drive House building form type is permitted to be employed only on lots with no alley access.
- Garages on street corner lots shall be accessed by the side street.
- Tandem parking counts for parking requirement.
- The driveway shall not be wider than 10 feet on the street property line and not be wider than 16 feet on the side street property line.
- Open side shall face south, south east, east, or south west, except for corner lots where the open side shall face the side street.

HOUSES

18.29.220.(3) - SIDE-DRIVE HOUSE COUPLE

Side-Drive House Couple is intended to provide an opportunity for regular house lots with small structures to add new structures by subdividing the lot, where the lot configuration enables such subdivision. Side-drive couple permits some of the newly created lots having no street frontage if an ingress and egress easement with a minimum of 20 feet width is provided for these lots to reach the street. The width however may need to be greater if it needs to accommodate all utilities.



Hatched area indicates an ingress, egress, and utility easement that is 20' wide



Lot diagram and bird's-eye view perspective of two Side-Drive House Couples. Two regular House lots (a street corner lot and the neighboring interior lot) are subdivided to obtain four lots; one with street frontage, one with side street frontage, one with both street frontages, and one with no street frontage.

LOT :

Minimum lot size before subdivision:	6000 s.f.
Minimum lot size after subdivision:	2500 s.f.
Minimum street frontage before subdivision:	50 feet
Minimum street frontage after subdivision:	None required / see note 4

BUILDING SIZE:

Maximum total floor area per the couple (two houses combined):	3200 s.f.
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LOT COVERAGE:

Per lot after subdivision:	50% max.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at closed side	5 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

Minimum parking per lot after subdivision:	2 spaces
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NOTES:

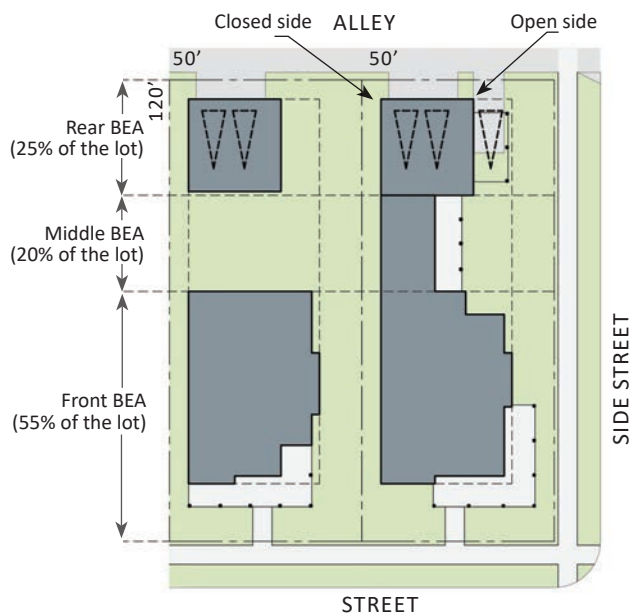
1. Garages on street corner lots and lots with side street frontages shall be accessed by the side street.
2. Tandem parking counts for parking requirement.
3. The driveway shall not be wider than 10 feet on the street property line and not be wider than 16 feet on the side street property line.
4. When no street frontage is provided, an ingress and egress easement with a minimum width of 20 feet needs to be put in place on the neighboring lot or lots, to provide access for the lot with no street frontage. (The width may need to be greater if the easement needs to accommodate the utilities as well.)

HOUSES

18.29.220.(4) - VILLAGE HOUSE

Village House building form type is intended for lots with alley access which is most common in Golden's traditional neighborhood contexts.

The Village House has an open side and a closed side with different setback requirements, as well as three building envelope areas (BEAs) with different lot coverage and height requirements. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Village House lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	6000 s.f.
Minimum street frontage:	50 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area:	3000 s.f.
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LOT COVERAGE:

Front BEA:	55% max.
Middle BEA:	32% max.
Rear BEA:	40% max.

HEIGHT:

Front BEA:	
70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
Middle BEA:	1 story / 20 feet max.
Rear BEA:	2 stories / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at open side	10 feet min.
Building at closed side	5 feet min.
Building at rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front or side street property boundary	120 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot without an ancillary unit:	2 spaces
Minimum parking per lot with an ancillary unit:	3 spaces

NOTES:

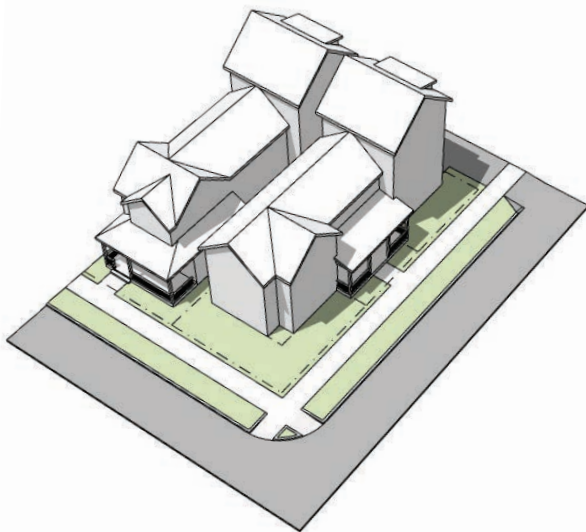
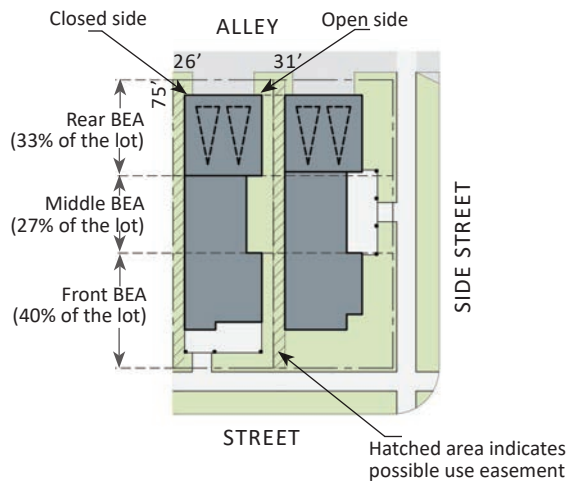
1. Village House building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Open side shall face south, south east, east, or south west, except for corner lots where the open side shall face the side street.

HOUSES

18.29.220.(5) - URBAN HOUSE

Urban House lot type is intended to be employed in denser urban contexts where buildings on small lots are convenient. When feasible a side yard use easement from the neighbor should be obtained to make the small side courtyard work more functional.

The Urban House has an open side and a closed side with different setback requirements, as well as three building envelope areas (BEAs) with different lot coverage and height requirements. These are the front BEA, which is the first 40% of the lot from front, the rear BEA which is the 33% of the rear, and middle BEA which is the remaining 27% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Urban House lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	1800 s.f.
Minimum street or common court frontage:	26 feet
Minimum lot depth:	65 feet min.

BUILDING SIZE:

Maximum total floor area:	2000 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA:	2 stories / 35 feet max.
Rear BEA:	3 stories / 42 feet max.

SETBACKS:	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street	10' min.	N.A.	N.A.
Porch at street	4' min.	N.A.	N.A.
Bldg. at side street	8' min.	12' min.	8' min.
Porch at side street	4' min.	4' min.	4' min.
Closed side	3' min.	3' min.	3' min.
Open side	3' min.	7' min.	3' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Within Edge and Main Street A building form zones minimum porch size required within twenty feet of the front property boundary (or of the side street property boundary for the street corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Urban house building form type is permitted to be employed only on lots with alley access.
2. Urban House building form type is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. The front porch and the front entrance of the buildings on street corner lots shall be located within the middle BEA facing the side street.
5. Tandem parking counts for parking requirement.

18.29.221 - HOUSE BUILDING FORM TYPES: DESIGN STANDARDS AND GUIDELINES

The standards provided in this section apply to the houses and mixed use buildings within the following building form types:

- Suburban House
- Side-drive house
- Side-drive house couple
- Village House
- Urban house
- Courtyard Frontage Compound
- Legacy house

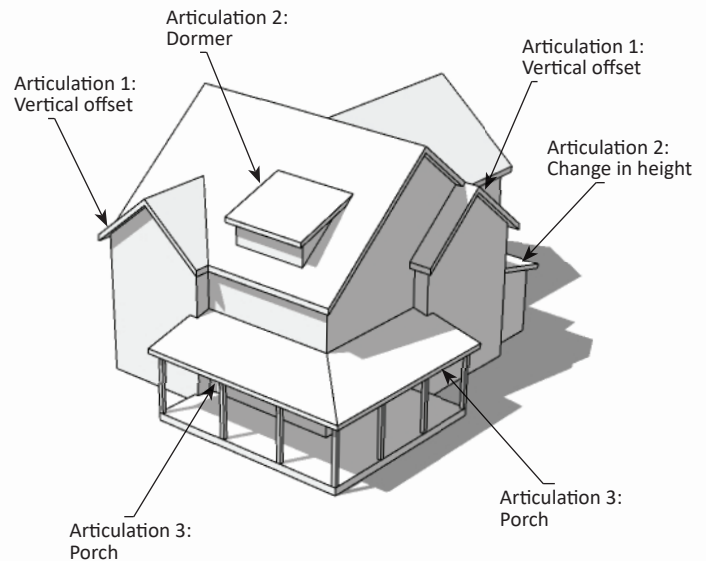
In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

Simplicity is the key principle in fitting in a neighborhood and creating a harmonious streetscape. Often times the amount of articulation and materials applied to one building facade may look okay for the stand alone building but when similar buildings come together on a block face, they create clutter and the composition may look too busy. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the houses in Golden to have a simple building form with a few facade articulations.

- a. The primary building elevation facing the street shall have at least two massing articulation visible from the sidewalk. At buildings less than twenty-four (24) feet in width, the primary building elevation shall have no more than three (3) articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than five (5) articulations.

- b. Corner buildings with two street facing facades shall follow the above standard for each street facing facade visible from the sidewalk.
- c. Competition between articulations should be avoided. Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.



Above is a good example of a well articulated street corner house. The building presents three massing articulations for the street and three additional articulations for the side street. Note that these massing articulations are not two-dimensional elements attached to the front facade, but important massing features.



A comparison of two buildings that emphasizes the importance of creating a legible hierarchy of primary, secondary, and tertiary forms in designing a well-articulated building. The example on the left has a simple forward-facing gable (the primary form) with a porch (the secondary form) and a balcony subtracted on the second floor. The example on the right, on the other hand, employs five forward-facing gables that are competing, making the whole composition too crowded, especially if we consider this level of articulation being repeated on neighboring buildings.

2. PORCH CHARACTERISTICS

Successful use of porches creates a semi-private living space, which also serves as a transition between the private indoors, and the public realm. It serves to create a human-scaled, interesting and walkable streetscape.

- a. A porch shall be treated as an extension of the interior living spaces. As such it should be well-connected with, as opposed to isolated from, the interior living spaces.
- b. The porch elevation shall not be more than one step down from the finished floor of the home.
- c. Porches should be flush with finished floor level of the home when feasible.
- d. Wrapped porches are advised for houses located on corner lots.

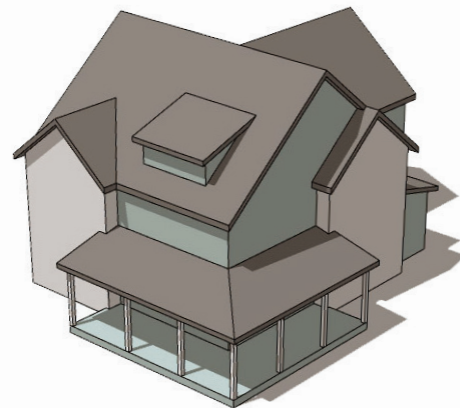


A successful porch functions as an extension of the indoor living spaces. As such it should be well-connected with, as opposed to isolated from, the interior living spaces. Note also that the above drawing depicts the minimum porch and building setbacks required by most of the House and Cottage building form types. (Drawing is from the following book: Onaran, K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural design for traditional neighborhoods. A VSI Publishing, p. 4).

3. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured “fake” siding surfaces shall be avoided.
- b. Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. In general the lighter materials should be placed above those of heavier weight.
- d. Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.



Above is an example of a desired composition where material (or color) changes happen along a vertical line at interior corners.

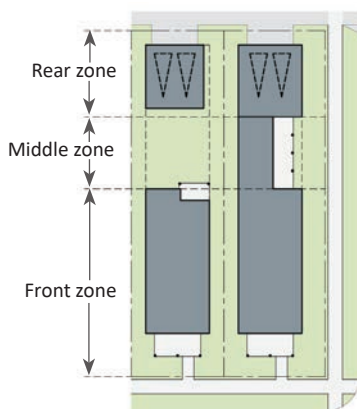
18.29.230 - COTTAGE BUILDING FORM TYPES: AN INTRODUCTION

Cottage building form types are crafted to encourage smaller buildings on smaller lots. Some of the cottage lots are deeper (Cottage, Side-Drive Cottage, Urban Cottage), and others are shallower (Compact Cottage, Side-Drive Compact Cottage, Compact Urban Cottage). The intention is to provide options for developers. Shallow lots provide opportunities for small lot subdivisions. Instead of providing large buildings on consolidated lots, these form types provide options to subdivide the larger parcels into smaller lots accommodating smaller buildings. This supports the Comprehensive Plan's objective of diversifying dwelling unit types and offering attainable housing options.

The following is a summary of intentions behind certain regulatory tools used to define Cottage building form types.

MULTIPLE BUILDING ENVELOPE ZONES (BEAs) ON A LOT:

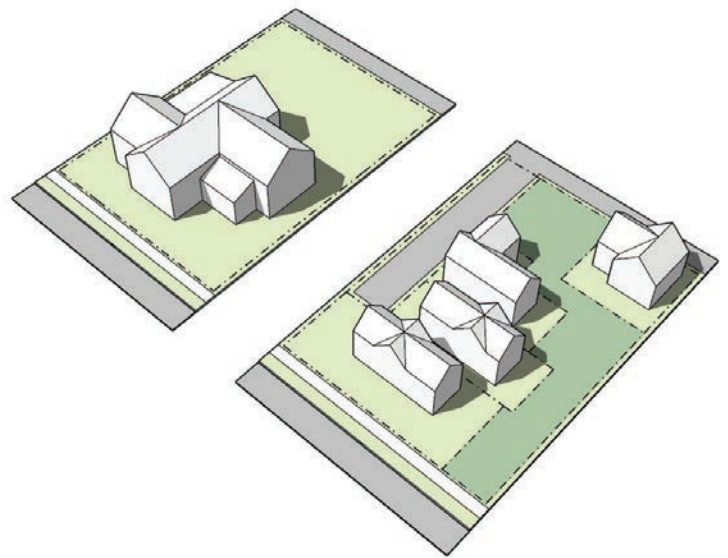
Similar to the House building form types, Cottages use multiple building envelope areas (BEAs) on the lot: the front, middle, and rear building envelope areas. This regulatory tool assigns to these zones different height limits, lot coverages, and in some cases, setbacks. The intention behind this tool is to pull the garage and secondary spaces, like studios, ancillary units, and home offices, away from the general building mass and create a dumbbell form. This reduces the overall building massing, especially as perceived side street. In some cases, the middle zone is not permitted to be built on. Multiple BEAs are only used for deep lots.



A lot diagram example with three building envelope areas (front, middle, rear) with different height, setback, and lot coverage requirements.

BUILDING SIZE:

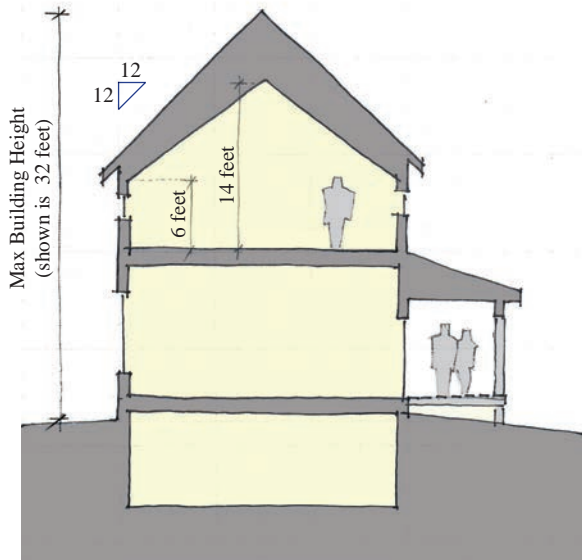
Cottage building form types introduce smaller lots with limited frontages. In order for these lots to function well the buildings placed on them need to be properly sized, which is crucial to create a balanced built environment. Therefore, controlling the building size is especially needed for cottages. The word "cottage" implies a small building. It also implies something pretty and cozy. It is hard to make a large building fit into a context where all other buildings are smaller. It is also difficult to design a small cottage that is not "cute" or not "attractive," and therefore not fit into any of Golden's neighborhood contexts, which is crucial to preserving and enhancing the small-town character of Golden. This is the reason why the maximum building size for a Cottage building form type varies between 1400 s.f. and 2400 s.f. The shallow and small lot sizes of the Cottage offer opportunities to subdivide large parcels into multiple Cottage lots. The intention behind this is to encourage multiple, small buildings rather than singular, large buildings.



An illustration that compares two development scenarios on a large lot (100 feet wide x 140 feet deep): on the left, a single large building that would be permitted by conventional zoning's "the larger the lot, the larger the building" rule (this size is not permitted by this code); on the right, a scheme that is possible via the Cottage building form type: four small cottages that are served by an alley spur. They front a common court (area with darker green). The total floor area on both scenarios are the same.

BUILDING HEIGHT:

Even though Cottages are smaller buildings, the large Cottage building form types specify height as thirty-five (35) feet maximum and smaller types as thirty-two (32) feet maximum. This provides enough room to allow and encourage pitched roof solutions that are common in Golden's traditional architecture. The height limitation in stories, which is 1 1/2 story maximum in all Cottage types, control the scale of the building and ensure that the cottages will fit sensitively into the neighborhood. Below is a section through a Cottage that is twenty-four (24) feet wide. The drawing shows that thirty-two (32) feet height gives enough space for a gable roof with 12:12 slope.



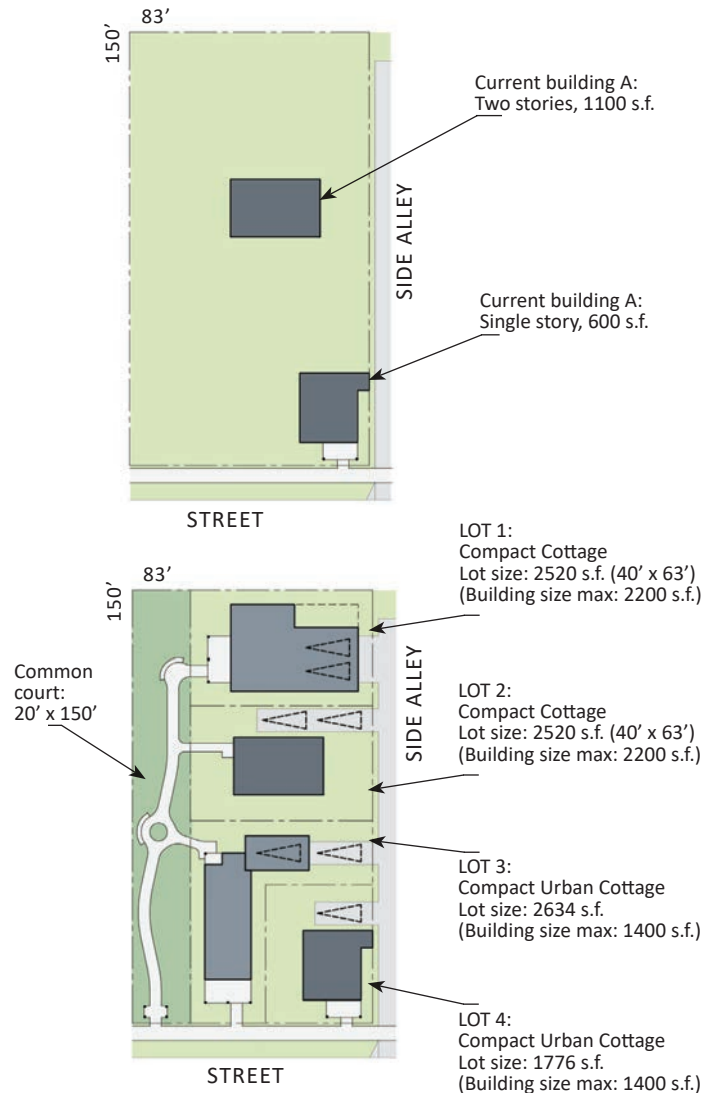
Above is a cross-section through a one and a half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet.

PORCH:

The porch is a common element in Golden's traditional neighborhood contexts where it provides a transition from the public sidewalk to the private house. Since the Cottage is a smaller building, extending the life into a functional outdoor space, such as the porch, becomes more important. On small lots with limited areas, porches provide an efficient transition from sidewalk to the indoor space without compromising privacy. A porch increases livability and controls the scale along the sidewalk and common courts. A porch creates a welcoming and neighborly front to the building. This is the reason why the Cottage building form types require a front porch with a minimum amount of floor area.

SHALLOW LOTS AND COMMON COURTS:

Shallow Lot Cottages are intended to provide opportunities for the subdivision of deep lots into smaller lots. When used along with common courts, they provide various layout possibilities. Below is an example of an existing lot with 83 feet of street frontage and a 150 feet depth. The parcel is accessed by a side alley and currently occupied by two structures; the building on the front is a small one story with a floor area of 600 s.f. and the building in the middle is a two-story house with a floor area of close to 1100 s.f.



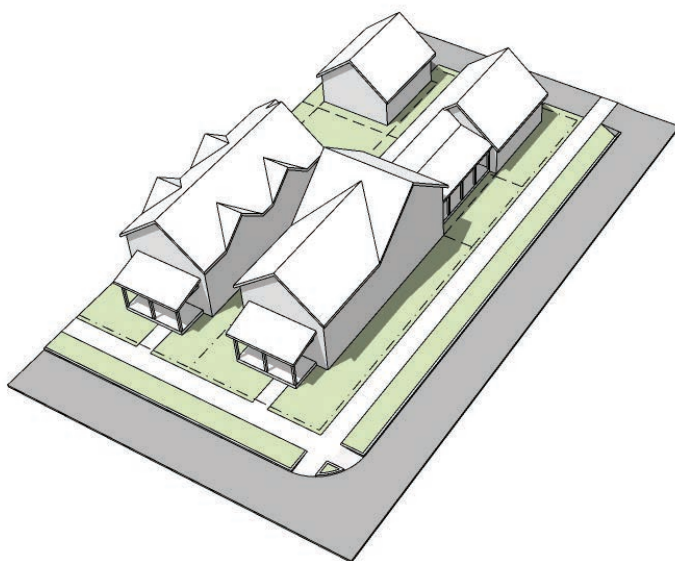
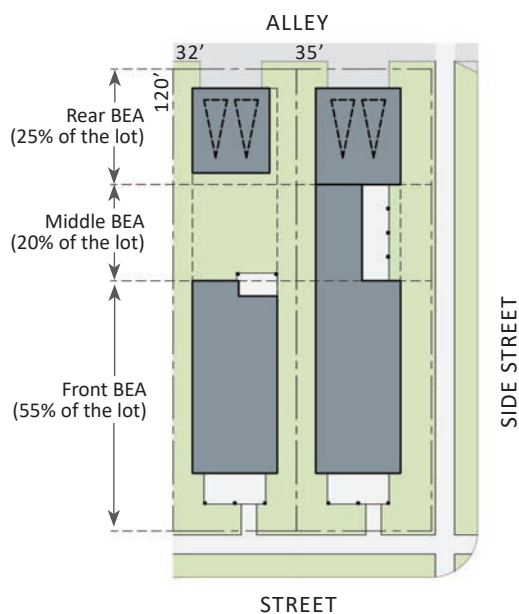
The second image above shows a possible subdivision layout with four Compact Cottage lots and a common court. This example also shows that, when desired, it is possible to preserve the existing structures via the use of shallow Cottage lots; an option that may be more desirable than demolishing the existing structures to accommodate new development.

COTTAGES

18.29.230.(1) - COTTAGE

Cottage building form type provides an opportunity for employing smaller structures on smaller lots where appropriate.

The Cottage lot has three building envelope areas (BEAs) with different heights and lot coverage percentages allowed. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Cottage lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	3200 s.f.
Minimum street frontage:	32 feet
Minimum depth:	85 feet

BUILDING SIZE:

Maximum total floor area:	2400 s.f.
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LOT COVERAGE:

Front BEA:	55% max.
Middle BEA:	45% max.
Rear BEA:	60% max.

HEIGHT:

Front BEA:	2 story / 35 feet max.
Middle BEA:	1 story / 18 feet max.
Rear BEA:	1 1/2 story / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood

Corridor building form zones

minimum porch size required within twenty feet of the front or side street property boundary 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

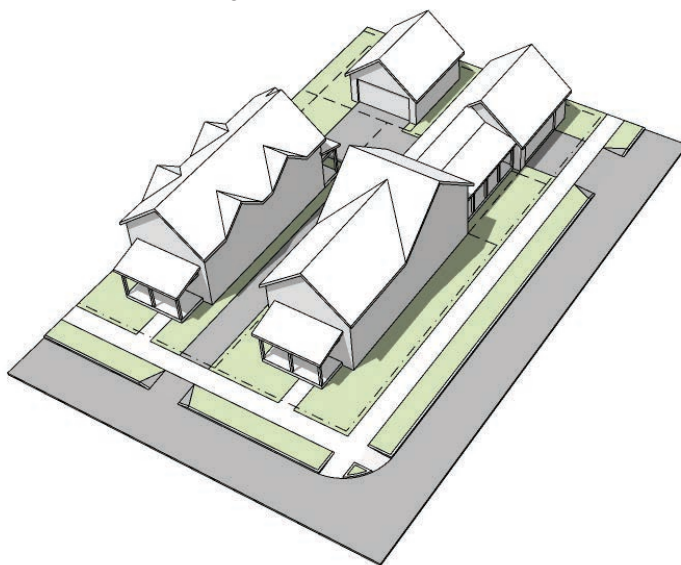
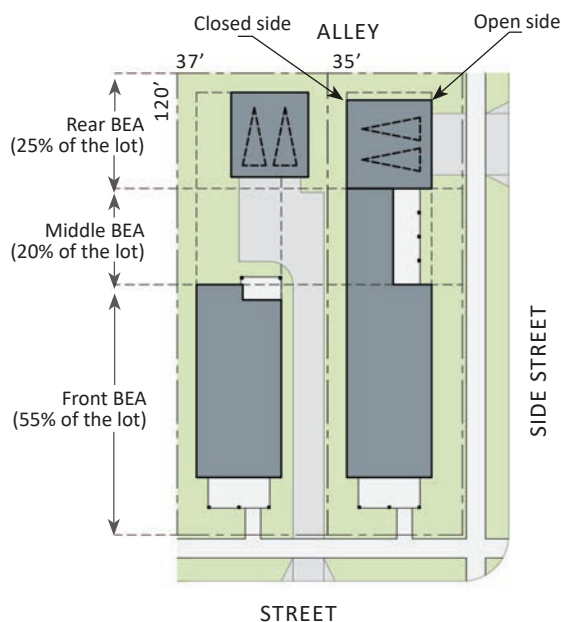
1. Cottage building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

COTTAGES

18.29.230.(2) - SIDE-DRIVE COTTAGE

Side-Drive Cottage building form type provides an opportunity for employing smaller structures on smaller lots where an alley is not provided.

The Side-Drive Cottage lot has an open side and a closed side, as well as three building envelope areas (BEAs) with different heights and lot coverage percentages. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Side-Drive Cottage lots: a street corner lot and the neighboring interior lot. The garage of the corner lot is accessed from the side street.

LOT :

Minimum lot size:	3400 s.f.
Minimum street frontage:	37 feet
Minimum depth:	85 feet

BUILDING SIZE:

Maximum total floor area:	2400 s.f.
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LOT COVERAGE:

Front BEA:	55% max.
Middle BEA:	45% max.
Rear BEA:	60% max.

HEIGHT:

Front BEA:	2 story / 35 feet max.
Middle BEA:	1 story / 18 feet max.
Rear BEA:	1 1/2 story / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at open side within front BEA	10 feet min.
Building at open side within middle BEA	15 feet min.
Building at open side within rear BEA	5 feet min.
Building at closed side	5 feet min.
Building at rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood	
Corridor building form zones	
minimum porch size required within twenty feet of the front or side street property boundary	100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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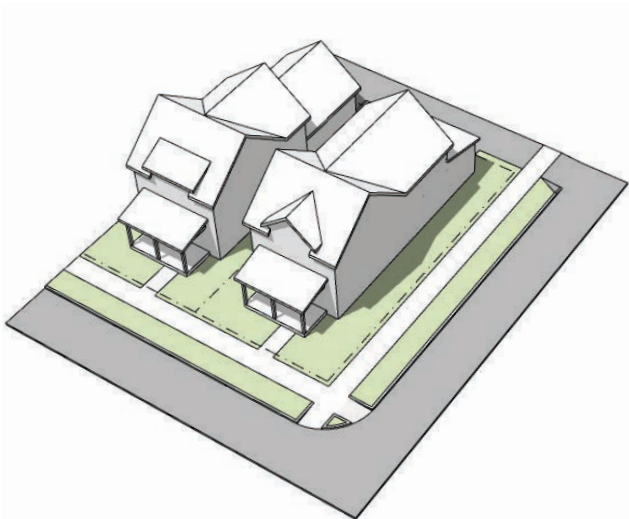
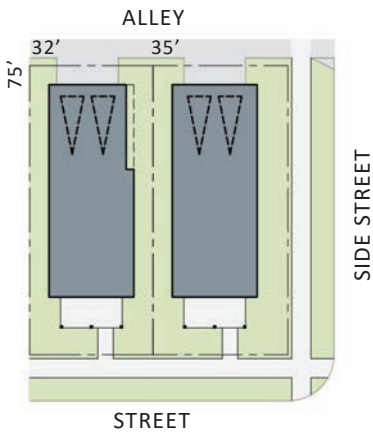
NOTES:

- Side-Drive Cottage building form type is permitted to be employed only on lots with no alley access.
- Garages on street corner lots shall be accessed by the side street
- Tandem parking counts for parking requirement.
- The driveway shall not be wider than 10 feet on the front property line, not be wider than 16 feet on the side street property line.
- Open side shall face south, south east, east, or south west, except for corner lots where the open side shall face the side street.

COTTAGES

18.29.230.(3) - COMPACT COTTAGE

Compact Cottage building form type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate. It also provide options for subdividing larger parcels via common courts and alley spurs when feasible.



Lot diagram and bird's-eye view perspective of two Compact Cottage lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	2240 s.f.
Maximum lot size:	3800 s.f.
Minimum street for common court frontage:	30 feet
Maximum lot depth	90 feet

BUILDING SIZE:

Maximum total floor area:	2200 s.f.
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HEIGHT:

2 story / 35 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front or side street property boundary	100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	1 space
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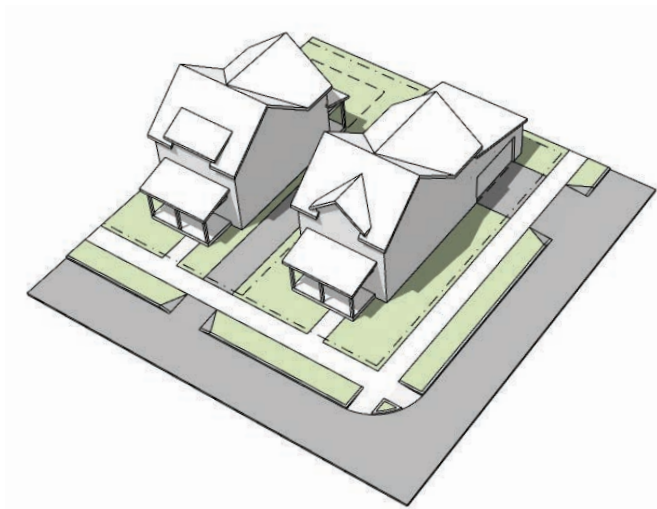
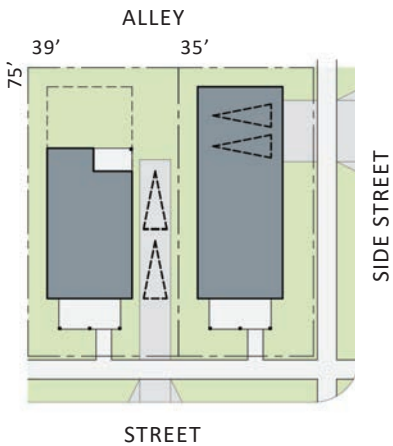
NOTES:

- 1. Compact Cottage building form type is permitted to be employed only on lots with alley access.
- 2. Compact Cottage lot type is permitted to have no street frontage, but only a common court frontage.
- 3. No curbcuts are allowed on street or side street.

COTTAGES

18.29.230.(4) - SIDE-DRIVE COMPACT COTTAGE

Side-Drive Compact Cottage building form type provides an opportunity for employing smaller structures on smaller and shallower lots where alleys are not provided. It also provide options for subdividing larger parcels via common courts and alley spurs when feasible.



Lot diagram and bird's-eye view perspective of two Side-Drive Compact Cottage lots: a street corner lot and the neighboring interior lot. The garage of the corner lot is accessed from the side street.

LOT :	
Minimum lot size:	2450 s.f.
Maximum lot size:	3800 s.f.
Minimum street frontage:	35 feet
Maximum lot depth:	90 feet

BUILDING SIZE:	
Maximum total floor area:	2200 s.f.

HEIGHT:	
	2 story / 35 feet max.

SETBACKS:	
Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	8 feet min.
Building at open side	10 feet min.
Building at closed side	5 feet min.
Building at rear	5 feet min.

PORCH:	
Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front or side street property boundary	100 s.f. min.

OFF-STREET PARKING:	
Minimum parking per lot:	1 space

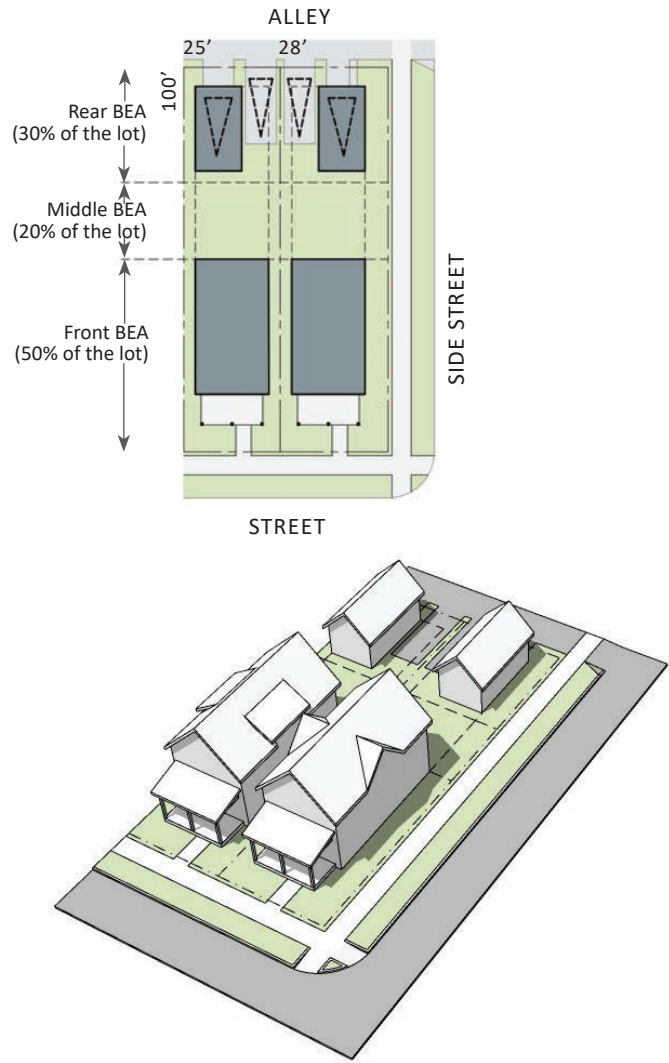
- NOTES:
- Side-Drive Compact Cottage building form type is permitted to be employed only on lots with no alley access.
 - Garages on street corner lots shall be accessed by the side street
 - The driveway shall not be wider than 10 feet on the front property line, not be wider than 16 feet on the side street property line.
 - Open side shall face south, south east, east, or south west, except for corner lots where the open side shall face the side street.

COTTAGES

18.29.230.(5) -URBAN COTTAGE

Urban Cottage building form type provides an opportunity for employing “tiny” structures on smaller lots in urban context where appropriate. This lot type permits a very limited lot width that cannot accommodate double-car garage. A single-car garage and a surface parking stall is a reasonable solution if two parking spaces are desired. In deeper lots, tandem parking may also be a good response.

The Urban Cottage lot has three building envelope areas (BEAs) with different heights and lot coverage percentages allowed. These are the front BEA, which is the first 50% of the lot from front, the rear BEA which is the 30% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Urban Cottage lots: a street corner lot and the neighboring interior lot.

LOT :

Minimum lot size:	2400 s.f.
Minimum street frontage:	25 feet
Minimum depth	80 feet

BUILDING SIZE:

Maximum total floor area:	1400 s.f.
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LOT COVERAGE:

Front BEA:	55% max.
Middle BEA:	No structure is permitted
Rear BEA:	No requirement

HEIGHT:

Front BEA:	1 1/2 story / 32 feet max.
Middle BEA:	No structure is permitted
Rear BEA:	1 story / 18 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	3 feet min.
Building at rear	3 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood
Corridor building form zones
minimum porch size required within twenty feet of
the front or side street property boundary 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	1 space
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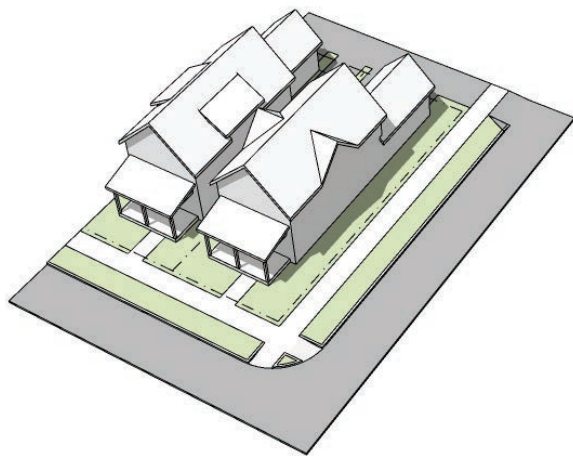
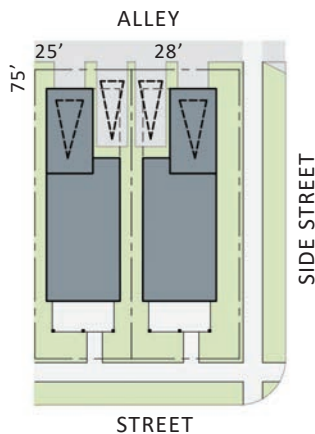
NOTES:

1. Urban Cottage building from type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.

COTTAGES

18.29.230.(6) - COMPACT URBAN COTTAGE

Compact Urban Cottage building form type provides an opportunity for employing “tiny” structures on smaller lots in urban context where appropriate. This lot type permits a very limited lot width that cannot accommodate double-car garage. A single-car garage and a surface parking is a reasonable solution if two parking spaces are desired. In deeper lots tandem parking may also be a good response.



Lot diagram and bird's-eye view perspective of two compact Urban Compact Cottage lots: a street corner lot and the neighboring interior

LOT :

Minimum lot size:	1600 s.f.
Maximum lot size:	2600 s.f.
Minimum street or common court frontage:	25 feet
Maximum lot depth	90 feet

BUILDING SIZE:

Maximum total floor area:	1400 s.f.
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HEIGHT:

1 1/2 story / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	3 feet min.
Building at rear	3 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood

Corridor building form zones

minimum porch size required within twenty feet of
the front or side street property boundary 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	1 space
--------------------------	---------

NOTES:

1. Compact Urban Cottage building form type is permitted to be employed only on lots with alley access.
2. Compact Urban Cottage building form type is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.

18.29.231 - DESIGN STANDARDS & GUIDELINES COTTAGES, COMPOUNDS, & CLUSTERS

The standards provided in this section apply to the cottage buildings employed within following building form types:

- Cottage
- Side-drive cottage
- Compact cottage
- Side-drive compact cottage
- Urban cottage
- Compact urban cottage
- Three-cottage compound
- Four-cottage compound
- Cluster of five cottages
- Cluster of six or more cottages
- Cluster of detached & attached cottages

For duplexes employed within Clusters please refer to Design Standards and Guidelines for Duplexes; for triplexes employed within Hidden Court Cluster please refer to Design Standards and Guidelines for Row Houses, for larger buildings employed within Courtyard Frontage Compound, please refer to Design Standards and Guidelines for Houses.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

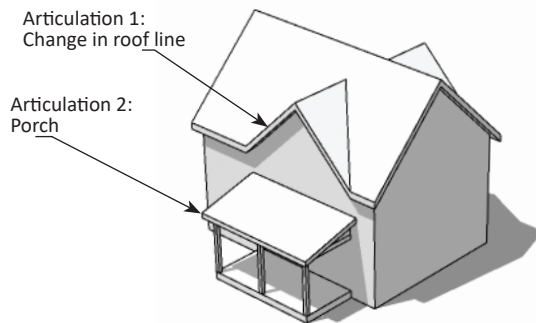
Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the cottages in Golden to have a simple building form with a few facade articulations.

- a. The primary building elevation facing the street or a common court shall have at least one articulation. Primary building elevations facing the street or a common court shall have no more than three articulations.
- b. Competition between articulations should be avoided. Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.

2. PORCH CHARACTERISTICS

Successful use of porches creates a semi-private living space, which also serves as a transition between the private indoors and the public realm. It also serves to create a human-scaled, interesting and walkable streetscape.

- a. A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.



Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- b. The porch elevation shall not be more than one step down from the finished floor of the home.
- c. Porches should be flush with finished floor level of the home when feasible.
- d. Wrapped porches are advised for cottages located on corner lots.
- e. A porch that is sized to accommodate significant amount of activities is especially important for a small cottage, where the living space is limited in size. Employ large porches when feasible.

3. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured "fake" siding surfaces shall be avoided.
- b. Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. In general the lighter materials should be placed above those of heavier weight.
- d. Since cottages are small buildings, single material and mono color solutions are acceptable.
- e. Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.

18.29.240 - COMPOUND BUILDING FORM TYPES: AN INTRODUCTION

Compounds are intended to provide the opportunity to, if desired, have multiple small buildings instead of one large building. Compounds are single ownership (not subdivided). Often in larger homes, there are multiple households. The Compound building form type provides an option for multiple households to continue living together, for additional income or otherwise, while providing more autonomy. For example, empty-nesters can have two units, live in one and rent the other. The intention is to provide options for developers as well. It provides a new alternative that allows for creating smaller buildings on larger or consolidated lots which supports the Comprehensive Plan's intention to diversify housing options.

The following is a summary of intentions behind certain regulatory tools used to define Compound building form type.

BUILDING SIZE:

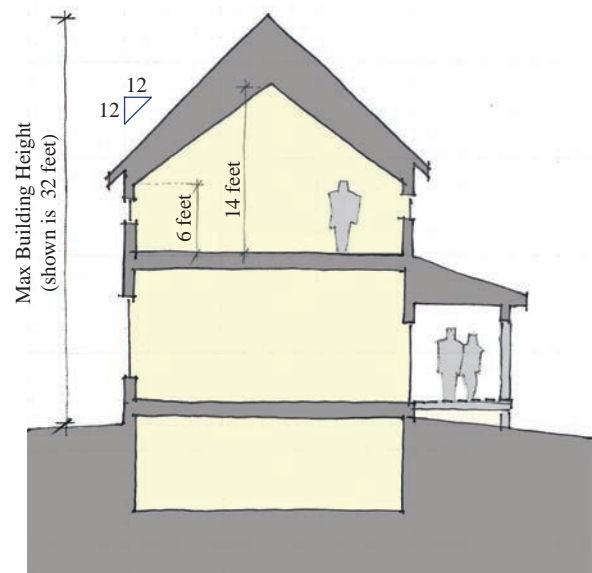
Since Compound building form types permit multiple cottages on a lot, controlling the size of each cottage is essential for a successful layout. The required maximum total floor area (3000 s.f. for Three-Cottage Compound lots) is the same for Village House building form type (see image below); the compound however permits the same total floor area in multiple buildings with no single cottage exceeding 1400 s.f. of floor area. The intention is to preserve the cottage scale and character and to contribute to the diversity of housing options, including small detached rental cottages.



Comparison of a House with total floor area of 3000 s.f. and a Three-Cottage Compound with total floor area of 3000 s.f. on the same size of lot with 50 feet frontage and 140 feet depth.

BUILDING HEIGHT:

The Compound scale is limited to one-and-a-half-story maximum and thirty-two (32) feet. The purpose is to provide enough height in feet to encourage gable and pitch roof solutions that are common in Golden's traditional architecture, and yet control the scale of the building by limiting the number of the stories. This ensures that the buildings will fit not only on small lots but also fit sensitively into the neighborhood. Below is a section through a cottage that is twenty-four (24) feet wide. The drawing shows that thirty-two (32) feet height gives enough space for a gable roof with 12:12 slope.

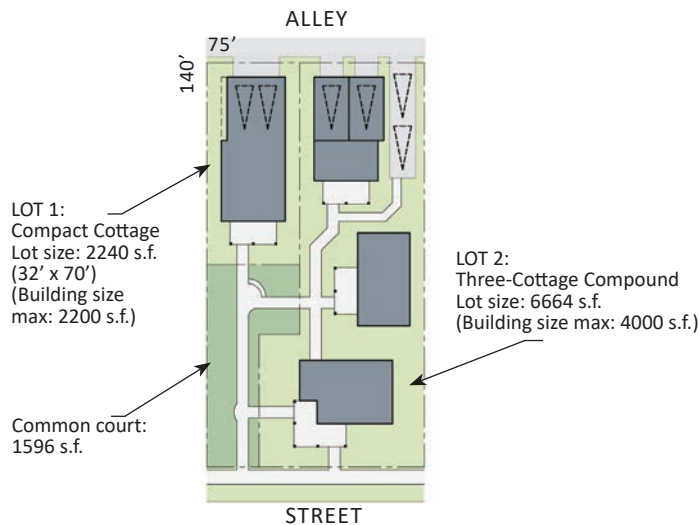


Above is a cross-section through a one-and-a-half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet.

PORCH:

The porch is a common element in Golden's traditional neighborhood contexts where it provides a transition from the public sidewalk to the private house. Since the cottages that form a Compound are smaller buildings, expanding life into a functional outdoor space, such as the porch, becomes more important. On Compounds with limited areas, porches provide an efficient transition from the outdoor to the indoor space without compromising privacy. A porch increases livability and controls the scale along the sidewalk and common courts. A porch creates a welcoming and neighborly front to the building. This is the reason why the Compound building form types require a front porch with a minimum amount of floor area.

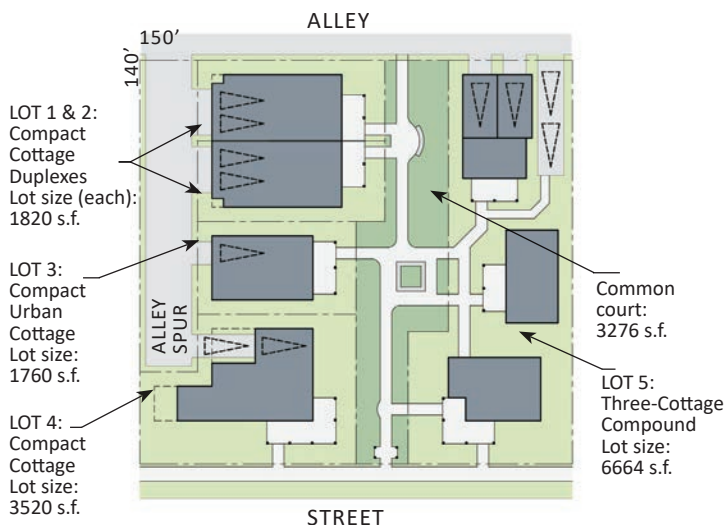
SHALLOW COTTAGE LOTS AND COMPOUNDS:



Compounds may be used together with shallow lot Cottages to subdivide larger parcels into smaller lots via creative site plan layouts. Above is an example of a lot comprised of one-and-a-half typical Golden lots (75 feet frontage, 140 feet depth). The lot is subdivided into three pieces: a common court and two developed lots, one being Three-Cottage compound, the other a Compact Cottage. The common court provides pedestrian access from the street to the Compact Cottage as well as to the rear cottages of the Compound.

OFF-STREET PARKING:

Off-street parking is often calculated per the number of bedrooms in a residential context. In many cases, a room which is labeled as a "study," which would require no parking stall, is used as a bedroom. Larger homes can house multiple people with multiple vehicles which often create street parking conflicts as well. Total floor area of a building is a better indicator for determining the parking need. For the compound building form types, if a structure has a floor area less than 1000 s.f., then one off-street parking space is required. A unit with a floor area of more than 1000 s.f. would require two spaces. The intention behind this way of determining parking requirements is to better respond to the parking demand, while not overdoing it. If there are too many spaces provided on a lot, it becomes less desirable for neighboring lots, which is why a maximum number of parking spaces is listed as well. For the Compounds, there needs to be a good balance. Tandem parking, as shown in the building form type diagrams, can accommodate multiple cars in tight spaces when assigned to the same unit.



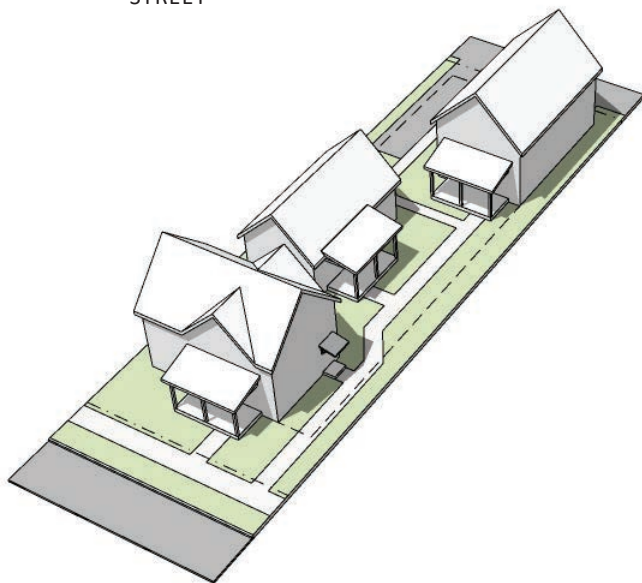
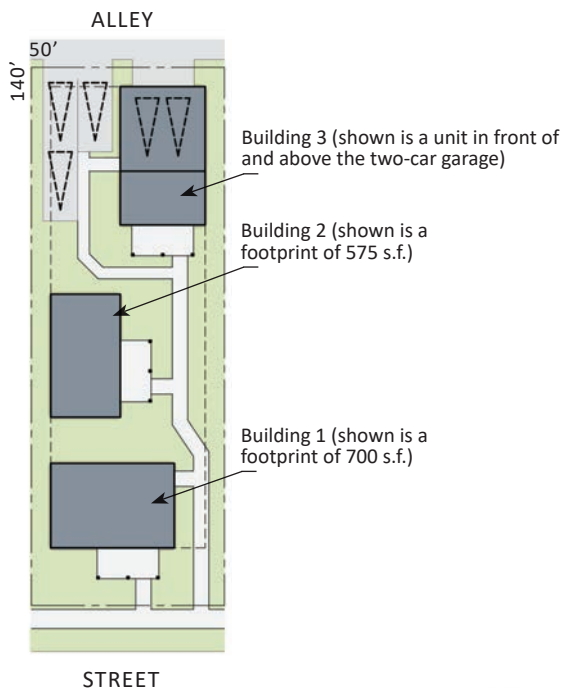
Above is another example where a larger lot (this time with 150 feet frontage and 140 feet depth) is subdivided into a Three-Cottage Compound and four shallow smaller Cottage lots (a Compact Cottage, and Urban Compact Cottage and two Urban Compact Duplexes). via a centrally located common court. The common court provides pedestrian access from the street to all four cottage lots and to the rear cottages of the compound. An alley spur provides vehicular access to cottage lots.

COMPOUNDS

18.29.240.(1) - THREE-COTTAGE COMPOUND

Three-Cottage Compound building form type provides opportunity for building three small buildings in lieu of a large single building to respond to market demand, and to provide more attainable options.

Two of the buildings are permitted to be rented for short or long term as long as the owner occupies the third building.



Lot diagram and bird's-eye view perspective of a Three-Cottage Compound lot.

LOT :

Minimum lot size:	6000 sf
Minimum street frontage:	46 feet

BUILDING SIZE:

Maximum total floor area:	3000 s.f.
Maximum number of detached buildings:	3
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	1400 s.f.

HEIGHT:

All buildings:	1 1/2 story / 32 feet max.
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SETBACKS:

Principal building at street	15 feet min.
Principal building at side street	15 feet min.
Porch at street	7 feet min.
Porch at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front property boundary	100 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	6 spaces

NOTES:

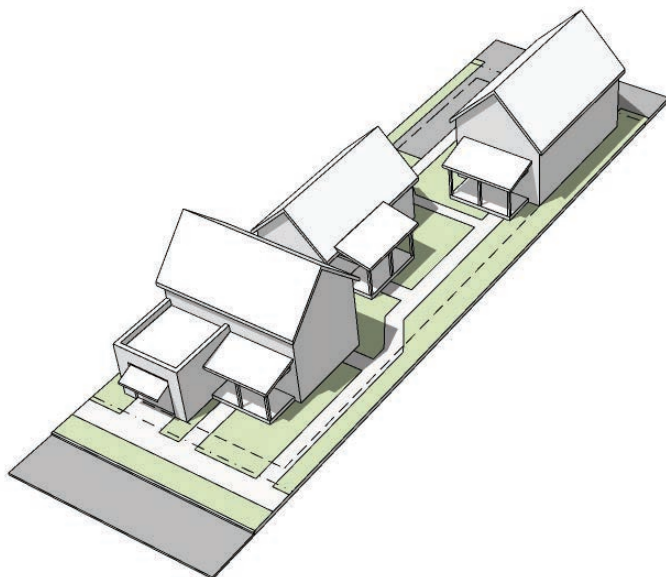
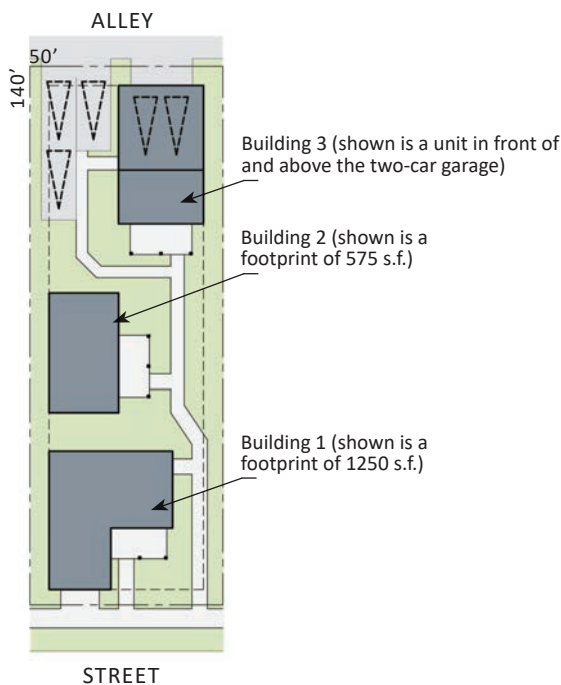
1. Three-Cottage Compound building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. No form of parking is permitted within 60 feet of the front (street) property line

COMPOUNDS

18.29.240.(2) - THREE-COTTAGE COMPOUND WITH SHOP

Three-Cottage Compound with Shop building form type is tailored to accommodate non-residential uses in a setting with a cottage-like scale and character where residential uses dwell alongside non-residential uses.

Two of the buildings are permitted to be rented for short or long term as long as the owner occupies the third building.



Lot diagram and bird's-eye view perspective of a Three-Cottage Compound with Shop lot.

LOT :

Minimum lot size:	6000 sf
Minimum street frontage:	46 feet

BUILDING SIZE:

Maximum total floor area:	3600 s.f.
Maximum number of detached buildings:	3
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	1800 s.f.

HEIGHT:

Within front 15 feet of the lot:	1 story max. / 18 feet max.
Remainder of the lot:	1 1/2 story / 32 feet max.

SETBACKS:

Principal building at street	
along one-third of the frontage:	4 feet min.
along two-third of the frontage:	15 feet min.
Principal building at side street	
along one-fourth of the frontage:	4 feet min.
along three-fourth of the frontage:	15 feet min.
Porch at street	7 feet min.
Porch at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Neighborhood Corridor and Main Street A building form zones	
minimum porch size required within twenty feet of the front property boundary	80 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	7 spaces

NOTES:

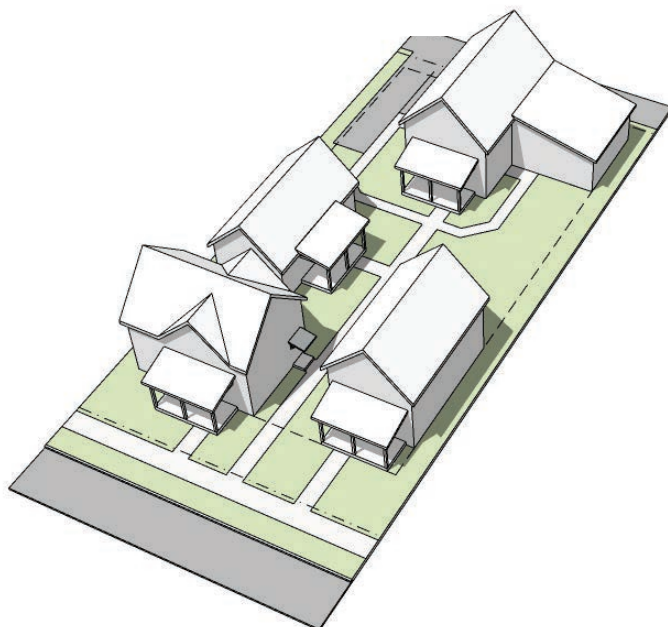
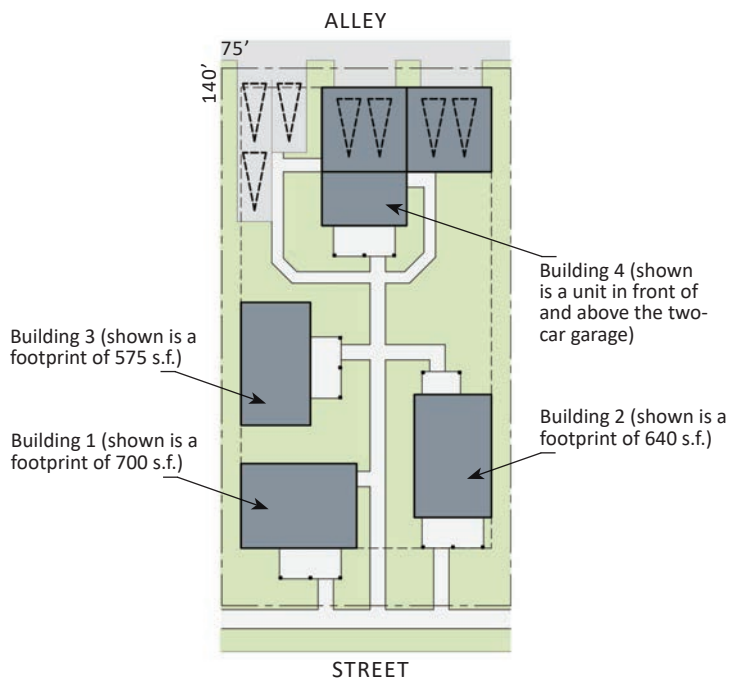
1. Three-Cottage Compound with Shop building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. No form of parking is permitted within 60 feet of the front (street) property line.

COMPOUNDS

18.29.240.(3) - FOUR-COTTAGE COMPOUND

Four-Cottage Compound building form type provides opportunity for building four small buildings in lieu of a large single building to respond to market demand, and to provide more attainable options.

Three of the buildings are permitted to be rented for short or long term as long as the owner occupies the fourth building.



Lot diagram and bird's-eye view perspective of a Four-Cottage Compound lot.

LOT :

Minimum lot size:	8000 s.f.
Minimum street frontage:	70 feet

BUILDING SIZE:

Maximum total floor area:	4000 s.f.
Maximum number of detached buildings:	4
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	1400 s.f.

HEIGHT:

All buildings:	1 1/2 story / 32 feet max.
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SETBACKS:

Principal building at street	15 feet min.
Principal building at side street	15 feet min.
Porch at street	7 feet min.
Porch at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front property boundary	100 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	9 spaces

NOTES:

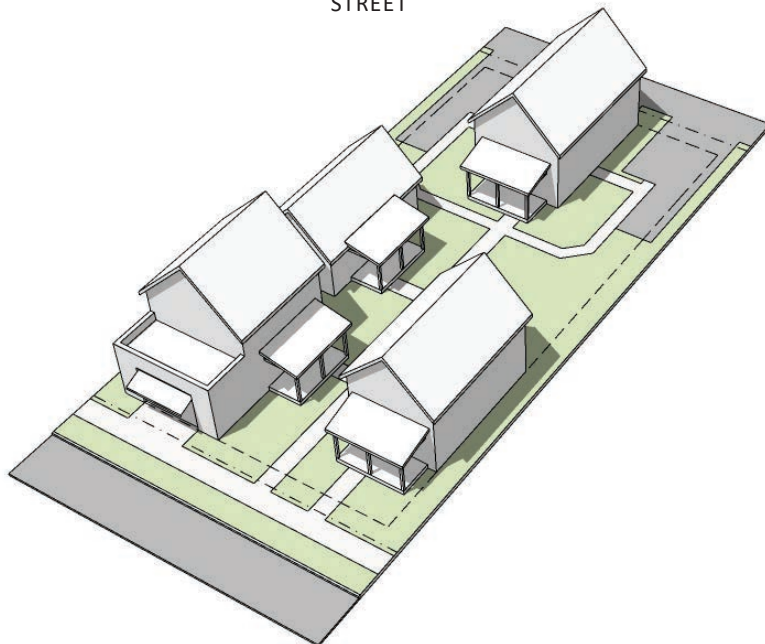
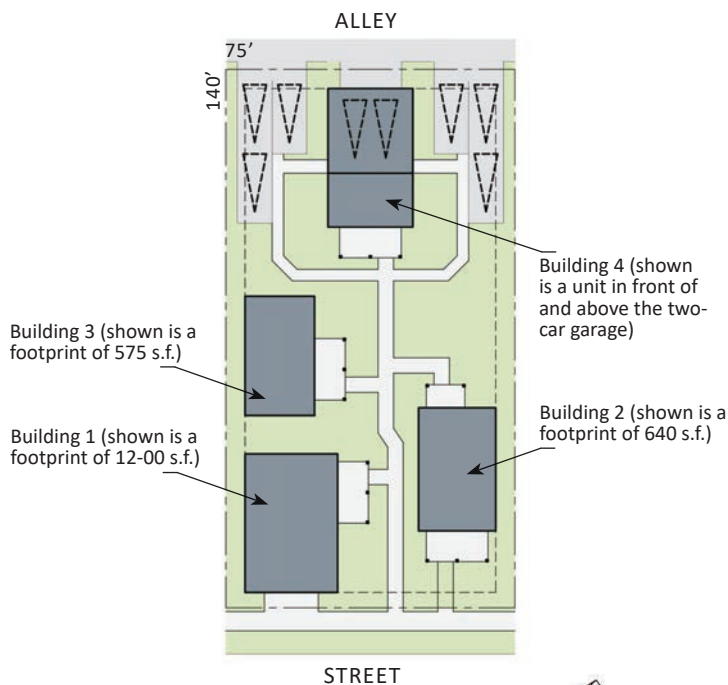
1. Four-Cottage Compound with Shop building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. No form of parking is permitted within 60 feet of the front (street) property line

COMPOUNDS

18.29.240.(4) - FOUR-COTTAGE COMPOUND

Four-Cottage Compound with Shop building form type is tailored to accommodate non-residential uses in a setting with a cottage-like scale and character where residential uses dwell alongside the non-residential uses.

Three of the buildings is permitted to be rented for short or long term as long as the owner occupies the fourth building.



Lot diagram and bird's-eye view perspective of a Four-Cottage Compound with Shop lot.

LOT :

Minimum lot size:	8000 s.f.
Minimum street frontage:	70 feet

BUILDING SIZE:

Maximum total floor area:	4600 s.f.
Maximum number of detached buildings:	4
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	1800 s.f.

HEIGHT:

Within front 15 feet of the lot:	1 story max. / 18 feet max.
Rest of the lot:	1 1/2 story / 32 feet max.

SETBACKS:

Principal building at street	
along one-third of the frontage:	4 feet min.
along two-third of the frontage:	15 feet min.
Principal building at side street	
along one-fourth of the frontage:	4 feet min.
along three-fourth of the frontage:	15 feet min.
Porch at street	7 feet min.
Porch at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Neighborhood Corridor and Main Street A building form zones	
minimum porch size required within twenty feet of the front property boundary	80 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	10 spaces

NOTES:

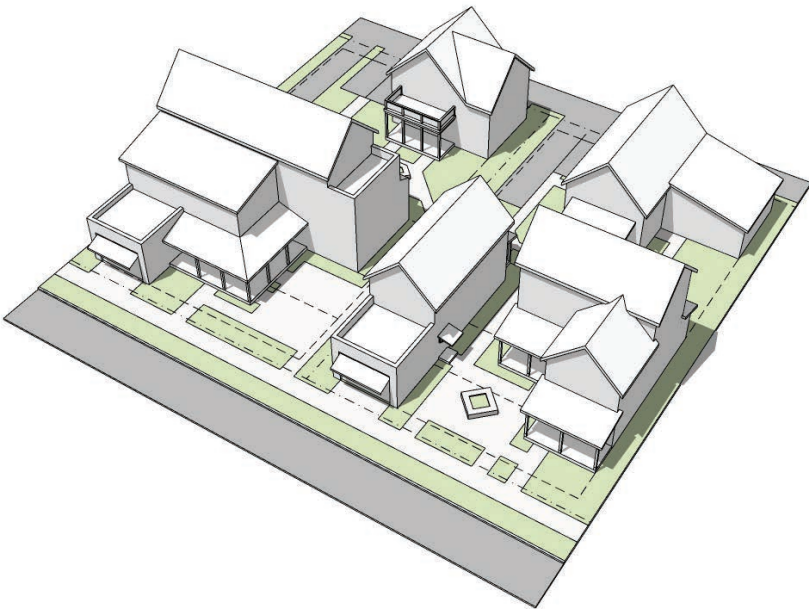
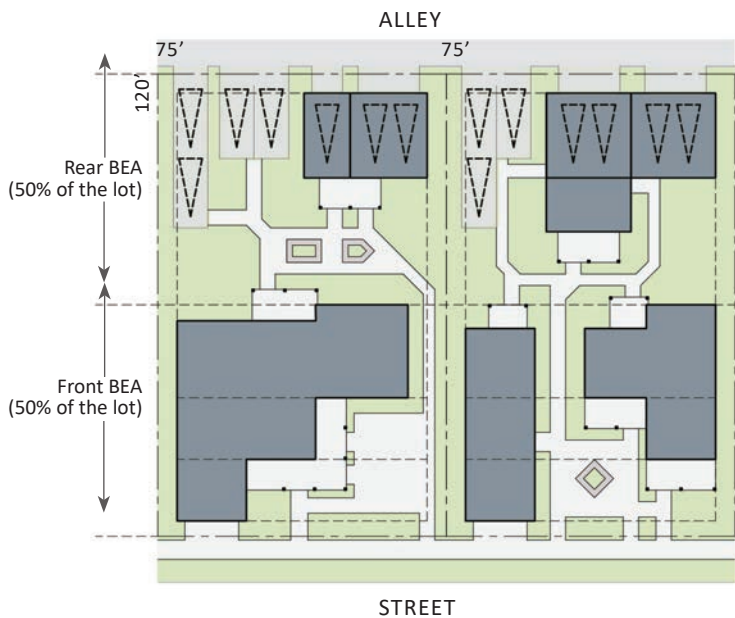
1. Three-Cottage Compound with Shop building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. No form of parking is permitted within 60 feet of the front (street) property line.

COMPOUNDS

18.29.240.(5) - COURTYARD FRONTAGE COMPOUND

Courtyard Frontage Compound building form type is tailored to accommodate larger businesses, together with residential uses in larger buildings, but still in a cottage-like setting.

It has two building envelope areas (BEAs) with different height and setback requirements. These are the front BEA, which is the first 50% of the lot from front, and the rear BEA which is the remaining 50%.



Lot diagram and bird's-eye view perspective of two Courtyard Frontage Compound lots: one having a larger single building, the other having two buildings on the front zones.

LOT :

Minimum lot size:	8000 s.f.
Minimum street frontage:	65 feet

BUILDING SIZE:

Maximum total floor area within the front BEA:	4000 s.f.
Maximum total floor area within the rear BEA:	1200 s.f.
Maximum number of detached buildings:	4
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	4000 s.f.

HEIGHT:

Within front 20 feet of the lot:	1 story max. / 18 feet max.
Within 20 feet to 36 feet of the lot:	2 stories / 32 feet max.
Remainder of the front BEA:	2 1/2 stories / 40 feet max.
Rear BEA:	1 1/2 stories / 32 feet max.

SETBACKS:

Buildings at street	
along one quarter of the frontage:	4 feet min.
along second quarter of the frontage:	20 feet min.
along the remaining half of the frontage:	36 feet min.
Buildings at side street	
first two stories	8 feet min.
third story (which is a half story)	18 feet min.
Porch at street	4 feet min.
Porch at side street	4 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Neighborhood Corridor and Main Street A building form zones	
minimum porch size required within twenty feet of the front property line	100 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	10 spaces

NOTES:

1. Courtyard Frontage Compound building form type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. No form of parking is permitted within the front zone of the lot.

18.29.241 - DESIGN STANDARDS & GUIDELINES COTTAGES, COMPOUNDS, & CLUSTERS

The standards provided in this section apply to the cottage buildings employed within following building form types:

- Cottage
- Side-drive cottage
- Compact cottage
- Side-drive compact cottage
- Urban cottage
- Compact urban cottage
- Three-cottage compound
- Four-cottage compound
- Cluster of five cottages
- Cluster of six or more cottages
- Cluster of detached & attached cottages

For duplexes employed within Clusters please refer to Design Standards and Guidelines for Duplexes; for triplexes employed within Hidden Court Cluster please refer to Design Standards and Guidelines for Row Houses, for larger buildings employed within Courtyard Frontage Compound, please refer to Design Standards and Guidelines for Houses.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

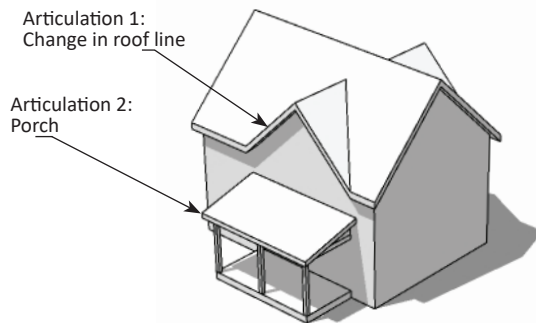
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- a. The primary building elevation facing the street or a common court shall have at least one articulation. Primary building elevations facing the street or a common court shall have no more than three articulations.
- b. Competition between articulations should be avoided. Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.

2. PORCH CHARACTERISTICS

Successful use of porches creates a semi-private living space, which also serves as a transition between the private indoors and the public realm. It also serves to create a human-scaled, interesting and walkable streetscape.

- a. A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.



Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- b. The porch elevation shall not be more than one step down from the finished floor of the home.
- c. Porches should be flush with finished floor level of the home when feasible.
- d. Wrapped porches are advised for cottages located on corner lots.
- e. A porch that is sized to accommodate significant amount of activities is especially important for a small cottage, where the living space is limited in size. Employ large porches when feasible.

3. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured "fake" siding surfaces shall be avoided.
- b. Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. In general the lighter materials should be placed above those of heavier weight.
- d. Since cottages are small buildings, single material and mono color solutions are acceptable.
- e. Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.

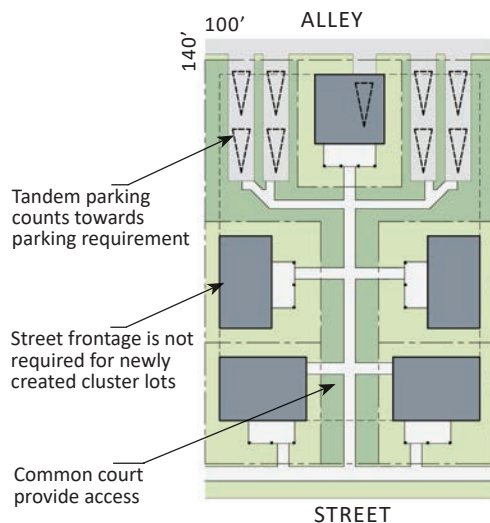
18.29.250 - CLUSTER BUILDING FORM TYPES: AN INTRODUCTION

Cluster building form types provide an opportunity to subdivide larger parcels into small, fee simple lots. Considering that there is a high demand for small dwelling units, but limited supply in the market, Cluster building form types address the Comprehensive Plan's objectives of diversifying housing options and offering attainable choices. Cluster building form types are intended to provide flexibility in deep and large parcels obtained by consolidating several lots.

The following is a summary of intentions behind certain regulatory tools used to define Cluster building form types.

LOT SIZE :

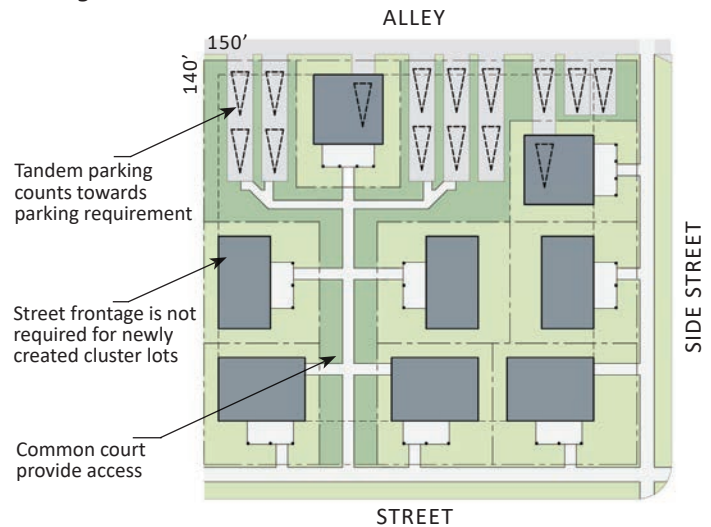
Cluster building form types state a minimum lot size for the lot prior to the subdivision and a minimum lot size for the small lots created after the subdivision. As stated above, Cluster building form types are created to provide layout options that employ multiple small cottages rather than one large building, such as a multi-family attached building, which proved to be incompatible in certain contexts. Multiple smaller cottage solutions are compatible with the size and scale of current buildings, especially in core neighborhoods in older parts of Golden.



In the example presented above, for instance, a large lot (with 100 feet frontage and 140 feet depth) is subdivided into five smaller lots. The green court (indicated by the darker shade of green) provides access from the street and parking to the cottages.

BUILDING SIZE:

Cluster building form types limit the total floor area of all cottages to be built on the newly created lots by assigning a maximum to the original parcel boundary. In addition, they limit the size of each cottage by assigning a maximum floor area. The intention is to provide development opportunities in a way that preserves a cottage scale and character and responds to the market demand for a diversity of housing options, including small cottages.



Lot size: 140 feet x 150 feet = 21,000 s.f.

Number of lots/buildings: 21,000 s.f. / 2,600 s.f. = 8.07 : 8 lots/buildings

Maximum total floor area: 8 buildings x 1000 s.f. = 8,000 s.f.

Maximum floor area per building: 1400 s.f.



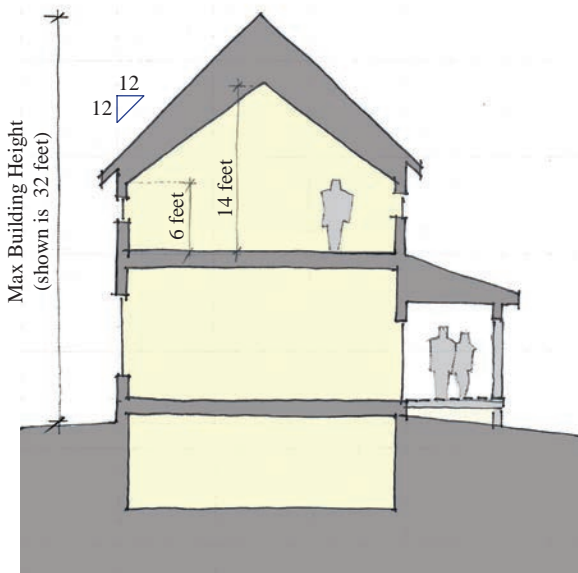
Above is an example of large street corner lot (150 feet by 140 feet or 21,000 s.f., subdivided to eight smaller lots. Three lots face the street, two face the side street, three face the common court.

FRONTAGE:

Cluster building form types permit lots to only have frontage to a common court. Street frontage is not required. The intention behind this is to provide flexibility in site planning and to encourage proper use of the common courts.

BUILDING HEIGHT:

Except for the Hidden Court Cluster, the Cluster building form types limit the height to a one-and-a-half-story maximum and thirty-two (32) feet. The purpose is to provide enough height in feet to encourage gable and pitch roof solutions that are common in Golden's traditional architecture, and yet control the scale of the building by limiting the number of the stories. This ensures that the buildings will fit not only on small lots but also fit sensitively into the neighborhood. Below is a section through a cottage that is twenty-four (24) feet wide. The drawing shows that thirty-two (32) feet height gives enough space for a gable roof with 12:12 slope.



Above is a cross-section through a one-and-a-half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet.

SIZE OF THE GREEN COURT:

The green court size is required to be a certain percentage of the entire lot. This percentage diminishes slightly if the lot is located on a street corner because there is more opportunity for street frontage. Therefore, there is less need for a common court for the cottages to face. The intention behind this requirement is to ensure the livability of the cluster. When the unit is small, the surrounding amenities become more important. Even though the requirement is modest, a common court is an important amenity in a cluster.

OFF-STREET PARKING:

Cluster building form types permit off-street parking to be located within a tract commonly owned by the members of the cluster. Off-street parking is often calculated per the number of bedrooms in a residential context. A room which is labeled as a "study," which would require no parking stall, is often a bedroom. Larger homes can house multiple people with multiple vehicles which often create street parking conflicts as well. Total floor area of a building is a better indicator for determining the parking need. If a structure is less than 1000 s.f., then 1 space is required, and a structure with more than 1000 s.f. would require two spaces. The intention behind the parking requirements in the Cluster Building Form Type is to understand and respond to the parking demand, while not requiring too much. If there are too many spaces provided on a lot, it becomes less desirable for neighboring lots. There is also a maximum as these units are meant to be a more attainable housing option. For the Cluster Building Form Type, there needs to be a good balance. Tandem parking, as shown in the building form type diagrams, is a slight inconvenience when assigned to the same unit, however, it accommodates multiple cars in tight spaces.

PORCH:

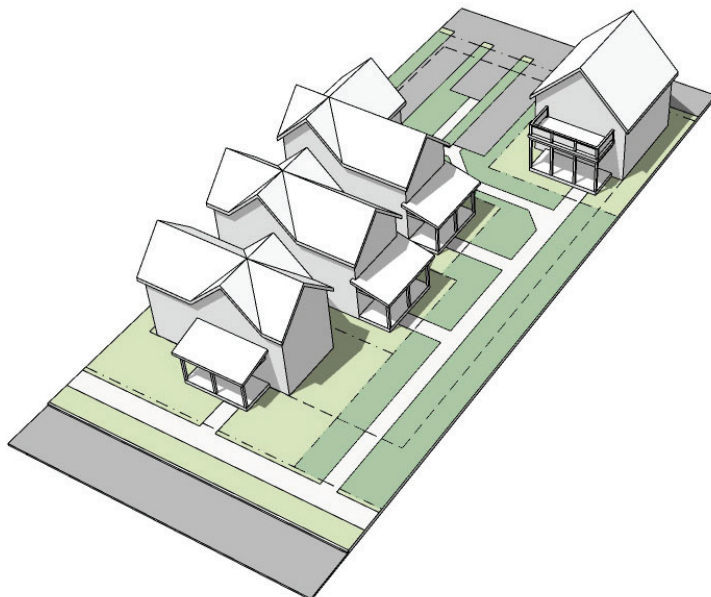
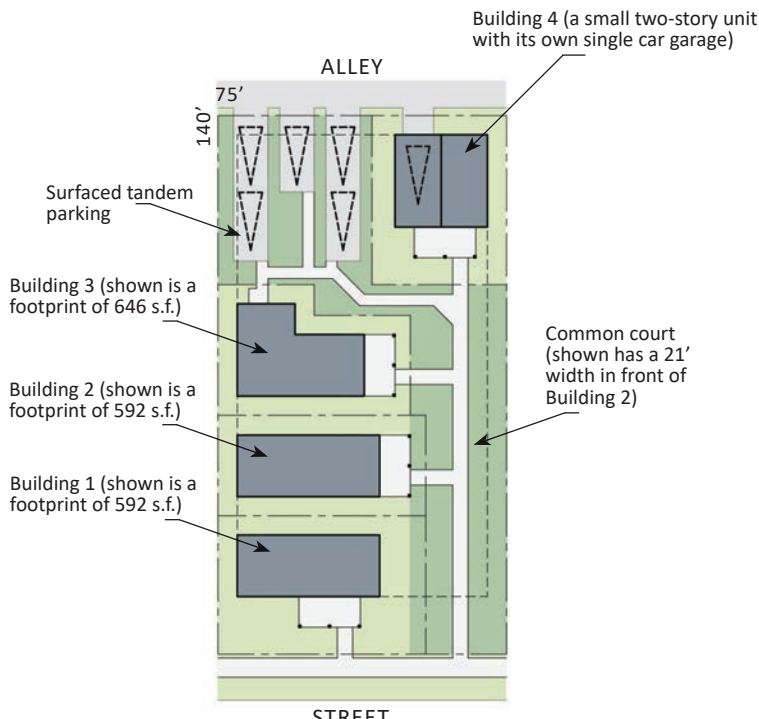
The porch is a common element in Golden's traditional neighborhood contexts where it provides a transition from the public sidewalk to the private house. Since the cottages that form a Cluster are smaller buildings, expanding life into a functional outdoor space, such as the porch, becomes more important. In Clusters with limited areas, porches provide an efficient transition from the outdoor to the indoor space without compromising privacy. A porch increases livability and controls the scale along the sidewalk and common courts. A porch creates a welcoming and neighborly front to the building. This is the reason why the Cluster building form types require a front porch with a minimum amount of floor area.

CLUSTERS

18.29.250.(1) - CLUSTER OF FOUR COTTAGES

Cluster of Four Cottages building form type provides an opportunity for cluster housing.

Cluster of Four Cottages building form type permits the land to be subdivided into smaller lots and owned independently, if preferred. The frontage requirement shall be fulfilled either by street or common court frontage. This building form type is permitted to be employed without creating new lots, where all structures may be under one ownership, persons or an HOA.



Lot diagram and bird's-eye view perspective of a Cluster of Four Cottages.

LOT :

Minimum lot size before subdivision:	9000 s.f.
Minimum lot size after subdivision:	1400 s.f.
Minimum street frontage before subdivision:	70 feet
Minimum street or common court frontage for each individual newly subdivided lot	22 feet

BUILDING SIZE:

Maximum total floor area:	4000 s.f.
Maximum number of detached buildings:	4
Minimum separation in between buildings:	10 feet
Maximum total floor area per building:	1400 s.f.

HEIGHT:

All buildings:	1 1/2 story / 32 feet max.
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SETBACKS:

Buildings at street	15 feet min.
Buildings at common court	12 feet min.
Buildings at side street	15 feet min.
Porches at street	7 feet min.
Porches at common court	4 feet min.
Porches at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley or rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required within twenty feet of the front property boundary	90 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	7 spaces

NOTES:

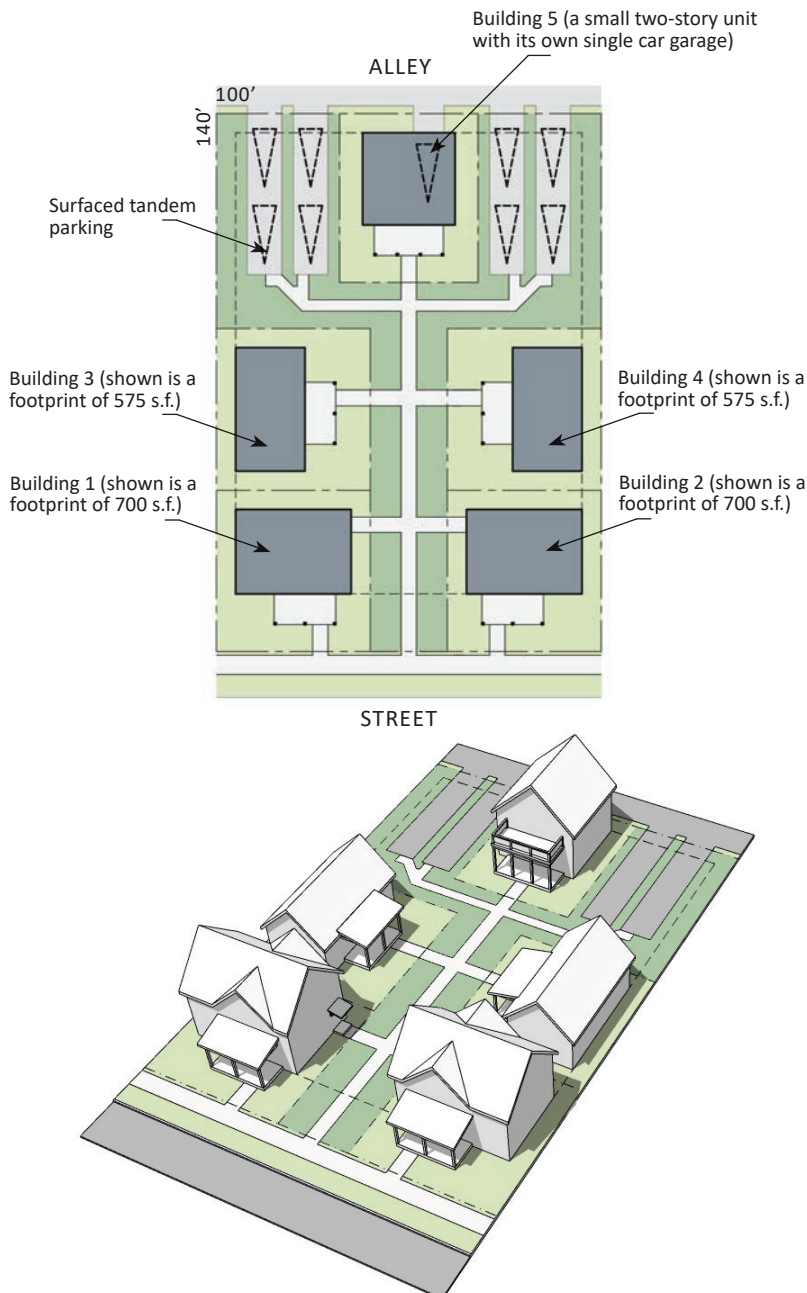
1. If subdivision is pursued, a portion of the total lot area shall be reserved for a common court and parking (as an outlot). On regular lots a minimum of 36%, on street corner lots a minimum of 32%. Parking need not be located within newly created small lots, but is permitted to be located within the outlot.
2. Cluster of four cottages building form type is permitted to be employed only on lots with alley access.
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No form of parking is permitted within 60 feet of the front (street) property line.

CLUSTERS

18.29.250.(2) - CLUSTER OF FIVE OR MORE COTTAGES

Cluster of Five or More Cottages building form type provides an opportunity for cluster housing.

Cluster of Five or more Cottages building form type permits the land to be subdivided into smaller lots and owned independently, if preferred. The frontage requirement shall be fulfilled either by street or common court frontage. This building form type is permitted to be employed without creating new lots, where all structures may be under one ownership, persons or an HOA.



LOT :

Minimum lot size before subdivision:	12000 s.f.
Minimum lot size after subdivision:	1400 s.f.
Minimum street frontage before subdivision:	96 feet
Minimum street or common court frontage for each individual newly subdivided lot	22 feet

BUILDING SIZE:

Maximum number of detached buildings:	Lot area divided by 2600 s.f.
Maximum total floor area:	Number of buildings x 1000 s.f.
Minimum separation in between buildings:	10 feet
Maximum total floor are per building:	1400 s.f.

HEIGHT:

All buildings:	1 1/2 story / 32 feet max.
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SETBACKS:

Buildings at street	15 feet min.
Buildings at common court	12 feet min.
Buildings at side street	15 feet min.
Porches at street	7 feet min.
Porches at common court	4 feet min.
Porches at side street	7 feet min.
All structures at side	5 feet min.
All structures at alley or rear	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front property boundary	120 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces

NOTES:

1. A minimum of 32% of the total lot area on street corner lots, a minimum of 36% of the total lot area on regular lots, shall be reserved as a common court and parking. Parking need not be located within newly created small lots, but is permitted to be located within the outlot.
2. Cluster of five or more cottages building form type is permitted to be employed only on lots with alley access.
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No form of parking is permitted within 60 feet of the front (street) property line.

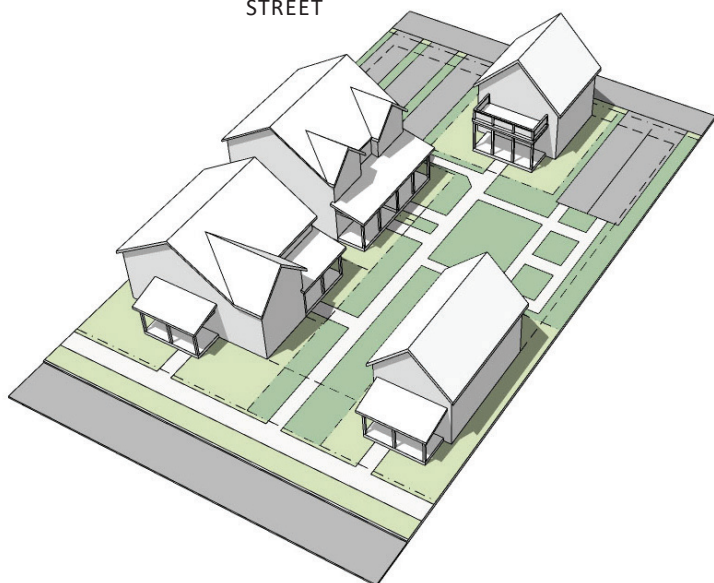
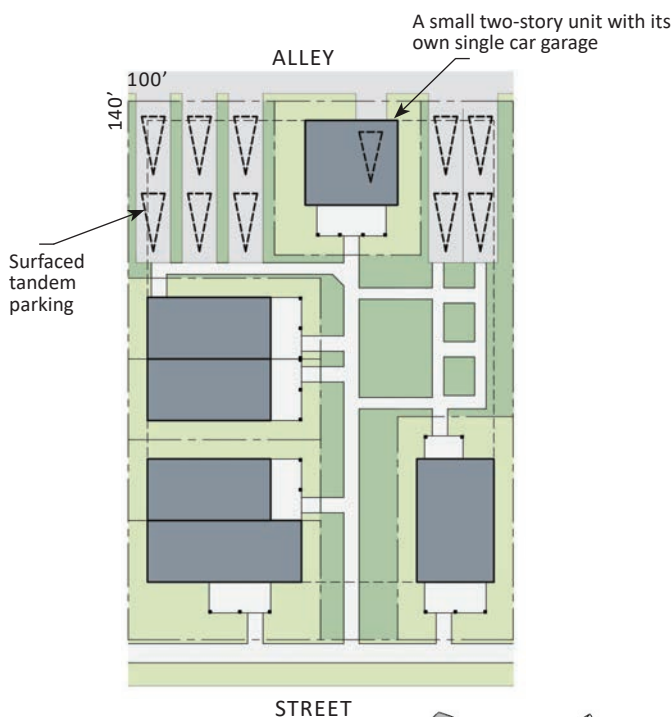
Lot diagram and bird's-eye view perspective of a Cluster of Five Cottages.

CLUSTERS

18.29.250.(3) - CLUSTER OF DETACHED AND ATTACHED COTTAGES

Cluster of Detached and Attached Cottages building form type provides an opportunity for cluster housing.

Cluster of Detached and Attached Cottages building form type permits the land to be subdivided into smaller lots and owned independently. Only cottages and duplex buildings are permitted within this building form type. The frontage requirement shall be fulfilled either by street or common court frontage. This building form type is permitted to be employed as well without creating new lots, where all structures may be under one ownership, persons or an HOA.



Lot diagram and bird's-eye view perspective of a Cluster of Four Duplex units and two detached Cottages.

LOT :

Minimum lot size before subdivision:	12000 s.f.
Minimum lot size after subdivision:	1000 s.f.
Minimum street frontage before subdivision:	96 feet
Minimum street or common court frontage for each individual newly subdivided lot	20 feet

BUILDING SIZE:

Maximum number of detached or attached buildings:	lot area divided by 2300 s.f.
Maximum total floor area:	number of buildings x 1000 s.f.
Minimum separation in between buildings:	10 feet
Maximum total floor area per detached building:	1400 s.f.
Maximum total floor area per duplex (both sides):	2200 s.f.

HEIGHT:

All buildings:	1 1/2 story / 32 feet max.
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SETBACKS:

Buildings at street	15 feet min.
Buildings at common court	12 feet min.
Buildings at side street	8 feet min.
Porches at street	7 feet min.
Porches at common court	4 feet min.
Porches at side street	4 feet min.
All structures at side	5 feet min.
All structures at alley	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones	
minimum porch size required within twenty feet of the front property boundary	120 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	9 spaces

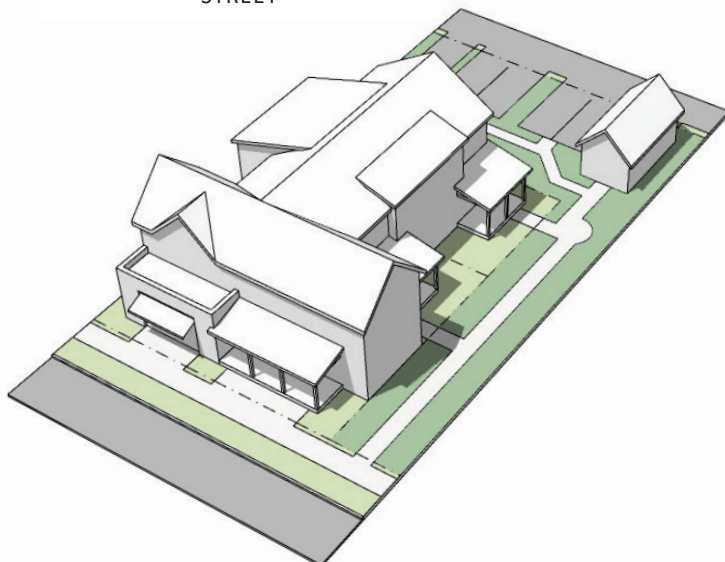
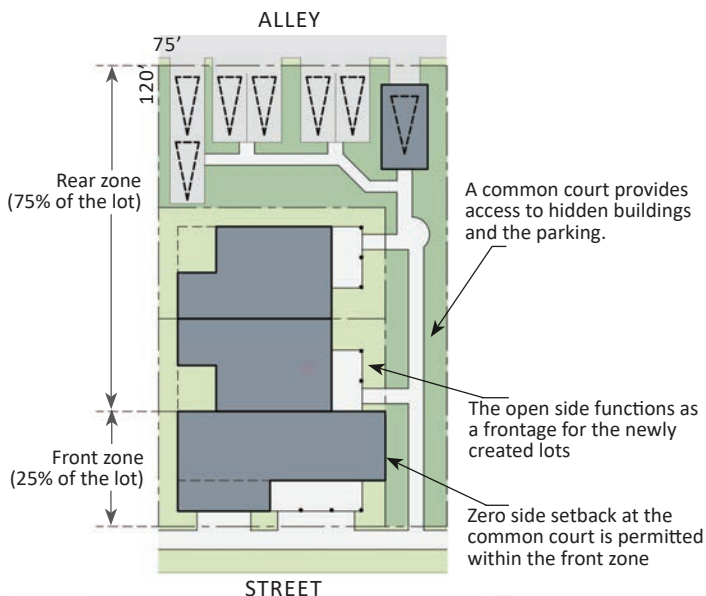
NOTES:

1. A minimum of 32% of the total lot area on street corner lots, a minimum of 36% of the total lot area on regular lots, shall be reserved as a common court and parking. Parking need not be located within newly created small lots, but is permitted to be located within the outlot.
2. Cluster of Attached and Detached Cottages is permitted to be employed only at lots with alley access.
3. No curbscuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No form of parking is permitted within 60 feet of the front (street) property line

CLUSTERS

18.29.250.(4) - HIDDEN COURT CLUSTER WITH SHOP

Hidden Court Cluster with Shop building form type permits three attached buildings. It also permits the land to be subdivided into smaller lots and owned independently. This building form type is permitted to be employed without creating new lots, where all structures may be under one ownership, persons or an HOA. The frontage requirement shall be fulfilled either by street or common court frontage. Hidden Court Cluster with Shop lot has an open side and a closed side. The open side functions as a front for the newly created lots. It also has two different zones with different height and setback requirements. These zones are the front zone, which is the first 25% of the lot from front, and the rear zone which is the remaining 75%.



Lot diagram and bird's-eye view perspective of a Hidden Court Cluster of three attached buildings on three lots.

LOT :

Minimum lot size before subdivision:	12000 s.f.
Minimum lot size after subdivision:	1300 s.f.
Minimum street frontage before subdivision:	70 feet
Minimum lot depth before subdivision:	110 feet
Maximum street frontage before subdivision:	100 feet
Minimum street or common court frontage for each individual newly subdivided lot	20 feet

BUILDING SIZE:

Maximum number of detached or attached buildings:	3
Maximum total floor area within front zone	2400 s.f.
Maximum total floor area within rear zone	4000 s.f.

HEIGHT:

Within front 12 feet of the lot:	1 story max. / 18 feet max.
Rest of the lot:	2 story / 35 feet max.

SETBACKS:

Front building at street	
along one-third of the frontage:	4 feet min.
along two-third of the frontage:	15 feet min.
All buildings at side street	15 feet min.
Building within front zone at common court	0 feet min.
Buildings within rear zone at common court	15 feet min.
Porch at street	7 feet min.
Porch at side street	7 feet min.
Porch at common court (open side)	7 feet min.
All buildings at side	5 feet min.
All buildings at alley	5 feet min.

PORCH:

Within Neighborhood Corridor and Main Street A building form zones	
minimum porch size required within twenty feet of the front property boundary	120 s.f. min.
minimum porch or balcony size (covered or not) per each structure	80 s.f. min.

OFF-STREET PARKING:

For each building with a total floor area of 1000 s.f. or less:	1 space
For each building with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot (before subdivision):	9 spaces

NOTES:

1. A minimum of 32% of the total lot area on street corner lots, a minimum of 36% of the total lot area on regular lots, shall be reserved as a common court and parking.
2. This building form type is permitted to be employed only at lots with alley access.
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No form of parking is permitted within 60 feet of the front (street) property line.

18.29.251 - DESIGN STANDARDS & GUIDELINES COTTAGES, COMPOUNDS, & CLUSTERS

The standards provided in this section apply to the cottage buildings employed within following building form types:

- Cottage
- Side-drive cottage
- Compact cottage
- Side-drive compact cottage
- Urban cottage
- Compact urban cottage
- Three-cottage compound
- Four-cottage compound
- Cluster of five cottages
- Cluster of six or more cottages
- Cluster of detached & attached cottages

For duplexes employed within Clusters please refer to Design Standards and Guidelines for Duplexes; for triplexes employed within Hidden Court Cluster please refer to Design Standards and Guidelines for Row Houses, for larger buildings employed within Courtyard Frontage Compound, please refer to Design Standards and Guidelines for Houses.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

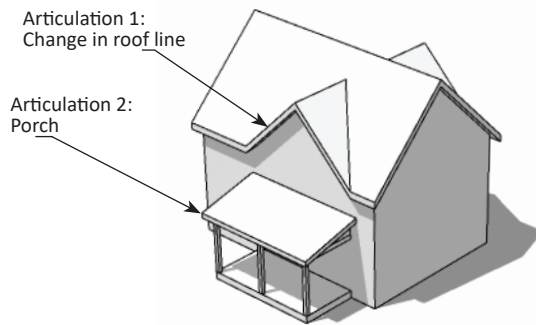
Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the cottages in Golden to have a simple building form with a few facade articulations.

- a. The primary building elevation facing the street or a common court shall have at least one articulation. Primary building elevations facing the street or a common court shall have no more than three articulations.
- b. Competition between articulations should be avoided. Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.

2. PORCH CHARACTERISTICS

Successful use of porches creates a semi-private living space, which also serves as a transition between the private indoors and the public realm. It also serves to create a human-scaled, interesting and walkable streetscape.

- a. A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.



Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- b. The porch elevation shall not be more than one step down from the finished floor of the home.
- c. Porches should be flush with finished floor level of the home when feasible.
- d. Wrapped porches are advised for cottages located on corner lots.
- e. A porch that is sized to accommodate significant amount of activities is especially important for a small cottage, where the living space is limited in size. Employ large porches when feasible.

3. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured "fake" siding surfaces shall be avoided.
- b. Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. In general the lighter materials should be placed above those of heavier weight.
- d. Since cottages are small buildings, single material and mono color solutions are acceptable.
- e. Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.

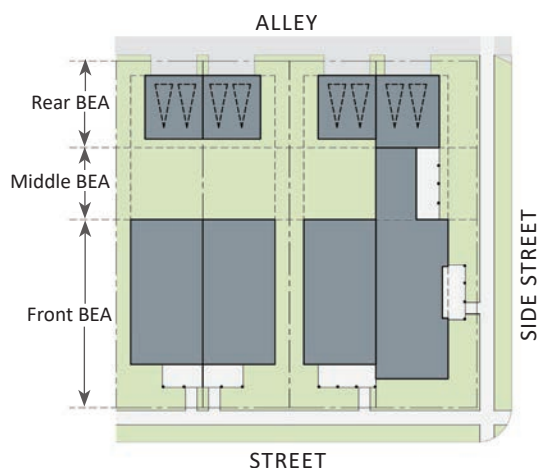
18.29.260 - DUPLEX BUILDING FORM TYPES: AN INTRODUCTION

Duplex Building Form Types are crafted to provide an option to preserve land and create efficiencies in building through attached units. Some of the Duplex building form types are for deeper lots (Village Duplex, Cottage Duplex, Side-Drive Cottage Duplex, Urban Duplex), and others are for shallower lots (Compact Cottage Duplex, Compact Urban Duplex). Duplexes add to the diversification of housing options. Some of the duplexes are intended for core neighborhoods and have larger lots; the more compact options offer a third story and have more intense buildings, appropriate for a higher density urban context. These compact forms are intended to increase subdivision opportunities on consolidated lots.

The following is a summary of intentions behind certain regulatory tools used to define Duplex building form types.

MULTIPLE BUILDING ENVELOPE AREAS (BEAs) ON A LOT:

On deeper lots Duplex building form types employ multiple building envelope areas (BEAs) (the front, middle, and rear) with different height, lot coverage, and setback requirements. The intention behind creating multiple BEAs is (a) on the interior lots, to make sure that a well-sized back yard is provided, and (b) on the street corner lots, to pull the garage away from the general building mass and create a dumbbell form to reduce the building massing, as perceived side street. Not allowing building within the middle BEA also ensures the each building receives enough light.



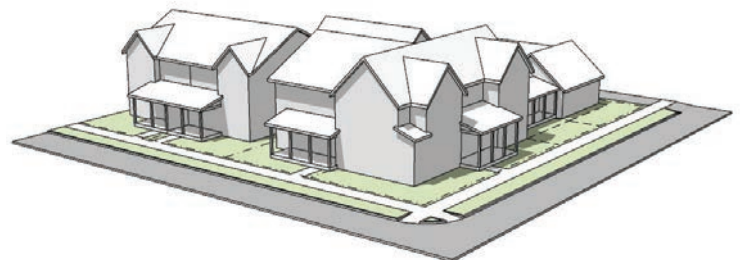
A lot diagram example with three form zones (front, middle, rear) with different height, setback, and lot coverage requirements.

BUILDING SIZE:

Many conventional zoning codes permit large buildings on large lots; in other words, the larger the lot size, the larger the building. This creates compatibility problems in a context where larger buildings are rare. Attached building types have the potential result of a intense building presence in contexts where such presence can be inappropriate. This is the reason a maximum floor area (for both units) is particularly needed for Duplex building form types.

REQUIREMENTS FOR CORNER LOTS:

Except for Compact Urban Duplex, all Duplex building form types require the units on street corner lots to face the side street via a porch and a front entrance. Also, the side street setback requirements are similar to the street setback requirements. The intention behind these requirements is to avoid blank facades on the side street and to create interest on both streets by encouraging creative building massing.



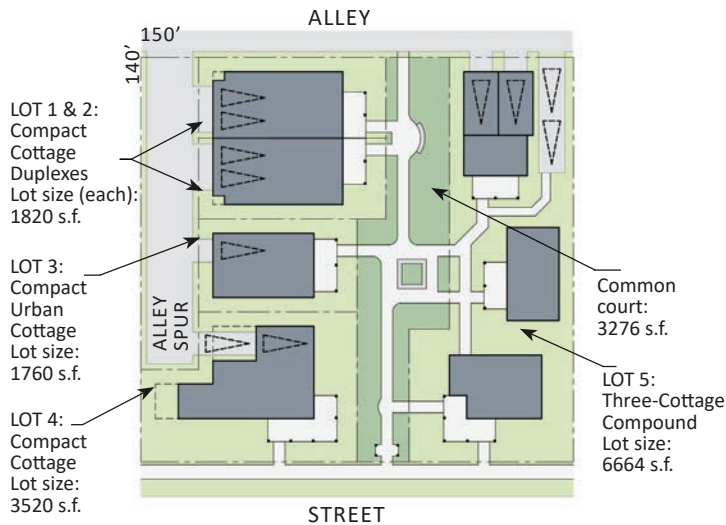
Above is a corner duplex building addressing both streets. The duplex on the corner faces the side street. The resulted composition is an appealing one.

HEIGHT REQUIREMENTS:

Duplex building form types limit the height both in terms of the number of stories and in feet. The intention behind this way of restricting the height is to encourage, but not require, steeper roofs that are common in the traditional contexts in Golden. The height limit in stories takes away the pressure from the designer to try to max out the floor area to fit the envelope, where as the height in feet, provides enough room for steep gable or hip roofs to be employed, if desired.

MIXING SHALLOW LOT DUPLEX WITH OTHER TYPES:

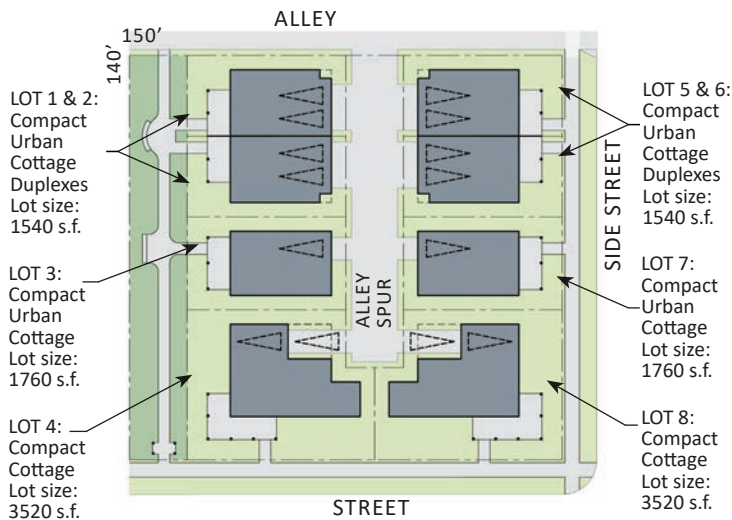
Shallow lot Duplex building form types are created to encourage innovative subdivision layouts with other building form types via employing common courts and alley spurs.



Above is an example where a larger lot with 150 feet frontage and 140 feet depth is subdivided into five smaller lots, two of them being Compact Cottage Duplexes. The common court provides access from the street to the units. An alley spur provides vehicular access to the Duplex and Cottage lots.

PORCH:

The porch is a common element in Golden's traditional neighborhood contexts where it provides a transition from the public sidewalk to the private house. A porch increases livability and controls the scale along the sidewalk and common courts. A porch creates a welcoming and neighborly front to the building. This is the reason why the Duplex building form types require a front porch with a minimum amount of floor area.

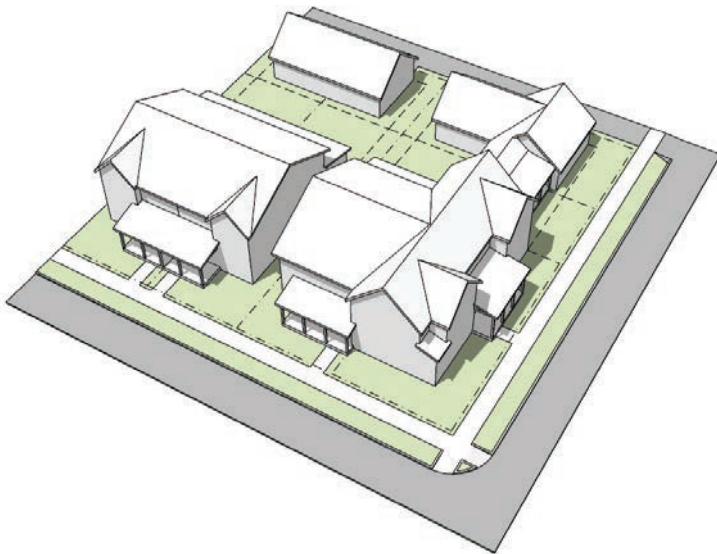
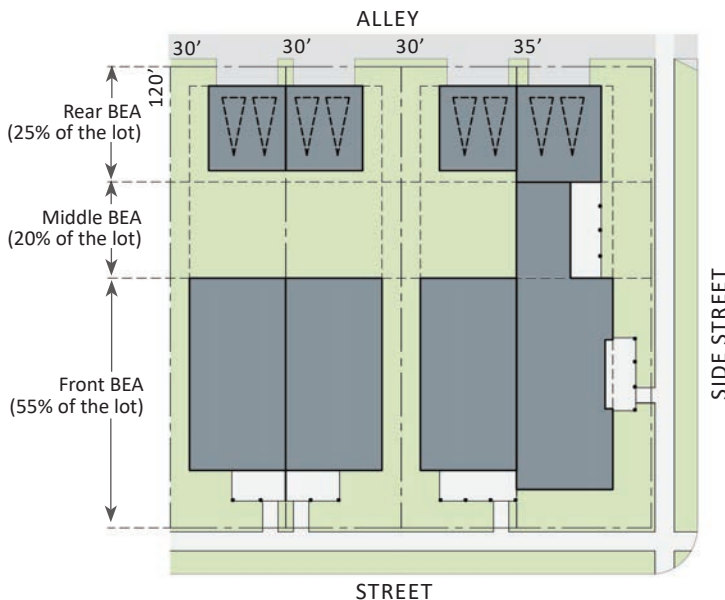


Above is another example where the same size large lot, this time located on a street corner, is subdivided into eight smaller lots, four being Compact Urban Cottage Duplexes. Deep street corner lots provide opportunities to employ shallow lots.

DUPLEXES

18.29.260.(1) - VILLAGE DUPLEX

Village Duplex building form type permits attaching two buildings, each located on its own fee simple lot. Village Duplex lot has three building envelope areas (BEAs) with different height and lot coverage percentages allowed. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Village Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	3000 s.f.
Minimum street frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	4000 s.f.
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LOT COVERAGE:

Front BEA:	65 % max.
Middle BEA:	50 % max.
Rear BEA:	No requirement

HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA:	1 story / 18 feet max.
Rear BEA:	1 1/2 stories / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 or 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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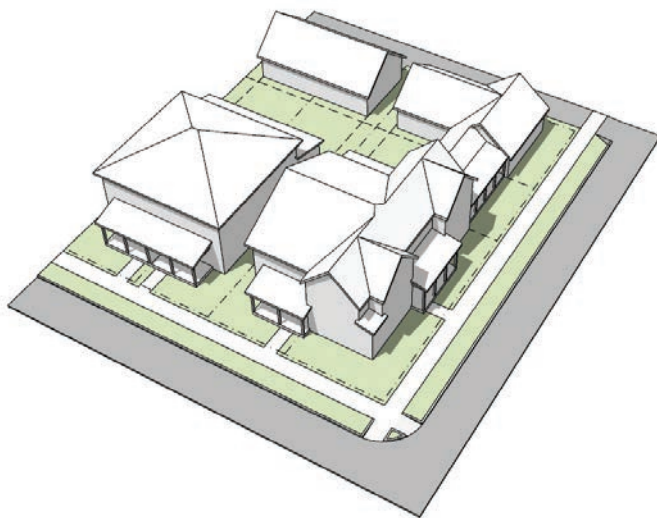
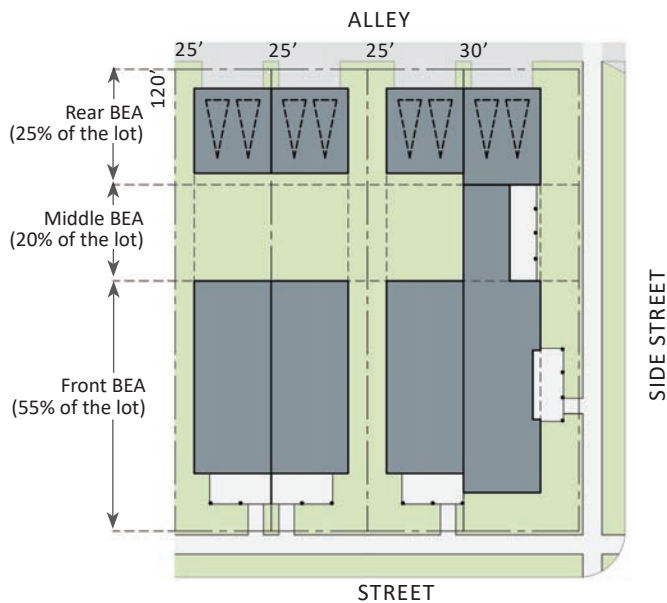
NOTES:

1. Village Duplex building form type is permitted to be employed only on at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

DUPLEXES

18.29.260.(2) - COTTAGE DUPLEX

Cottage Duplex building form type permits attaching two buildings, each located on its own fee simple lot. Cottage Duplex lot has three building envelope areas (BEAs) with different height and lot coverage percentages allowed. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle. Except for the street corner lots, no building is permitted within the



Lot diagram and bird's-eye view perspective of two Cottage Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	2500 s.f.
Minimum street frontage:	25 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	3600 s.f.
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LOT COVERAGE:

Front BEA:	65 % max.
Middle BEA on corner lot:	50 % max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	No requirement

HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	1 1/2 stories / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at open side	5 feet min.	N.A.
Building at closed side	0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones
 minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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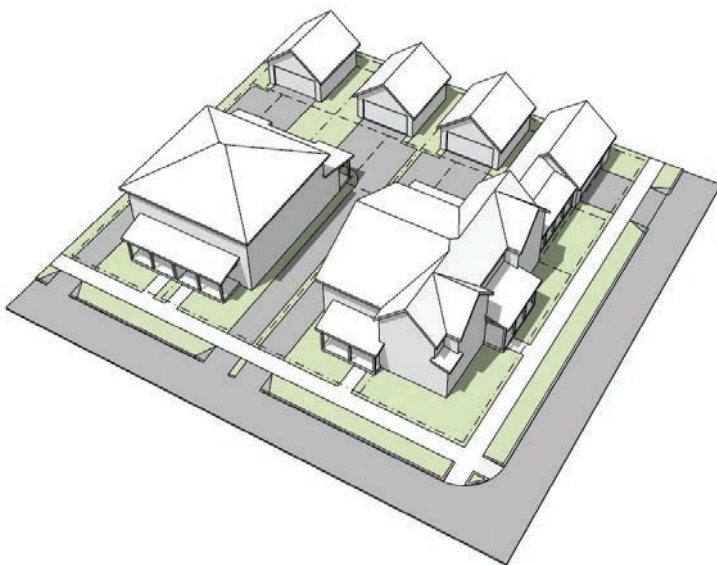
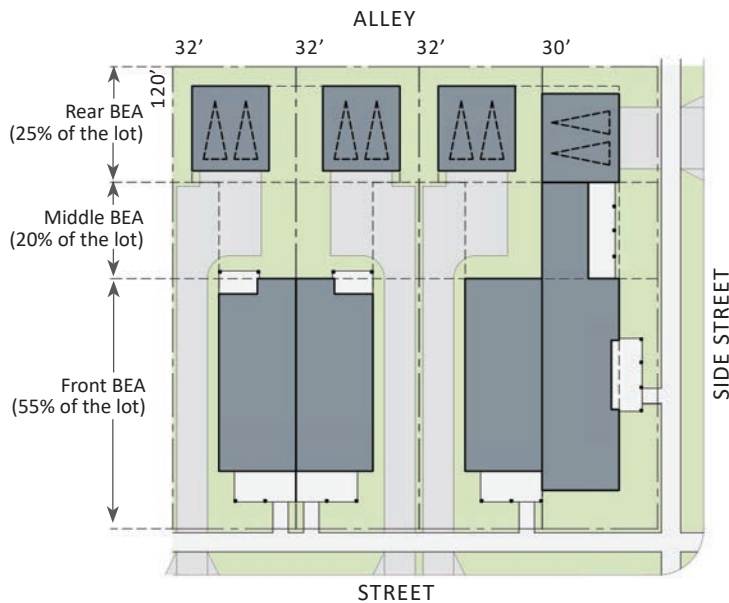
NOTES:

1. Cottage Duplex building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

DUPLEXES

18.29.260.(3) - SIDE-DRIVE COTTAGE DUPLEX

Side-Drive Cottage Duplex building form type permits attaching two buildings, each located on its own fee simple lot. Side-Drive Cottage Duplex lot has three building envelope areas (BEAs) with different height and lot coverage percentages allowed. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle. Except for the street corner lots, no building is permitted within the middle zone.



Lot diagram and bird's-eye view perspective of two Side-Drive Cottage Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	3000 s.f.
Minimum street frontage:	30 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	3600 s.f.
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LOT COVERAGE:

Front BEA:	65 % max.
Middle BEA corner lot:	50 % max.
Middle BEA regular (interior) lot	No building permitted
Rear BEA:	No requirement

HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA corner lot:	1 story / 18 feet max.
Middle BEA regular (interior) lot	No building permitted
Rear BEA:	1 1/2 stories / 32 feet max.

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	8 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at open side		
front BEA	12 feet min.	N.A.
rear BEA	5 feet min.	N.A.
Building at closed side	0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

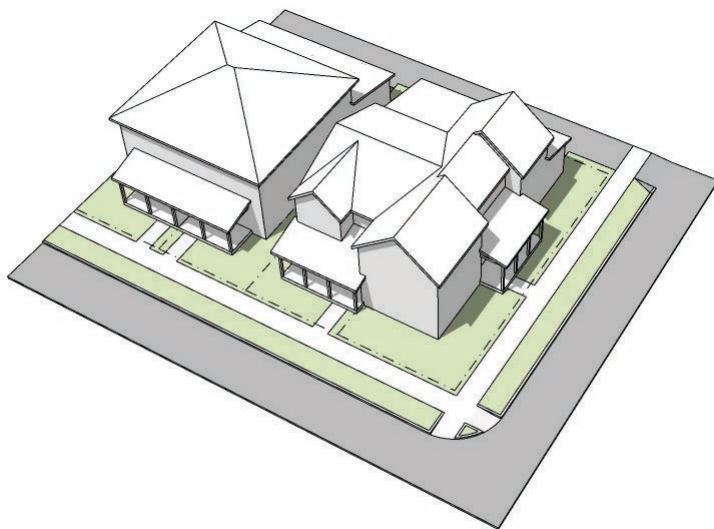
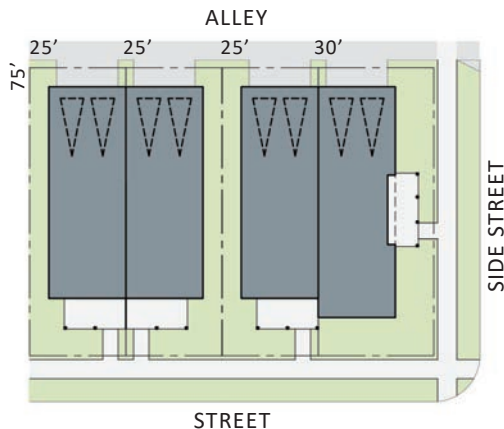
- Side-Drive Duplex building form type is permitted to be employed only on at lots with no alley access.
- Garages on street corner lots shall be accessed by the side street
- The front porch and the front entrance of the buildings on street corner lots shall face the side street.
- Tandem parking counts for parking requirement.
- The driveway shall not be wider than 10 feet on the front property line, not be wider than 16 feet on the side street property line.

DUPLEXES

18.29.260.(4) - COMPACT COTTAGE DUPLEX

Compact Cottage Duplex building form type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate. It encourages innovative subdivision layouts with other building form types via employing common courts and alley spurs.

Compact Cottage Duplex building form type permits attaching two buildings, each located on its own fee simple lot.



Lot diagram and bird's-eye view perspective of two Compact Cottage Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	1750 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	25 feet
Maximum lot depth:	90 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	3600 s.f.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at open side	5 feet min.	N.A.
Building at closed side	0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Core, Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

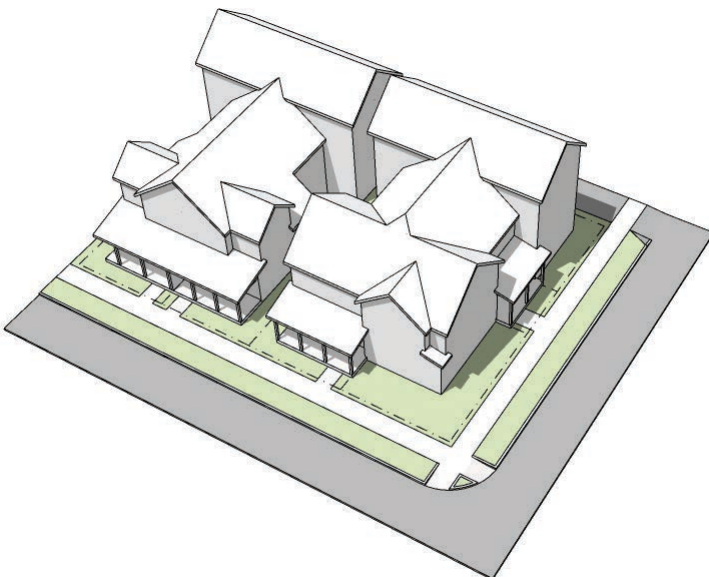
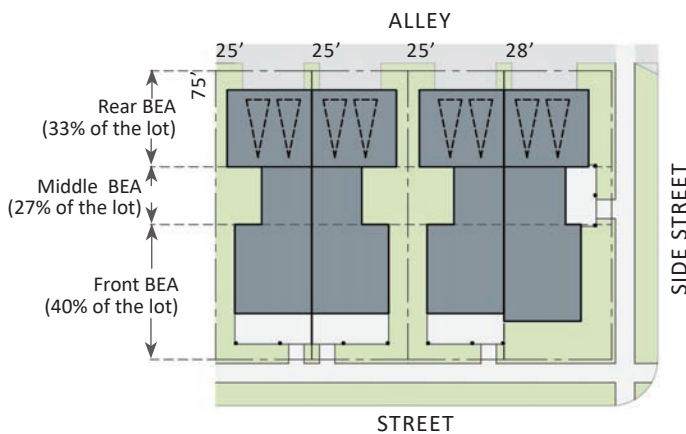
1. Compact Cottage Duplex building form type is permitted to be employed only at lots with alley access.
2. Compact Cottage Duplex lot is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
5. Tandem parking counts for parking requirement.

DUPLEXES

18.29.260.(5) -URBAN DUPLEX

Urban Duplex building form type is intended to be employed in denser urban contexts where buildings on small lots are convenient.

Urban duplex lot type permits attaching two buildings, each located on its own fee simple lot. It has three building envelope areas (BEAs) with different height and setback requirements. These are the front BEA, which is the first 40% of the lot from front, the rear BEA which is the 33% of the rear, and middle BEA which is the remaining 27% of the lot in the middle.



Lot diagram and bird's-eye view perspective of two Urban Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	1750 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	25 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	3600 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA:	2 stories / 35 feet max.
Rear BEA:	3 stories / 45 feet max.

SETBACKS:

	FRONT BEA	MIDDLE BEA	REAR BEA
Building at street			
on regular lots	12' min.	N.A.	N.A.
on corner lots	10' min.	N.A.	N.A.
Porch at street	4' min.	N.A.	N.A.
Building at side street	8' min.	12' min.	6' min.
Porch at side street	4' min.	4' min.	4' min.
Closed side	0' min.	0' min.	0' min.
Open side	5' min.	12' min.	3' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Within Transition, Edge, Neighborhood Corridor, and Main Street A building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

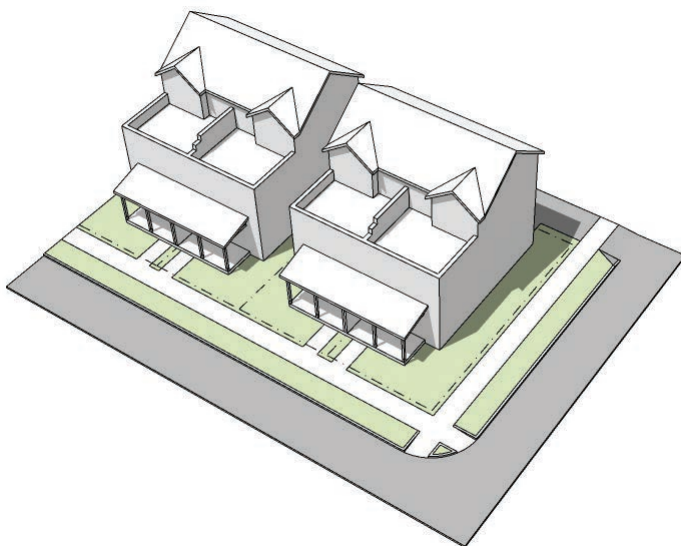
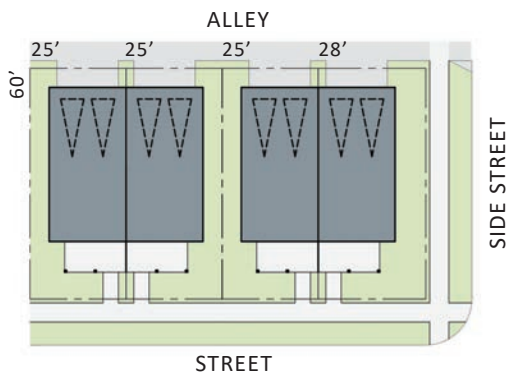
1. Urban Duplex building form type is permitted to be employed only at lots with alley access.
2. Urban Duplex lot is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. The front porch and the front entrance of the buildings on street corner lots shall be located within the middle BEA facing the side street.
5. Tandem parking counts for parking requirement.

DUPLEXES

18.29.260.(6) - COMPACT URBAN DUPLEX

Compact Urban Duplex building form type is intended to be employed in denser urban contexts where buildings on small lots are convenient. Urban duplex lot type can also accommodate mixed use or live/work uses depending on the context.

Compact Urban Duplex building form type permits attaching two buildings, each located on its own fee simple lot.



Lot diagram and bird's-eye view perspective of two Compact Urban Duplex buildings located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	1375 s.f.
Maximum lot size:	2600 s.f.
Minimum street or common court frontage:	25 feet
Maximum lot depth:	90 feet

BUILDING SIZE:

Maximum total floor area (total of both sides):	3600 s.f.
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HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
second and ground floors	15 feet min.
third story	27 feet min.
Porch at street	7 feet min.
Building at side street	8' min.
Porch at side street	4' min.
Closed side	0' min.
Open side	5' min.
Rear	5' min.

PORCH:

Within Edge, Neighborhood Corridor and Main Street A building form zones	
minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Compact Urban Duplex building form type is permitted to be employed only at lots with alley access.
2. Compact Urban Duplex lot is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.

18.29.261 - DUPLEXES: DESIGN STANDARDS AND GUIDELINES

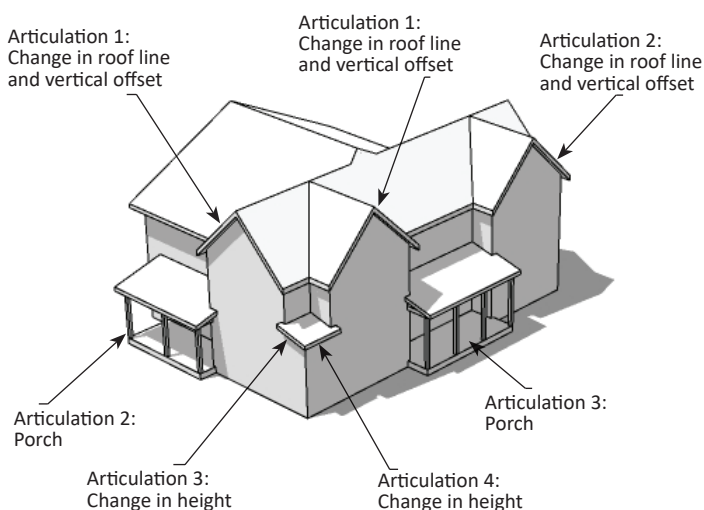
The standards provided in this section apply to the duplex buildings within the following building form types:

- Village duplex
- Cottage duplex
- Side-drive cottage duplex
- Compact cottage duplex
- Urban duplex
- Compact urban duplex
- Cluster of detached and attached cottages
- Legacy duplex

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. Often times the amount of articulation and materials applied to one building facade may look okay for the standalone building but when similar buildings come together to create a block face, they create clutter, and the composition may look too busy. To create a varied yet unified streetscape, especially with multiple units, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general it is recommended for the duplexes in Golden to have a simple building form with a few facade articulations.



Above is a corner duplex building addressing both streets with well-articulated facades. The narrower facade accommodates three, and the wider facade accommodates four articulations. Here, as well these articulations, are not two-dimensional elements attached to the front facade but instead important massing features.

- a. The primary building elevation facing the street or a common court shall have at least one articulation. At buildings less than twenty-four (24) feet in width, the primary building elevation shall have no more than three articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than five articulations.
- b. For duplexes, facade articulations that make the whole building read as if it is a single house are preferable, especially on corner lots.

2. PORCH CHARACTERISTICS

Successful use of porches creates a semi-private living space, which also serves as a transition between the private indoors and the public realm. It also serves to create a human-scaled, interesting and walkable streetscape.

- a. A porch shall be treated as an extension of the interior living spaces. As such it should be well-connected with, as opposed to isolated from, the interior living spaces.
- b. The porch elevation shall not be more than one step down from the finished floor of the home.
- c. Porches should be flush with finished floor level of the home when feasible.
- d. The side street facing unit of a corner duplex should face the side street when feasible.

3. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured “fake” siding surfaces shall be avoided.
- b. Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. In general the lighter materials should be placed above those of heavier weight.
- d. Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.

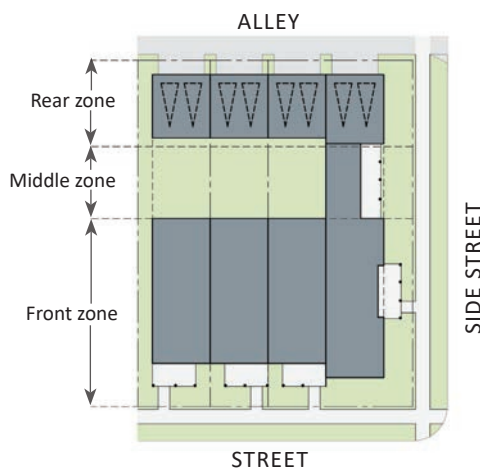
18.29.270 - ROW HOUSE BUILDING FORM TYPES: AN INTRODUCTION

Row Houses include buildings with three or more attached units, each unit being located on its own fee simple lot. As side yards are narrowed, they become less usable. The Row House Building form types encourage compact urban forms by eliminating side yards. However, when units are attached, their footprints get bigger. That is the reason why the following regulatory tools are crafted to address the larger building forms and to decrease the intensity of these buildings. In addition to these regulatory tools certain For example, excessive repetition should be avoided and articulations should be utilized to break up the massing. See the Design Guidelines and Standards for Row Houses for further explanation.

The following is a summary of intentions behind certain regulatory tools used to define Row House Building Form Type.

MULTIPLE BUILDING ENVELOPE AREAS (BEAs) ON A LOT:

The deep lot Row House building form types use multiple building envelope areas (BEAs) on the lot, with different height limits, lot coverage, and in some cases, setbacks. These are the front BEA, middle BEA, and rear BEA. The intention behind this tool is (a) on the interior lots, to make sure that a well-sized back yard is provided, and (b) on the street corner lots, to pull the garage away from the general building mass and create a dumbbell form to reduce the building massing, as perceived side street. Not building within the middle BEA also ensures each unit receives enough light.

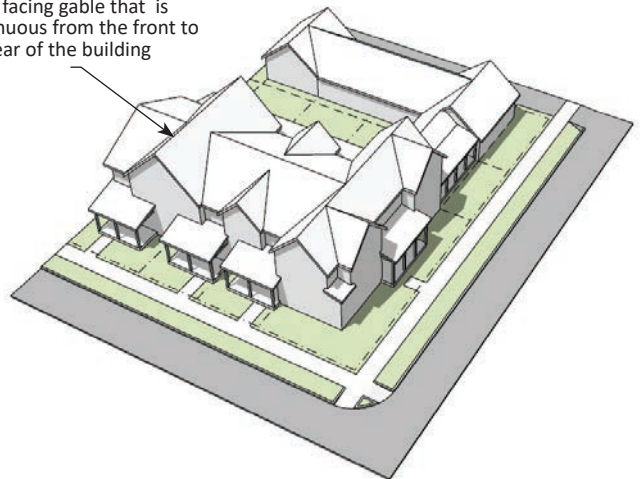


A lot diagram example with three building envelope areas (front, middle, rear) with different height, setback, and lot coverage requirements.

BUILDING HEIGHT:

Row House building form types limit the height both in terms of the number of stories and in feet. The intention behind this way of restricting the height is to encourage, but not require, steeper roofs that are common in the traditional contexts in Golden. The height limit in stories takes away the pressure from the designer to try to max out the floor area to fit the envelope, where as the height in feet, provides enough room for steep gable or hip roofs to be employed, if desired. The maximum two-story and thirty-eight (38) feet building height, which is the height limit for most types (except the three-story urban types), allows for front facing major gable roofs to be continuous from front to back, and achieve creative compositions, as it is the case with the example shown below. The thirty-eight (38) feet height also takes into consideration that it may not be feasible or desirable to step the building when built on the slope, but rather raise the porch, which is a reasonable solution up to a certain level difference.

Front facing gable that is continuous from the front to the rear of the building



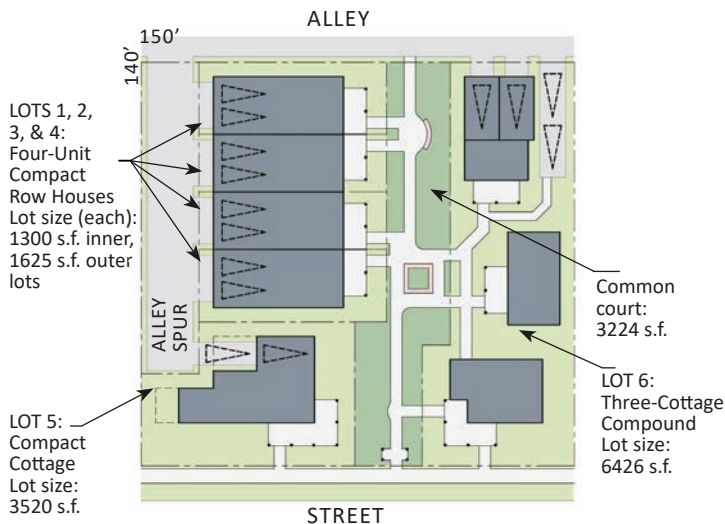
A four-unit row house building with a unique facade composition. The highest point at the roof is the front facing gable that goes from the front to the rear of the building. Note also that the corner lot unit faces the side street and has a "dumbbell" form with a single story connector; a proper way to face the side street.

REQUIREMENTS FOR CORNER LOTS:

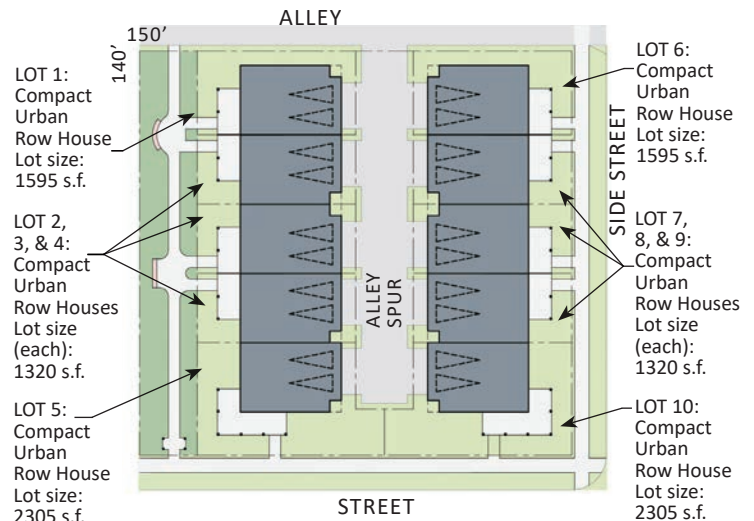
Except for the Staggered Back Yard Row House and Compact Urban Row House, all Row House building form types require the corner lot unit to face the side street. The intention is to avoid blank side facades at the side street ensuring a proper composition for the street corner, as it is the case with the above shown example.

MIXING SHALLOW LOT ROW HOUSES WITH OTHER TYPES:

Shallow lot Row House building form types are created to encourage innovative subdivision layouts with other building form types via employing common courts and alley spurs.



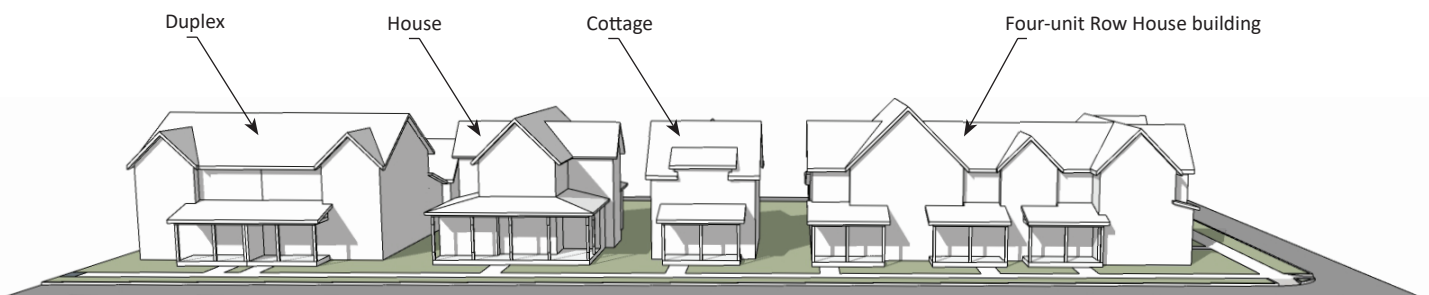
Above is an example where a larger lot with 150 feet frontage and 140 feet depth is subdivided into six smaller lots, four of them being Four-Unit Compact Row House lots. The common court provides access from the street to the units. An alley spur provides vehicular access to the Cottage lot and the Row Houses (shown with twenty (20) feet widths). Note that the building with the largest footprint, which is the Four-Unit Row House building, is tucked away in the corner and it is the least visible from the street, which increases compatibility of this site plan with core neighborhood areas in Golden. This kind of site plan increases housing choices, including attainable options.



Above is another example where the same size of a large lot, this time located on a street corner, is subdivided into ten Compact Urban Row House lots (shown with twenty-four (24) feet widths), which is proper in more urban contexts. Deep street corner lots provide opportunities to employ shallow row house lots. Alley spurs that don't reach the street work well when screened from the street via proper landscaping.

PORCH:

All Row House building form types require a certain amount of porch to be placed in the front of each Row House unit. Successful use of porches in row house buildings can reduce the intensity of the building massing and enhance the human scale along the sidewalk. Porches also help to create compatibility between row houses, detached homes and duplexes even when these different building types are employed on a block face, in close proximity, such as the one presented below.

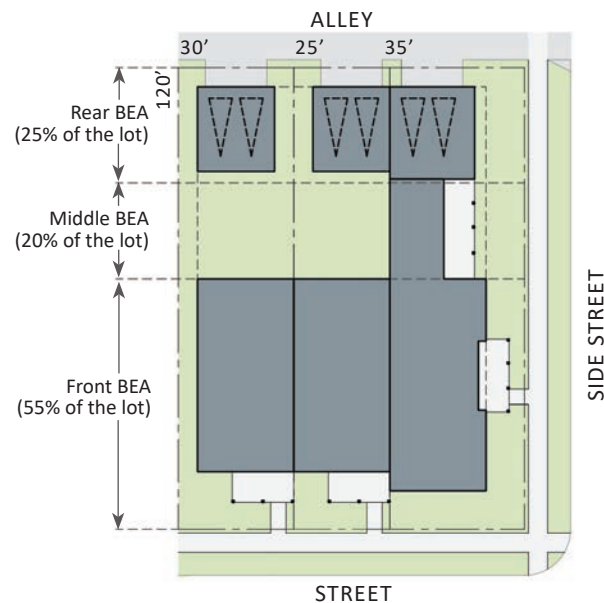


Above is an example of a block face where different building types are employed side-by-side, including a duplex building, a house, a cottage and a four-unit row house building. Similar elements of the building massing, such as front facing gables and dormers, porches in similar disposition create compatibility between these different types. Note that the adjective is "similar," not same; if these elements were to be same in size and location, that could cause excessive repetition and monotony.

ROW HOUSES

18.29.270.(1) - VILLAGE TRIPLEX

Village Triplex building form type permits attaching three buildings, each located on its own fee simple lot. Village Triplex lot has three building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



LOT :

Minimum lot size:	2500 s.f.
Minimum street frontage:	25 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area (total of three lots):	6000 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	1 1/2 story / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

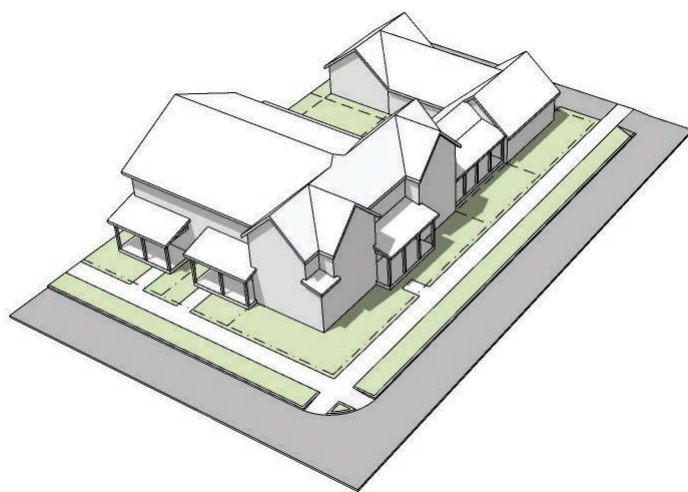
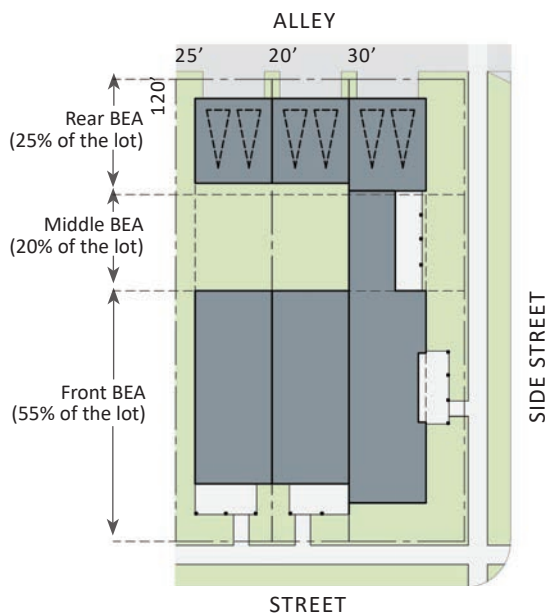
1. Village triplex building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

Lot diagram and bird's-eye view perspective of a Village Triplex building located on three lots: one on the street corner, the other two on the neighboring interior lots.

ROW HOUSES

18.29.270.(2) - COTTAGE TRIPLEX

Cottage Triplex building form type permits attaching three buildings, each located on its own fee simple lot. Cottage Triplex lot type has three building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of a Cottage Triplex building located on three lots: one on the street corner, the other two on the neighboring interior lots.

LOT :

Minimum lot size:	2000 s.f.
Minimum street frontage:	20 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area (total of three lots):	5400 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	1 story / 24 feet max.

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Transition, Edge, and Neighborhood Corridor building form zones
 minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

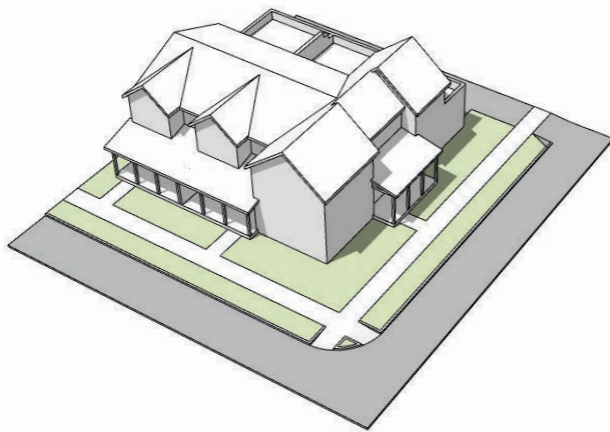
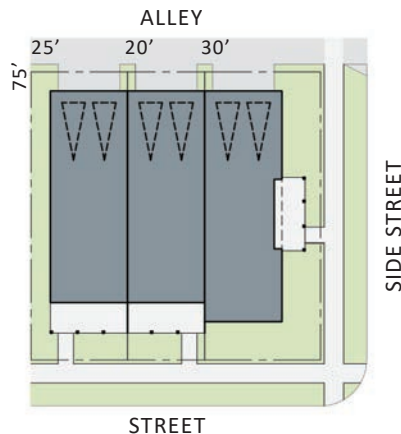
1. Cottage Triplex building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

ROW HOUSES

18.29.270.(3) - COMPACT COTTAGE TRIPLEX

Compact Cottage Triplex building form type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate.

Compact Cottage Triplex building form type permits attaching three buildings, each located on its own fee simple lot.



Lot diagram and bird's-eye view perspective of a Compact Cottage Triplex building located on three lots: one on the street corner, the other two on the neighboring interior lots.

LOT :

Minimum lot size:	1300 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	20 feet
Maximum lot depth:	90 feet

BUILDING SIZE:

Maximum total floor area (total of three lots):	5400 s.f.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Transition, Edge, and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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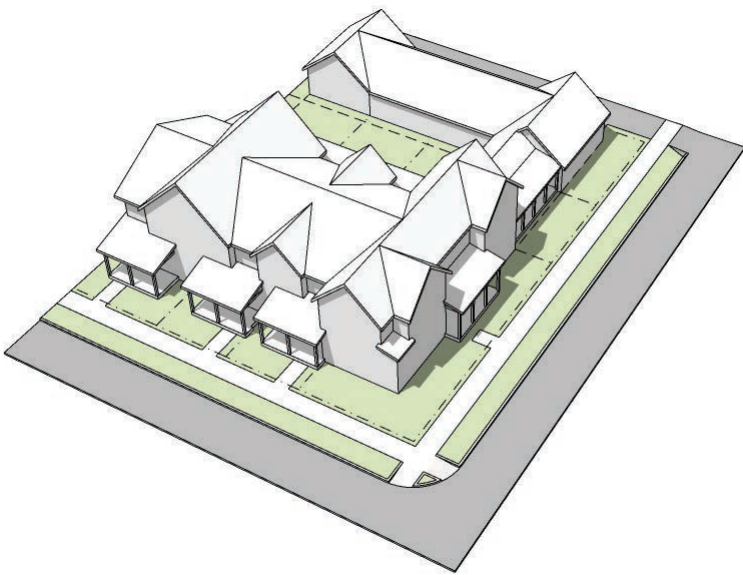
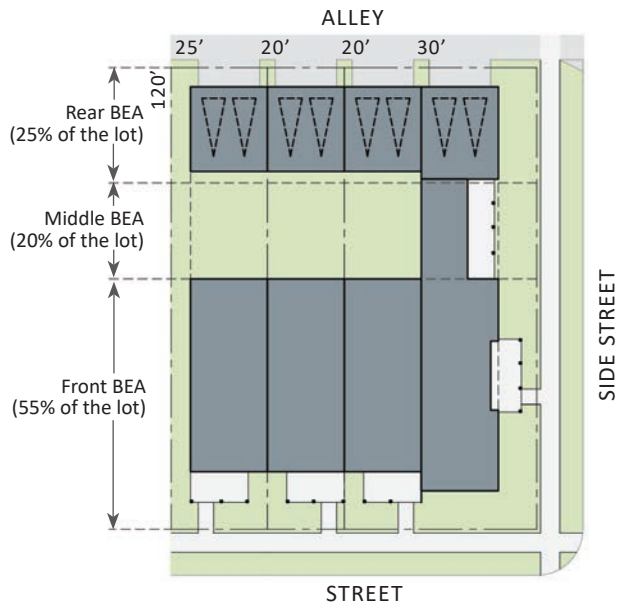
NOTES:

1. Compact Cottage Triplex building form type is permitted to be employed only at lots with alley access.
2. Compact Cottage Triplex lot is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
5. Tandem parking counts for parking requirement.

ROW HOUSES

18.29.270.(4) - FOUR-UNIT BACK YARD ROW HOUSE

Four-Unit Back Yard Row House building form type permits attaching four buildings, each located on its own fee simple lot. Four-Unit Back Yard Row House lot has three building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of a Four-Unit Back Yard Row House building located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	1800 s.f.
Minimum street frontage:	20 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area (total of four lots):	8000 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	1 1/2 story / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Edge and Neighborhood Corridor building form zones
 minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

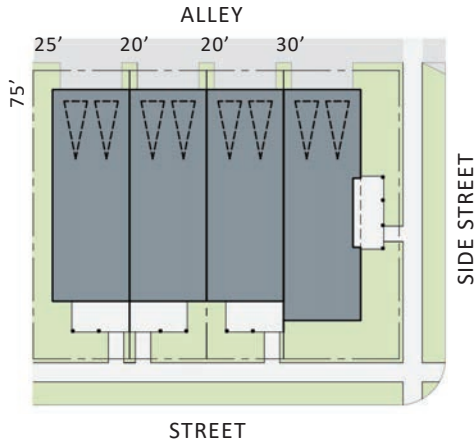
1. Four-Unit Back Yard Row House building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

ROW HOUSES

18.29.270.(5) - FOUR-UNIT COMPACT ROW HOUSE

Four-Unit Compact Row House building form type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate.

Four-Unit Compact Row House building form type permits attaching four buildings, each located on its own fee simple lot.



Lot diagram and bird's-eye view perspective of Four-Unit Compact Row House building located on four lots: one on the street corner, the other three on the neighboring interior lots.

LOT :

Minimum lot size:	1300 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	20 feet
Maximum lot depth:	90 feet

BUILDING SIZE:

Maximum total floor area (total of three bays):	7200 s.f.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Within Edge and Neighborhood Corridor building form zones

minimum porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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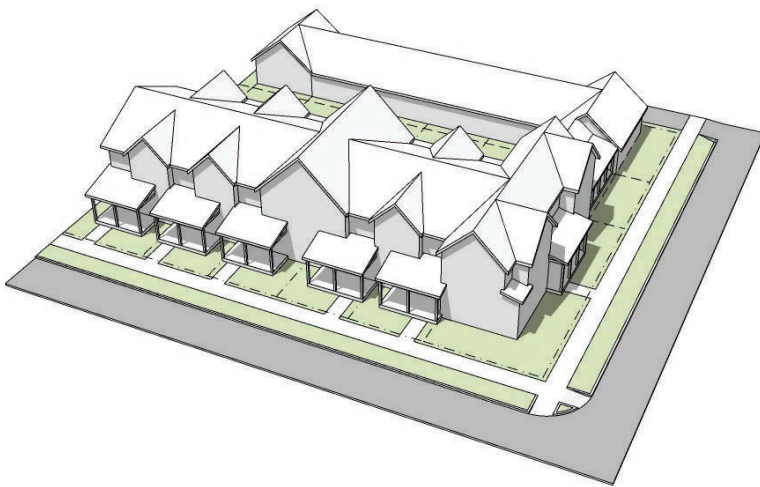
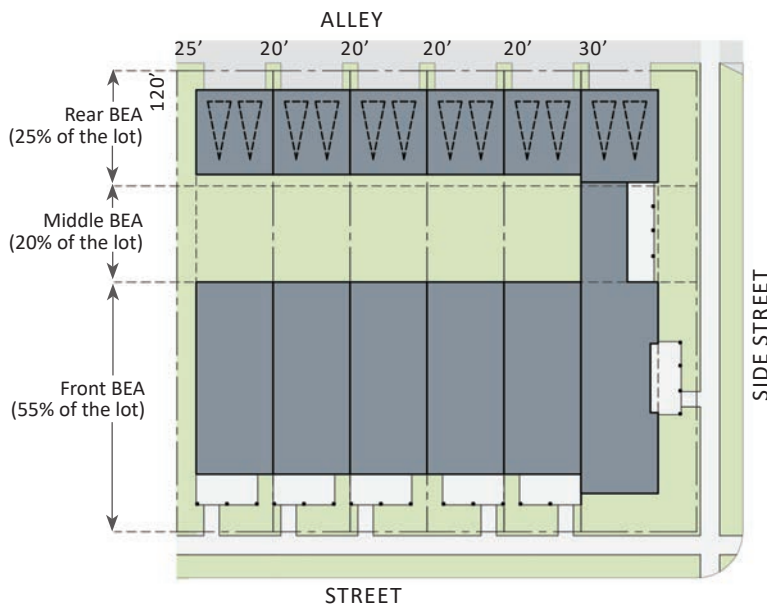
NOTES:

1. Four-Unit Compact Row House building form type is permitted to be employed only at lots with alley access.
2. Four-Unit Compact Row House lot is permitted to have no street frontage, but only a common court frontage.
3. No curbcuts are allowed on street or side street.
4. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
5. Tandem parking counts for parking requirement.

ROW HOUSES

18.29.270.(6) - BACK YARD ROW HOUSE (FIVE OR MORE UNITS)

Back Yard Row House building form type permits attaching five or more buildings, each located on its own fee simple lot. Back Yard Row House lot has three building envelope areas (BEAs) with different height and building size restrictions. These form zones are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



LOT :

Minimum lot size:	1800 s.f.
Minimum street frontage:	20 feet
Minimum depth	90 feet

HEIGHT:

Front BEA:	2 stories / 38 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted
Rear BEA:	1 1/2 story / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Back Yard Row House building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
4. Tandem parking counts for parking requirement.

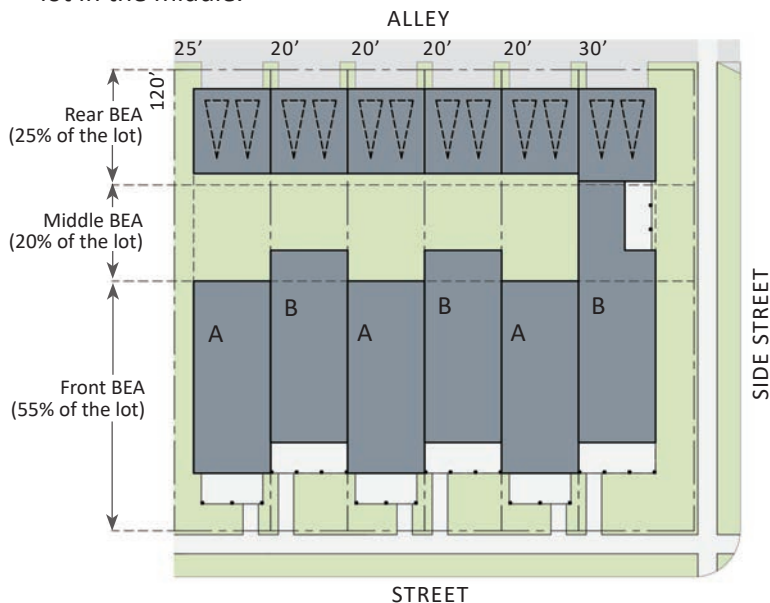
Lot diagram and bird's-eye view perspective of a Six-Unit Back Yard Row House building located on six lots: one on the street corner, the other five on the neighboring interior lots.

ROW HOUSES

18.29.270.(7) - STAGGERED BACK YARD ROW HOUSE (FIVE OR MORE UNITS)

Staggered Back Yard Row House building form type is crafted to decrease the intensity of the building as perceived from the street.

Staggered Back Yard Row House building form type permits attaching five or more buildings, each located on its own fee simple lot. Back Yard Row House lot type employs two versions (labeled as A and B on the lot diagram below) and three building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 55% of the lot from front, the rear BEA which is the 25% of the rear, and middle BEA which is the remaining 20% of the lot in the middle.



Lot diagram and bird's-eye view perspective of a Six-Unit Staggered Back Yard Row House building located on six lots: one on the street corner, the other five on the neighboring interior lots.

LOT :

Minimum lot size:	1800 s.f.
Minimum street frontage:	20 feet
Minimum depth	90 feet

HEIGHT:

Front BEA:	3 stories / 45 feet max.
Middle BEA on corner lot:	1 story / 18 feet max.
Middle BEA on regular (interior) lot	No building permitted (except: see note 4 below)
RearBEA:	1 1/2 story / 32 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street (ground floor and second story)		
(Lot version A)	15 feet min.	15 feet min.
(Lot version B)	23 feet min.	23 feet min.
Building at street (third story)		
(Lot version A)	27 feet min.	15 feet min.
(Lot version B)	35 feet min.	35 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Staggered Back Yard Row House building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. There are two lot versions accommodated by Staggered Row House Back Yard House building form type (labeled as A and B on the lot diagram above). The same version shall not be placed side by side more than two times; the versions are meant to be staggered.
4. Buildings on version B lots are permitted to encroach into the middle BEA up to eight feet at all stories.
5. Tandem parking counts for parking requirement.

ROW HOUSES

18.29.270.(8) - COMPACT ROW HOUSE (FIVE OR MORE UNITS)

Compact Row House building form type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate.

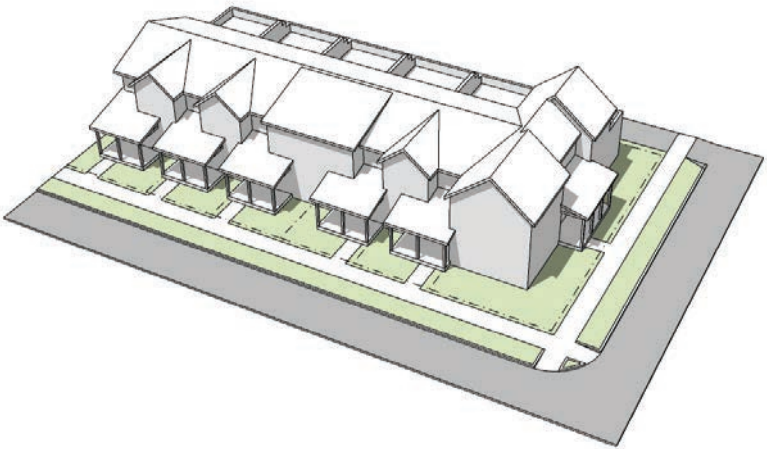
Compact Row House building form type permits attaching five or more buildings on smaller lots, each located on its own fee simple lot.

LOT :	
Minimum lot size:	1300 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	20 feet
Maximum lot depth	90 feet
HEIGHT:	
	2 stories / 35 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

OFF-STREET PARKING:	
Minimum parking per lot:	2 spaces

- NOTES:
1. Compact Row House building form type is permitted to be employed only at lots with alley access.
 2. Compact Row House lot is permitted to have no street frontage, but only a common court frontage.
 3. No curbcuts are allowed on street or side street.
 4. The front porch and the front entrance of the buildings on street corner lots shall face the side street.
 5. Tandem parking counts for parking requirement.



Lot diagram and bird's-eye view perspective of a Six-Unit Compact Row House building located on six lots: one on the street corner, the other five on the neighboring interior lots.

ROW HOUSES

18.29.270.(9) - COMPACT URBAN ROW HOUSE (FIVE OR MORE UNITS)

Compact Urban Row House building form type provides an opportunity for employing larger row houses on smaller and shallower lots in urban contexts.

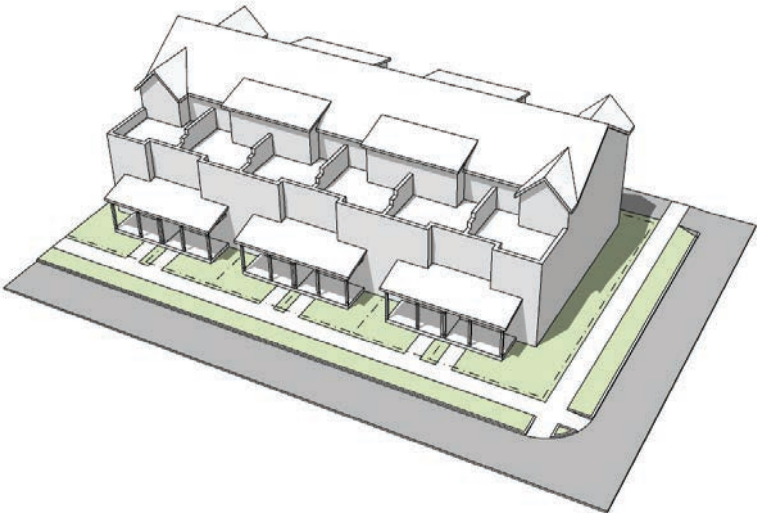
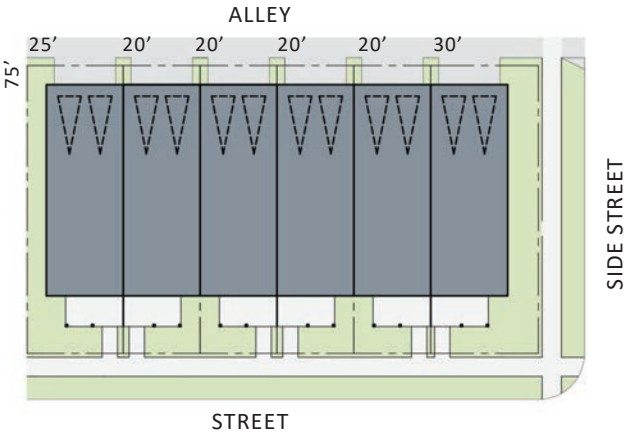
Compact Urban Row House building permits attaching five or more buildings, each located on its own fee simple lot.

LOT :	
Minimum lot size:	1300 s.f.
Maximum lot size:	2800 s.f.
Minimum street or common court frontage:	20 feet
HEIGHT:	
3 stories / 45 feet max.	

SETBACKS:	
Building at street	
ground floor and second story	15 feet min.
third story	27 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:	
Minimum parking per lot:	2 spaces

- NOTES:
1. Compact Urban Row House building form type is permitted to be employed only at lots with alley access.
 2. Compact Urban Row House lot is permitted to have no street frontage, but only a common court frontage.
 3. No curbcuts are allowed on street or side street.
 4. Tandem parking counts for parking requirement.



Lot diagram and bird's-eye view perspective of a Six-Unit Compact Urban Row House building located on six lots: one on the street corner, the other five on the neighboring interior lots.

18.29.271 - ROW HOUSES: DESIGN STANDARDS AND GUIDELINES

The standards provided in this section apply to the following building form types:

- Village triplex
- Cottage triplex
- Compact cottage triplex
- Four-unit back yard row house
- Four-unit compact row house
- Back yard row house
- Staggered row house
- Compact row house
- Compact urban row house
- Legacy row houses
- Hidden court cluster with shop

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

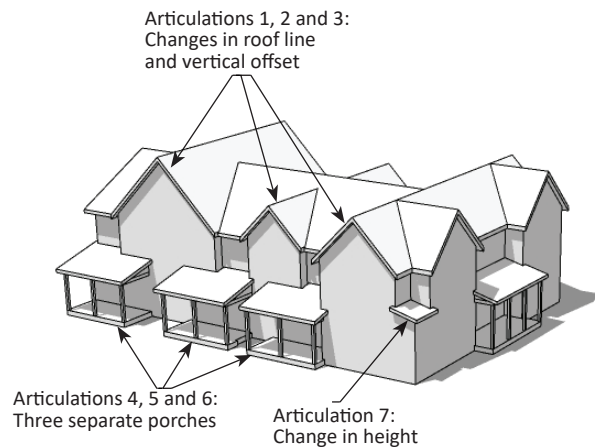
1. MASSING AND ARTICULATION

The Row House Building form types encourage compact urban forms by eliminating side yards. However, when units are attached their footprints get bigger. That is the reason why the following standards and guidelines are crafted to address the larger building forms and to decrease the intensity of these buildings. Simplicity and avoiding excessive articulation is an important principle for row houses. Here the challenge is to find creative ways to use facade articulation to reduce the scale of the building (both in height: to make the building look shorter, and length: to make the building look as if it was composed of smaller buildings).

- a. Avoid excessive repetition. The facades visible for the public shall be treated as a diverse composition, not as repetition of the same row house unit, because such repetition results in buildings that are not compatible with Golden's neighborhood characters.
- b. The primary building elevation facing the street or the common court shall have a minimum number of facade articulations based on the following table (the facade of the entire building, not the singular units, should be articulated).

	Minimum amount of articulations	Maximum amount of articulations
Side street facade	3	5
Triplex	4	7
Four-unit row house	5	8
Five-unit row house	6	9
Five-unit row house	7	10
Seven-or-more-unit row house	8	12

- c. Massing articulations that create a diverse composition (by mirroring certain units, differentiating porch configurations, employing diverse roof shapes) are preferred.



Above is an example for a well-articulated four-unit row house building located on a street corner. The building addresses both streets; the end unit's porch and main entrance face the side street (on the left side of the image). Each row house unit has a unique facade and all four create a balanced composition for the entire building. The result is a more compatible building in Golden's neighborhoods.

2. PORCH CHARACTERISTICS

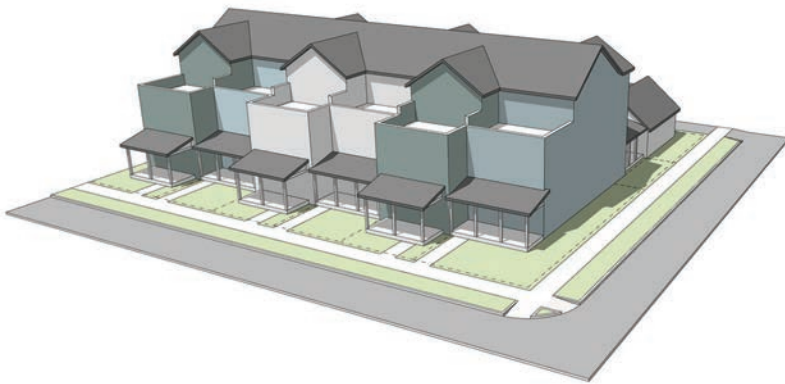
Successful use of porches in row house buildings can tame the building mass and enhance the human scale along the sidewalks. Porches also help to create a compatibility between row house buildings, detached homes, and duplexes when employed on a block face or in close proximity.

- a. The porch elevation shall not be more than one step down from the finished floor of the home.
- b. Porches should be flush with finished floor level of the home when feasible.
- c. Continuous porches should be avoided especially for four-or-more-unit buildings. Porches that are not attached to neighbor's porch (as shown in the figure above) are encouraged.
- d. The side street facing unit of a row house building at a corner lot should either face the side street or have a wrapped porch, when feasible.

3. EXTERIOR MATERIALS

Exterior material differentiation on row house buildings needs to accentuate articulations, break up the building length and height, and create unity on an overall elevation.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured “fake” siding surfaces shall be avoided.
- b. Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. Use contrast (in material or in color) in a way to break up the building length and highlight smaller components of the massing to make the building look like a composition of smaller buildings (as shown in the example below).
- d. In general the lighter materials should be placed above those of heavier weight.
- e. Care should be taken to design all elevations such that the same materials appear in similar configurations on all of the elevations.



Above is an example where change in material (or in color) is used to break up the length of the building and make the large building look like a composition of smaller buildings.

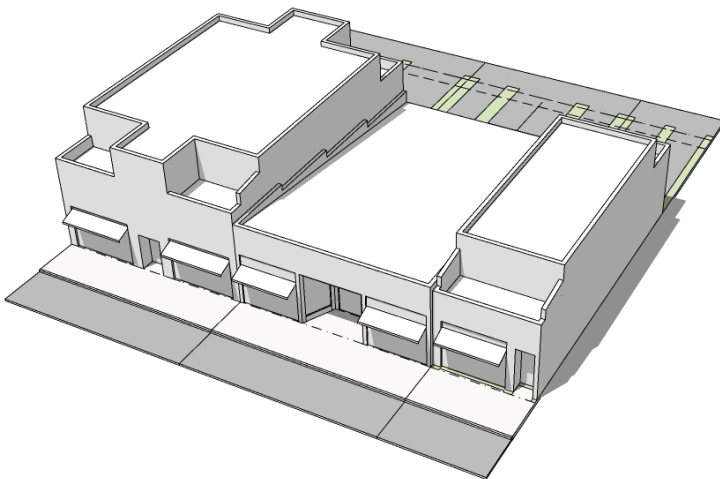
18.29.280 - MAIN STREET BUILDING FORM TYPES: AN INTRODUCTION

Main Street Building Form types are intended to regenerate the built environment observed in Downtown Golden, especially along Washington Avenue, which is a rich and diverse Main Street. Buildings are attached and placed right on the property line with high levels of transparency and interest for pedestrians. Awnings and arcades are common. The historic buildings are predominantly two-to-three story high. Some of the larger recent infill buildings reach four-to-five story height. Since many of these recent larger buildings accommodate residential use, they contribute the success of the downtown significantly

The following is a summary of intentions behind certain regulatory tools used to define Main Street Building Form Type.

"BUILT-TO" ZONES:

Main Street building types create a strong building presence by creating a consistent wall along the sidewalk. Most buildings are built on or very close to the front property line. The "built-to" zone is a zone on the front of the property where building needs to be placed. Unlike other front setback requirements where only a minimum is expressed, the 'built-to' zone is created by requiring a maximum setback as well. The intent behind this rule is to regenerate the kind of building presence along the sidewalk that is a character defining property at Main Streets.



One of the most essential characteristics of the Main Street buildings is that they create a strong building wall along the sidewalk.

SETBACK IN PERCENTAGES AND SMALL PLAZAS:

Most of the historical buildings are located on lots with 25 feet or 50 feet frontages. In the past larger buildings were not common. This created a diverse urban environment with many smaller buildings. Even though most of the recent large downtown buildings do a good job of articulating the massing to fit into the context well, there are also a few more monolithic examples with monotonous facades with limited interest. In order to make sure that the larger buildings contribute to the diversity as well, the Main Street Building Form Types that are named as "wide," for the lots with frontages of 125 feet or more, require creating a small plaza along the frontage, by setting back the front wall of the building along a small segment of the frontage. This not only introduces a public place type for pedestrians' enjoyment, but also increases the amount of the ground floor retail frontage that is usually very valuable in downtown context. This is a step to introduce the above-mentioned fine grain into the larger building compositions.

UPPER FLOOR SETBACKS:

One of the primary ways larger buildings fit into the context of shorter buildings is to have the uppermost stories setback. This not only makes the building's height less perceivable from the sidewalk, but also provide private outdoor space, in the form of terraces, for the upper floors, which is a valuable amenity especially when residential use is located on these floors. In order to create diverse building massing some of the upper floor setbacks are required in percentages, which permits having small towering elements on the upper floors. Some of the more successful and compatible larger buildings in Golden's downtown already employ these measures.

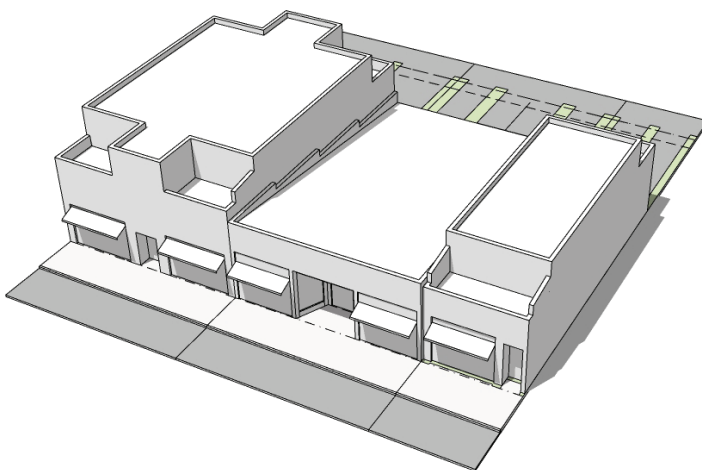
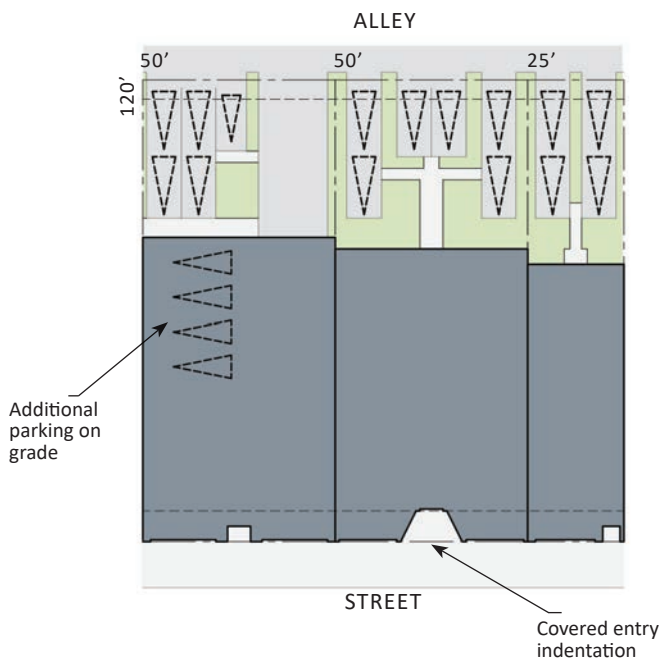
OFF-STREET PARKING:

The business diversity observed in downtown is created by a mix of small and large businesses. Excessive parking requirements may push away the small businesses and decrease this diversity. The parking requirements listed under the Main Street Building Form Types are intended to encourage accommodating smaller businesses. This will not only create a rich urban environment, but also contribute to business diversity, an objective underlined by the City's policy documents.

MAIN STREET BUILDINGS

18.29.280.(1) - MAIN STREET NARROW

Main Street Narrow building is the most traditional main Street building form creating the rich business landscape. Below shown are three examples of possible outcomes: (a) a three-story mixed building with 50 feet frontage, (note that the rear portion of the ground floor is used for parking) (b) a single story shop with a 50 feet frontage, (c) a two-story mixed use buildings with a 24 feet frontage. All the examples below shows a deeper rear yard setback than what is required, which is a likely scenario unless structural parking or off-site parking solutions are employed.



Lot diagram and bird's-eye view perspective of three Main Street Narrow Building lots, two with fifty feet, one with twenty five feet street frontage.

LOT :

Minimum street frontage:	20 feet
Maximum street frontage:	125 feet

HEIGHT:

3 stories / 38 feet max.

SETBACKS:

First three stories at street and side street	0 feet min., 8 feet max.
Third story at street and side street one-third along the frontage	0 feet min.
remaining two-third of the frontage	12 feet min.
All stories at side when adjacent lot is another Main Street lot	0 feet min.
All stories at side when adjacent lot is not a Main Street lot	5 feet min.
Building at rear	5 feet min.

PORCH OR BALCONY:

Within Main Street A and Main Street B building form zones	
minimum porch or balcony size (covered or not)	
required per residential dwelling unit	80 s.f. min.

OFF-STREET PARKING:

For each business suite (retail or office) and for each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
For each business suite (retail or office) with a total floor area of 2000 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 2000 s.f. (of business suite retail or office)	1 additional space

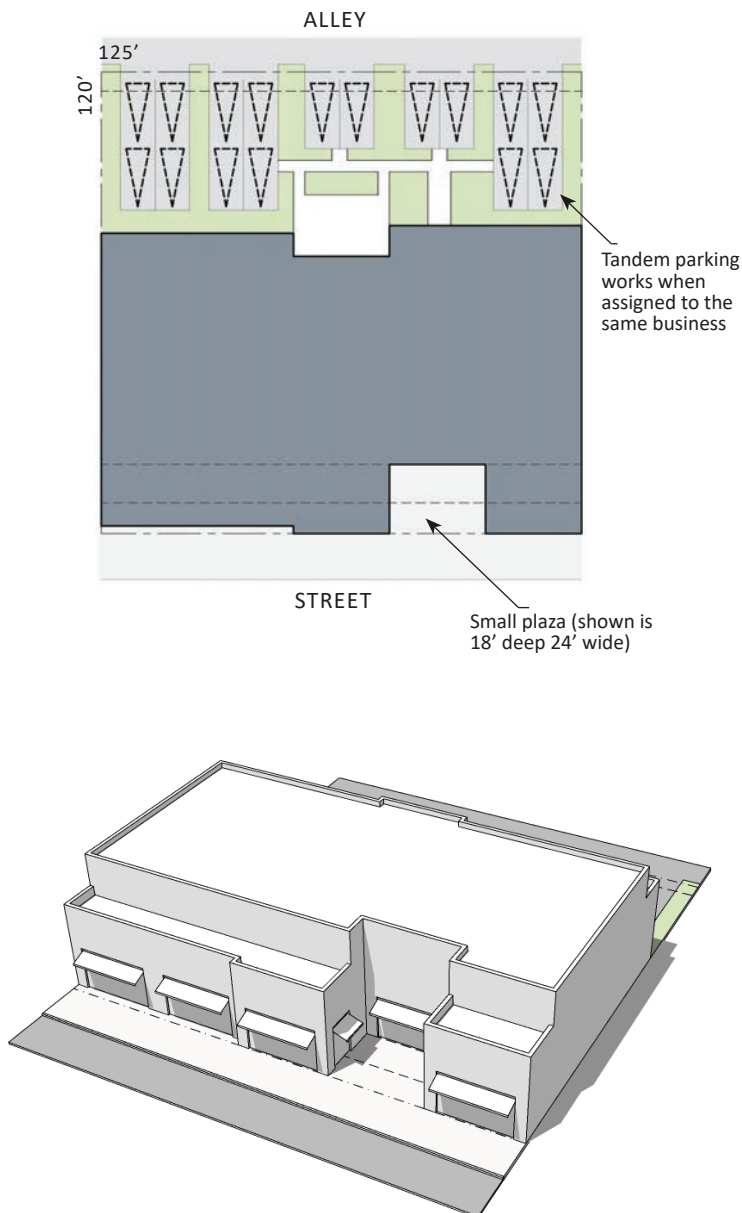
NOTES:

1. No curbcuts are allowed on street or side street.
2. Upper story covered balconies are permitted to encroach the front and side street setbacks up to 12 feet.
3. No bedrooms are permitted on the ground floor within 18 feet of the street and of the side street property line.
4. No parking is permitted on the ground floor within 18 feet of the street and of the side street property line.
5. Tandem parking shall count for parking requirement.
6. Parking provided off-lot within 300 feet of the lot shall count for the parking requirement.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the built-to zone, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

MAIN STREET BUILDINGS

18.29.280.(2) - MAIN STREET WIDE

Main Street Wide building is intended to accommodate larger businesses along with office and/or residential uses located on upper floors. The upper story setbacks as well as the plaza setback are tailored to ensure that the building fits into the Main Street context. The example below shows a deeper rear yard setback than what is required, which is a likely scenario unless structural parking or off-site parking solutions are employed.



Lot diagram and bird's-eye view perspective of a Main Street Wide building lot, with a small plaza.

LOT :

Minimum lot size:	9000 s.f.
Minimum street frontage:	125 feet

HEIGHT:

3 stories / 38 feet max.

SETBACKS:

First two stories at street	
along 20 - 30 feet of the frontage	18 feet min.
along rest of the frontage	0 feet min., 8 feet max.
First two stories at side street	0 feet min., 8 feet max.
Third story at street	
along 20 - 30 feet of the frontage	18 feet min.
along rest of the frontage	12 feet min.
Third story at street and side street	12 feet min.
All stories at side when adjacent lot is another Main Street lot	0 feet min.
All stories at side when adjacent lot is not a Main Street lot	5 feet min.
Building at rear	5 feet min.

PORCH OR BALCONY:

Within Main Street A and Main Street B building form zones	
minimum porch or balcony size (covered or not)	
required per residential dwelling unit	80 s.f. min.

OFF-STREET PARKING:

For each business suite (retail or office) and for each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
For each business suite (retail or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. (of business suite retail or office)	1 additional space

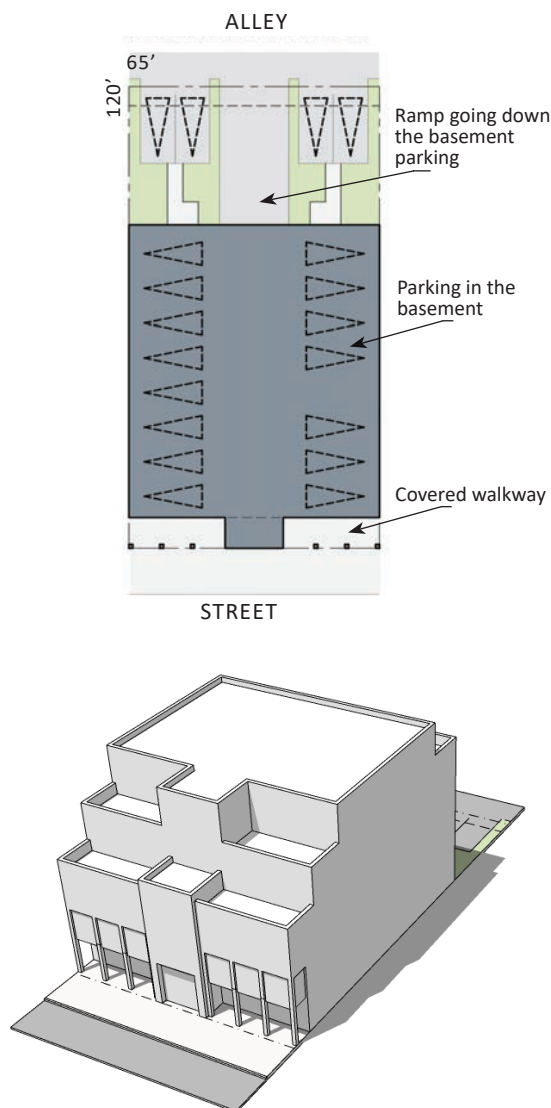
NOTES:

1. No curbcuts are allowed on street or side street.
2. Upper story covered balconies are permitted to encroach the front and side street setbacks up to 12 feet.
3. No bedrooms are permitted on the ground floor within 18 feet of the street and of the side street property line.
4. No parking is permitted on the ground floor within 18 feet of the street and of the side street property line.
5. Tandem parking shall count for parking requirement.
6. Parking provided off-lot within 300 feet of the lot shall count for the parking requirement.
7. Each building shall provide a total covered walkway area of one square foot for each linear foot of the street or side street frontage. The covered walkway area shall be located within the built-to zone, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

MAIN STREET BUILDINGS

18.29.280.(3) - URBAN MAIN STREET NARROW

Urban Main Street Narrow building is intended to provide more density where it is appropriate. Structure parking will need to be a part of this building unless another parking solution is available nearby. The example presented below indicates an underground parking. Even though the minimum frontage is 50 feet, the example below shows 65 feet frontage, a likely minimum to accommodate the two rows of parking the way shown on the diagram.



Lot diagram and bird's-eye view perspective of a Urban Main Street Narrow Building lot.

LOT :

Minimum street frontage:	50 feet
Maximum street frontage:	125 feet

HEIGHT:

5 stories / 55 feet max.

SETBACKS:

First three stories at street and side street	0 feet min., 8 feet max.
Fourth story at street and side street	12 feet min.
Fifth story at street and side street	12 feet min.
one-third along the frontage	12 feet min.
remaining two-third of the frontage	24 feet min.
All stories at side when adjacent lot is another Main Street lot	0 feet min.
First three stories at side when adjacent lot is not a Main Street lot	5 feet min.
Fourth and fifth stories at side when adjacent lot is not a Main Street lot	18 feet min.
Building at rear	5 feet min.

PORCH OR BALCONY:

Within Main Street A and Main Street B building form zones	
minimum porch or balcony size (covered or not)	
required per residential dwelling unit	80 s.f. min.

OFF-STREET PARKING:

For each business suite (retail or office) and for each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
For each business suite (retail or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. (of business suite retail or office)	1 additional space

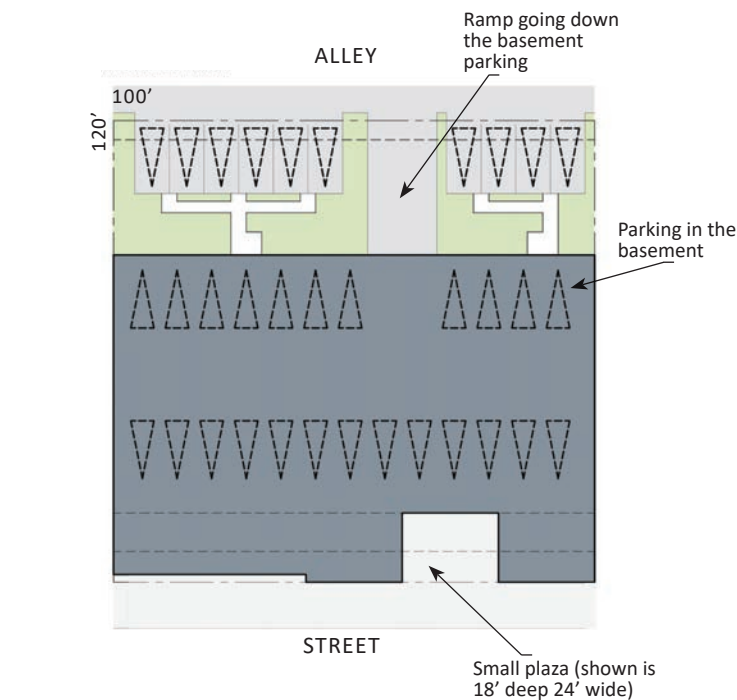
NOTES:

1. No curbcuts are allowed on street or side street when an alley is present.
2. Upper story covered balconies are permitted to encroach the front and side street setbacks up to 12 feet.
3. No bedrooms are permitted on the ground floor within 18 feet of the street and of the side street property line.
4. No parking is permitted on the ground floor within 18 feet of the street and of the side street property line.
5. Tandem parking shall count for parking requirement.
6. Parking provided off-lot within 300 feet of the lot shall count for the parking requirement.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the built-to zone, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

MAIN STREET BUILDINGS

18.29.280.(4) - URBAN MAIN STREET WIDE

Urban Main Street Wide building is intended to provide more density where it is appropriate. The upper story setbacks as well as the plaza setback are tailored to ensure the building fits into the Main Street context. The example below shows underground parking as well as alley parking, a likely scenario to accommodate the parking need unless structural parking or off-site parking solutions are employed.



LOT :

Minimum lot size:	9000 s.f.
Minimum street frontage:	125 feet

HEIGHT:

5 stories / 55 feet max.

SETBACKS:

First three stories at street	
along 20 - 30 feet of the frontage	18 feet min.
along rest of the frontage	0 feet min., 8 feet max.
First three stories at side street	0 feet min., 8 feet max.
Fourth story at street	
along 20 - 30 feet of the frontage	18 feet min.
along rest of the frontage	24 feet min.
Fourth story at side street	12 feet min.
Fifth story at street and side street	24 feet min.
All stories at side when adjacent lot is another Main Street lot	0 feet min.
First three stories at side when adjacent lot is not a Main Street lot	5 feet min.
Fourth and fifth stories at side when adjacent lot is not a Main Street lot	18 feet min.
Building at rear	5 feet min.

PORCH OR BALCONY:

Within Main Street A and Main Street B building form zones	
minimum porch or balcony size (covered or not)	
required per residential dwelling unit	80 s.f. min.

OFF-STREET PARKING:

For each business suite (retail or office) and for each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
For each business suite (retail or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. (of business suite retail or office)	1 additional space

NOTES:

- No curbcuts are allowed on street or side street when an alley is present.
- Upper story covered balconies are permitted to encroach the front and side street setbacks up to 12 feet.
- No bedrooms are permitted on the ground floor within 18 feet of the street and of the side street property line.
- No parking is permitted on the ground floor within 18 feet of the street and of the side street property line.
- Tandem parking shall count for parking requirement.
- Parking provided off-lot within 300 feet of the lot shall count for the parking requirement.
- Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the built-to zone, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

Lot diagram and bird's-eye view perspective of a Urban Main Street Wide building lot, with a small plaza.

18.29.281 - MAIN STREET BUILDINGS: DESIGN STANDARDS AND GUIDELINES

The standards and guidelines provided in this section apply to the following building form types:

- Main Street Narrow
- Main Street Wide
- Urban Main Street Narrow
- Urban Main Street Wide

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

In addition the standards and guidelines listed in this section, the ones listed in section 18.40.600 also apply for all Main Street buildings.

1. MASSING AND ARTICULATION

Simplicity and avoiding excessive articulation is an important principle for all Main Street Buildings. In terms of massing articulation the setback regulations included within the Main Street building form types require the level of articulation that is essential for maintaining or fitting into the Main Street character. However, further articulation is needed to create a better fit. The standards and guidelines included here are intended to facilitate this.

- a. Express the historic scale with building facades changing in 25 feet or 50 feet intervals (or intervals close to them), via (a) subtle changes in setbacks and projections, or (b) employing different exterior material or window types and opening compositions for each interval, or (c) employing differentiated elements such as cornices, lintels, trims, and/or sills at each bay.
- b. Provide different accents (by design, indentation, color, and/or material) the express entrances for different uses, such as shops, and ground floor entrances of the offices or residents located upstairs.



A coffee house with outdoor seating on Washington Avenue. Strong outdoor and indoor relationships support outdoor activity and create presence of life on the sidewalk.

- Employ shop front garage doors or folding doors when there is an opportunity to expand the indoor use into the sidewalk.

2. PORCHES AND BALCONIES

Open balconies, terraces, covered balconies, porches, and colonnades provide interest and create various degrees of solid and void interplay, which is a strong massing articulation tool when used properly.

- a. Employ Open balconies, terraces, covered balconies, porches, and colonnades to break the massing horizontally as well as vertically when feasible. Differentiate the design of these elements at various locations on the building to further emphasize the breaks in the massing of the building.
- b. When feasible, employ open balconies and terraces at the uppermost stories to deemphasize the building's height.



Above is a good example how various versions of covered balconies either create unity where needed, or break the massing horizontally. This is also a good example how second story cornice, together with change in material, emphasize the two story scale and deemphasizes the upper floors.

3. TRANSPARENCY AT EYE LEVEL

The following standard is intended to prevent blank facades on the ground floors and to ensure the pedestrian interest along the priority corridors in Downtown Golden

- a. All Main Street Buildings facing Washington Avenue between 8th Street and 16th Street, and the cross-streets 9th, 10th, 11th, 12th, 13th, 14th and 15th, along one block to the East (to Jackson Street) and to the West (to Arapahoe Street), shall have a minimum of 70% transparency at eye level.

4. FACADE CONFIGURATION

The following standards and guidelines intends to preserve the Main Street character of downtown and its architectural integrity.

- ☐ a. Remodeling and re-purposing should consider the unique architectural style of the building. The proportions and the character of the openings should be preserved to the extend feasible.
- ☐ b. New construction should respect the adjacent buildings in terms of opening proportions and primary facade features such cornices, awnings, transoms, and trims.
- ☐ c. Shop windows with high levels of transparency should be employed on ground floors

4. EXTERIOR MATERIALS

Exterior material differentiation on row house buildings needs to accentuate articulations, break up the building length and height, and create unity on an overall elevation.

- a. Appropriate exterior wall materials include horizontal and vertical smooth-faced siding (cementitious or vinyl), painted wood siding, real stucco, or masonry. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured “fake” siding surfaces and masonry and brick imitation panels shall be avoided.
- b. Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- c. Use material and color change to deemphasize the height of the building
- d. Use material and color change to express the historic 25 feet and 50 feet intervals (or intervals close to them) on the facade
- ☐ e. In general smooth brick with narrow joints and wood siding with narrow lap should be preferred. Stone should be reserved for detailing at cornices and windows and for use at the building base.
- ☐ f. In general the lighter materials should be placed above those of heavier weight.
- ☐ g. Owners are encouraged to repair, restore or replace existing wood siding with similar wood materials. Alternative materials such as vinyl are not prohibited, but should accompany appropriate wood trim details.



Above is a good example where the material and color change emphasizes the two story scale along the sidewalk and deemphasizes the height of the building. The upper floors become less visible as one gets closer to the building.

5. PARKING

There is a difficult balance between convenience (easy to find and reach parking) and disturbance (where curbcuts and parking entrances interrupt and disturb the pedestrian activity on the sidewalk. The regulations included in the Main Street building form types take the essential measures to provide this balance. However, further attention and care is needed to create a better fit. The following guidelines are intended to facilitate this.

- ☐ a. When alley entrance is not available and a street entrance is employed to provide access to the structural parking, setback the garage door to provide enough space for cars to clear the sidewalk and wait for the door to open.
- ☐ b. When the surface parking is employed at the alley along the side street, provide low fencing, low walls, or landscape screening to reduce the visibility of the parking from the side street sidewalk.

18.29.290 - APARTMENT BUILDING FORM TYPES: AN INTRODUCTION

Apartments provide a unique housing option that is desired by a certain lifestyle. Without a yard to maintain they are preferred by those residents who spend long hours away from home, for work or studying, or travel a lot. There is a demand for apartments in most communities, especially for those located close to urban amenities. However, they usually come in the form of large buildings. If a small apartment building can be integrated into a neighborhood, there are certain relationships that begin to occur. In a neighborhood with social and economic diversity on a single block, synergies develop among demographic groups. For example, an elderly couple may take care of their neighbor's kids. A young couple who travels a lot may appreciate the stay-at-home family next door that can keep an eye on their property. But for these synergies to develop and foster strong community relations, residents need to live in proximity. Although large apartment buildings may not be desirable for Golden's neighborhood contexts, they are often an affordable option that could be accommodated in a variety of scales to be more compatible with their surround.

The following is a summary of intentions behind certain regulatory tools used to define Apartment Building Form Types.

BUILDING HEIGHT:

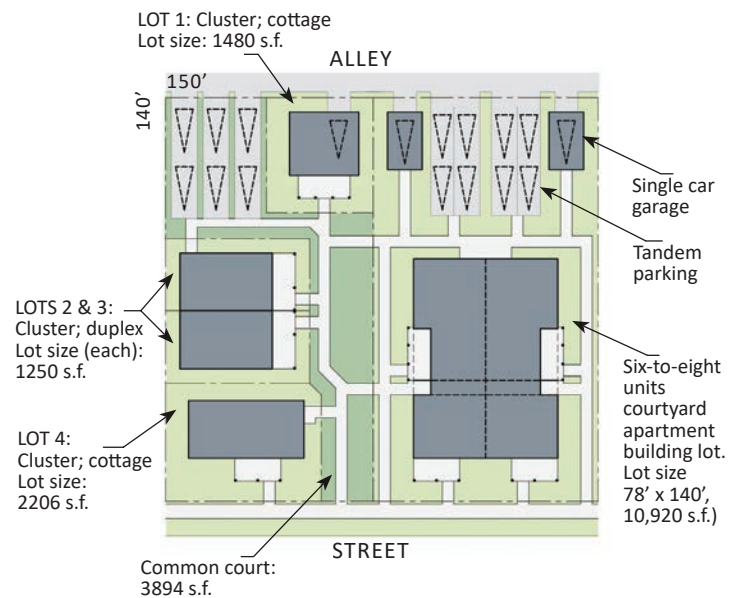
As the Small Apartment and Courtyard Apartment Building form types are intended to be compatible with neighborhood context, and mix with other building form types, the building height is limited to two-stories (except for limited third story that is permitted on Courtyard Apartment lots). The Four-Story Courtyard Apartment Building, on the other hand, is aimed at providing more density. As such it is better suited for the edges of neighborhoods or near major arterial roads and transit. That is why the height of this form type is increased to four stories.

PORCHES AND BALCONIES:

All Apartment building form types require certain minimum amount of porch or balcony per each dwelling unit. Porches and balconies are important amenities especially when the dwelling units are smaller. They also create interest for the pedestrian when located close to the sidewalk, especially when the ground floor units have a direct access from the sidewalk through the porch.

MIXING APARTMENTS WITH OTHER TYPES:

Small Apartment and Courtyard Apartment Building form types are intended to be compatible with neighborhood context, and mix with other building form types. Synergies between different lifestyle can be realized only when the dwelling units accommodating these lifestyles are located with in close proximity.



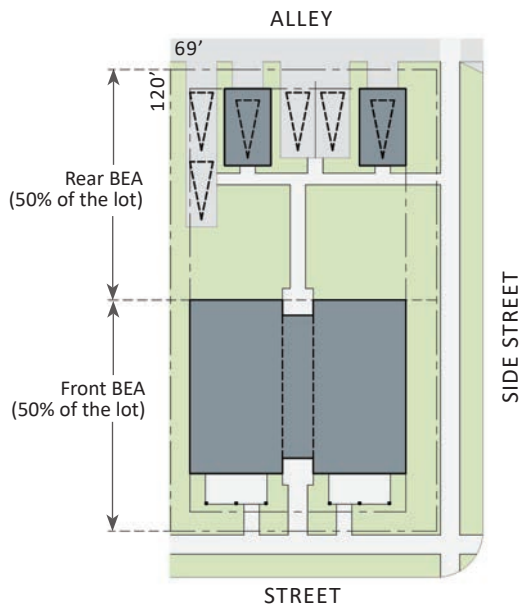
Above is an example where a large lot (with 150 feet frontage and 140 feet depth) is subdivided into a Courtyard Apartment lot and a Cluster of Detached and Attached Cottages (two detached and two attached). When the common court is placed next to the deep side setback of the Courtyard Apartment, a well-sized pocket park is formed to served both the cottage and the apartments.

APARTMENT BUILDINGS

18.29.290.(1) - SMALL APARTMENT BUILDING

Small Apartment Building building form type is intended to be compatible with neighborhood contexts.

Small Apartment Building lot has two building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 50% of the lot from front and the rear BEA which is the 50% of the rear, which is reserved for garages and other storage structures.



Lot diagram and bird's-eye view perspective of a Small Apartment building lot at a street corner.

LOT :

Minimum lot size:	6500 s.f.
Minimum street frontage:	63 feet
Minimum depth	90 feet

BUILDING SIZE:

Maximum total floor area:	4800 s.f.
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HEIGHT:

Front BEA:	2 stories / 35 feet max.
Rear BEA:	1 story / 20 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	8 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH OR COVERED BALCONY:

Within Edge and Neighborhood Corridor building form zones minimum porch or covered balcony size required per dwelling unit within twenty feet of the front property boundary	100 s.f. min.
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OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	8 spaces

NOTES:

1. Small Apartment Building form type lot type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. No heated living floor area is permitted within the rear BEA. The rear BEA is reserved for parking, garages, and other storage structures.
4. Two story porches or balconies are permitted in Small Apartment building form type.
5. Tandem parking counts for parking requirement.
6. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also one of the three apartment building form types.

APARTMENT BUILDINGS

18.29.290.(2) - SIX-TO EIGHT UNITS COURTYARD APARTMENT BUILDING

Six-to Eight Units Courtyard Apartment building form type is intended to be compatible with more urban neighborhood contexts.

Six-to Eight Units Courtyard Apartment Building lot type has two building envelope areas (BEAs) with different height and building size restrictions. These are the front BEA, which is the first 60% of the lot from front and the rear BEA which is the 40% of the rear, which is reserved for garages and other storage structures.

LOT :

Minimum lot size:	9000 s.f.
Minimum street frontage	78 feet
Minimum depth	110 feet

BUILDING SIZE:

Maximum total floor area per lot:	9000 s.f.
Maximum floor area on third floor per lot:	1200 s.f.

HEIGHT:

Front BEA:	3 stories / 45 feet max.
Rear BEA:	1 story / 20 feet max.

	FRONT ZONE	REAR ZONE
SETBACKS:		
Building at street	15 feet min.	N.A.
Building at side street	14 feet min.	5 feet min.
Porch at street	7 feet min.	N.A.
Porch at side street	7 feet min.	N.A.
Building at side	14 feet min.	5 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH OR COVERED BALCONY:

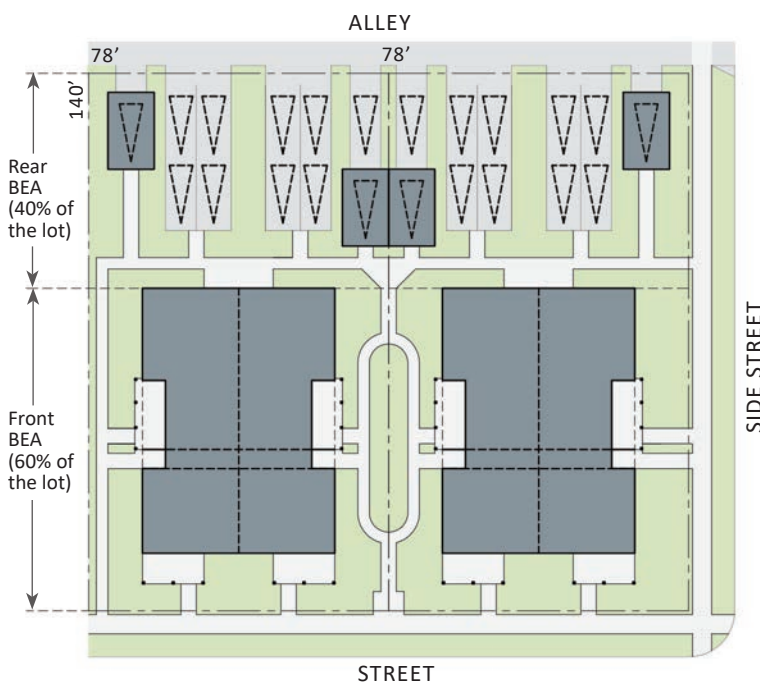
Within Neighborhood Corridor building form zones
minimum porch or covered balcony size required
per dwelling unit within twenty feet of
the front property boundary 100 s.f. min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
Maximum parking per lot:	12 spaces

NOTES:

1. Six-to-Eight Units Courtyard Apartment Building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. No heated living floor area is permitted within the rear BEA. The rear BEA is reserved for parking, garages, and other storage structures.
4. Two story porches or balconies are permitted in Six-to-Eight Unit Apartment Building lot type.
5. Tandem parking counts for parking requirement.
6. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also one of the three apartment building form types.

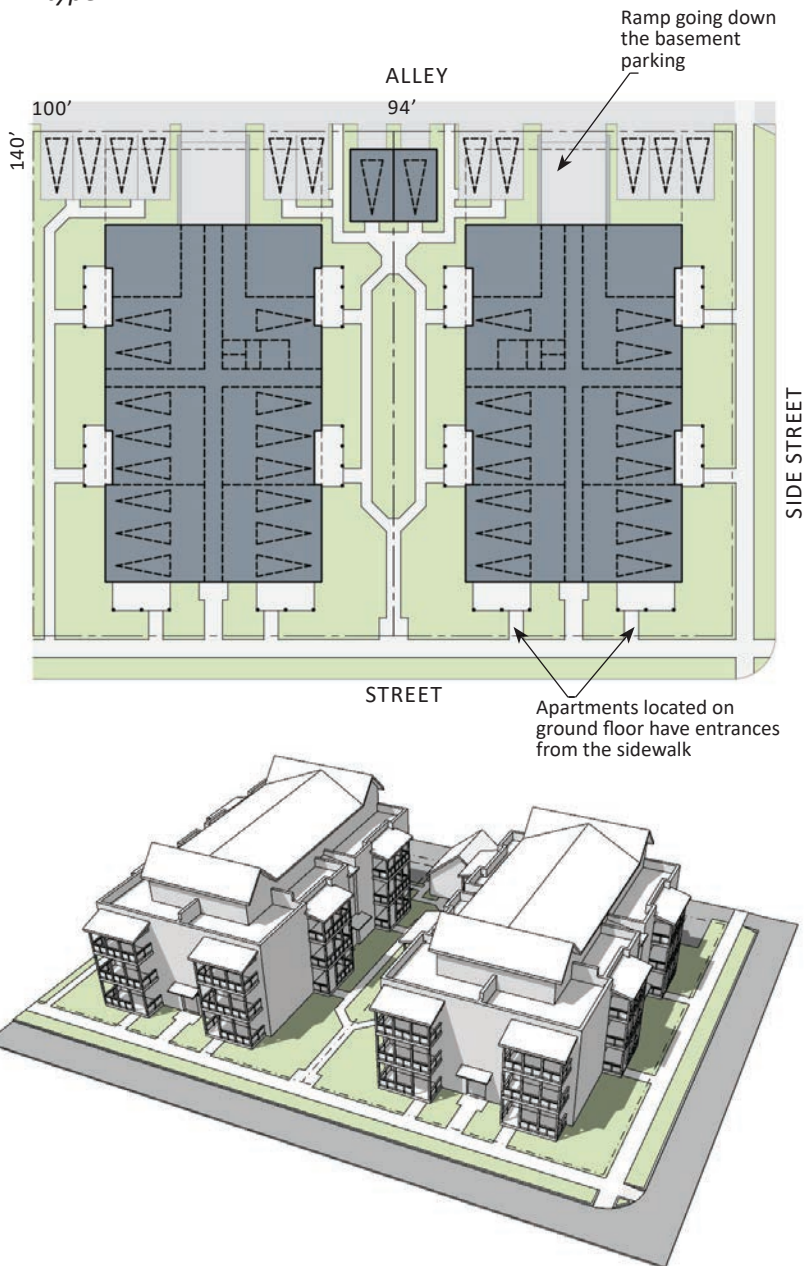


Lot diagram and bird's-eye view perspective of two Courtyard Apartment building lots: a street corner lot and the neighboring interior lot.

APARTMENT BUILDINGS

18.29.290.(3) - FOUR-STORY COURTYARD APARTMENT BUILDING

Four-Story Courtyard Apartment Building building form type is intended to be the largest apartment building permitted by-right. Even though shown below is an examples of a configuration with underground parking, that is not a requirement; on larger lots this lot type may be employed with surface parking only. Even though shown below is a hallway with double-loaded apartments configuration, other solutions may be employed within the measures of this building form type.



LOT :

Minimum lot size:	11000 s.f.
Minimum street frontage	94 feet

BUILDING SIZE:

Maximum total floor area per lot:	24000 s.f.
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HEIGHT:

4 stories / 55 feet max.

SETBACKS:

Building at street	
first, second and third stories	15 feet min.
fourth story	27 feet min.
Building at side street	
first, second and third stories	14 feet min.
fourth story	26 feet min.
Building at side	
first, second and third stories	20 feet min.
fourth story	32 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Porch at side	12 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces

NOTES:

1. Four-Story Courtyard Apartment Building form type is permitted to be employed only at lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Three story porches or balconies above are permitted in Four-Story Courtyard Apartment Building building form type.
4. Tandem parking counts for parking requirement.
5. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also one of the three apartment building form types.

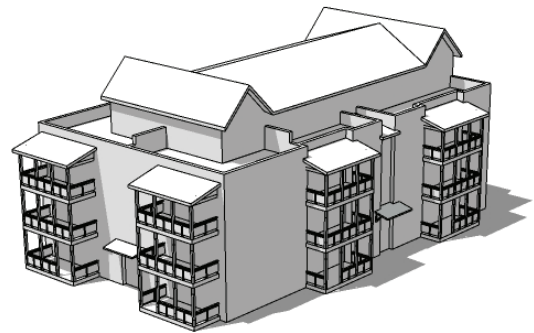
Lot diagram and bird's-eye view perspective of two Four-Story Courtyard Apartment building lots: a street corner lot and the neighboring interior lot.

18.29.291 - APARTMENT BUILDING FOR TYPES: DESIGN STANDARDS & GUIDELINES

The standards provided in this section apply to the buildings on the following lot types:

- Small apartment building
- Six-to-eight units courtyard apartment building
- Four-story courtyard apartment building
- Legacy multi-family building

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.



Above is an example for a well-articulated apartment building. The ground floor units are accessed directly from the sidewalk. The uppermost floor has a setback and roof line is articulated with gable ends. Horizontally, the stacked balconies along with the recessed building wall, break the building into smaller segments and decrease the intensity of the massing.

1. MASSING AND ARTICULATION

Dividing the building into smaller parts and relating to the human scale is the primary purpose for massing articulation when it comes to large apartment buildings. The right amount of articulation (not too much, not too little) is the key. Excessive repetition, as well as too much complexity, usually don't help diminishing the intensity of building's size. The following standards and guidelines aim at achieving the above-mentioned balance.

- a. Articulate the massing horizontally to make the building look as if it is a composition of multiple buildings. This can be done by expressing bays (especially by means of balconies), or indentations.
- b. Articulate the massing vertically, to make the building look shorter, by differentiating especially the ground floor's and uppermost floor's treatment.
- c. Avoid excessive repetition.
- d. Provide multiple entrances and avoid blank walls along the sidewalks.
- e. Express architectural elements such as entries, porches, balconies, bays, cornices and parapets.
- f. Break the building by means of common courtyards and greens when feasible.
- g. Changes in building height are encouraged to emphasize important building elements particularly at courtyard entries and street corners.

2. PORCHES AND BALCONIES

Porches and balconies are valuable amenities for the apartment units. Furthermore, they have the potential for creating a desirable scale along the sidewalk and articulate the building's massing, especially when residential units on the ground floors provide access directly from the sidewalk through a well-sized porches, the building relates to the sidewalk scale better and creates an appealing walking environment on the sidewalk. This also encourages neighborly interaction.

- a. The porches and balcony elevations shall not be more than one step down from the finished floor of the home.
- b. Porches and balconies should be flush with finished floor level of the home when feasible.
- c. Provide secondary entries through porches to the ground floor apartments.
- d. Generous porches and balconies are encouraged.
- e. At corners a wraparound configuration should be employed when feasible

3. EXTERIOR MATERIALS

When exterior material changes on multifamily dwelling buildings used to accentuate massing articulations, they help to divide the building into smaller parts and relating to the human scale.

- a. Appropriate exterior wall materials include horizontal or vertical smooth-faced cementitious hardboard siding panels, painted wood siding, real stucco, brick, and stone. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured "fake" siding surfaces, "fake" brick or stone panels (made by concrete or other cementitious mixes) shall be avoided.
- b. Material changes shall occur along a vertical line at interior corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- c. Use material changes to accentuate massing articulations.

18.29.300 - SHOP BUILDING FORM TYPES: AN INTRODUCTION

Two shop building form types included in this section are aimed at taming the strip context as a more pedestrian friendly environment where the diverse set of businesses can support each other, as they do in Downtown's Main Street contexts. Bringing the building into the front and parking at the rear, offering more interest close to sidewalk, creating pockets of pedestrian activity are among the strategies.

The following is a summary of intentions behind certain regulatory tools used to define Shop building form types.

SHOPS WITH OTHER BUILDING FORM TYPES:

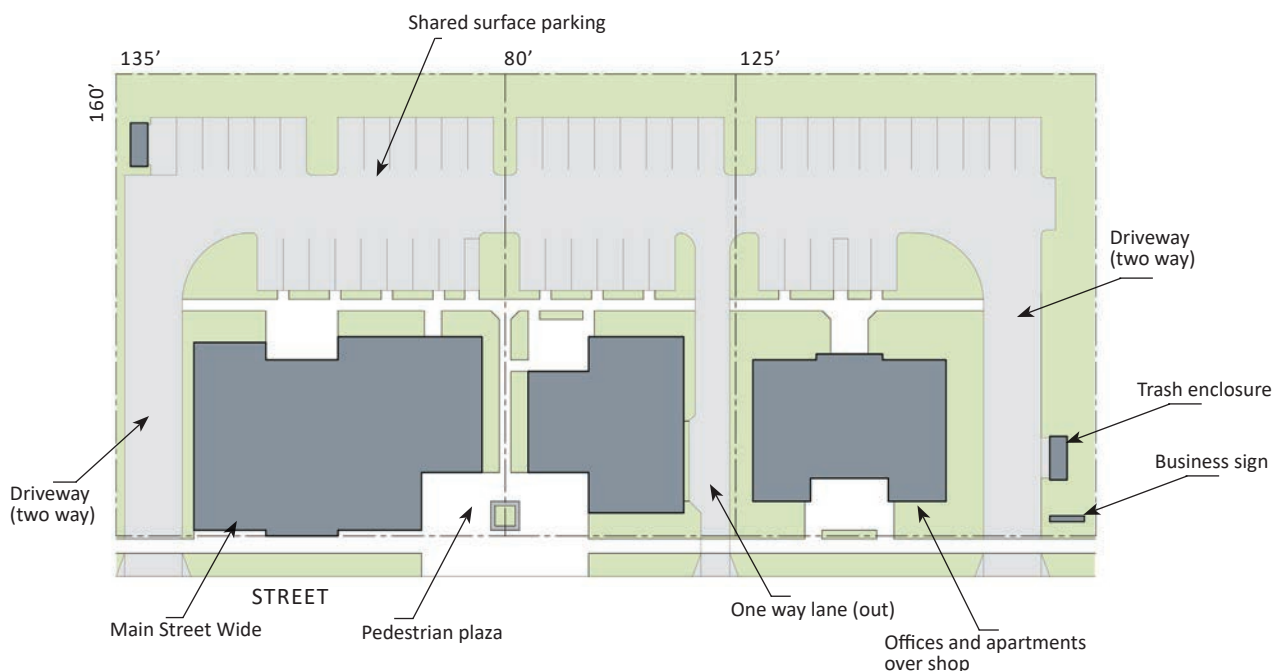
The Shop building form types are encouraged to be employed along with Main Street building form types and others types that are assigned to the Strip Building form zone. This allows those builders and developers who are interested in building larger mixed use buildings, to build these buildings in the Strip building form zone in a more pedestrian friendly way supporting life on the sidewalk, even if these interventions may look like islands of pedestrian activity in a place otherwise very car-oriented. Below is a diagram of an example where a Main Street building lot shares surface parking and a pedestrian plaza with shop lots.

NO PARKING ON THE FRONT:

Shop building form types does not permit any surface parking within certain feet of the front property line. The intention behind this restriction is to encourage bringing buildings to the front of the lot, closer to the sidewalk, and create a more pedestrian friendly environment along the street. This makes it easier to employ shop building types next to other building form types, since the building presence along the sidewalk can be more consistently provided (as the example presented below demonstrates).

BUILDING HEIGHT:

Shop building form types limits the building height as three stories and 38 feet. However, the Strip building form zone into which shop building form types are assigned to, permits Urban Main Street buildings as well, which are permitted to have five stories with 55 feet maximum. The reason of this difference is (a) the contexts where Strip building form zone is mapped are diverse and can tolerate a great diversity in building height, (b) if applicants are interested in larger mixed use buildings with four or five stories, they should chose Urban Main Street buildings, because they are better options in creating and supporting life on the sidewalks.



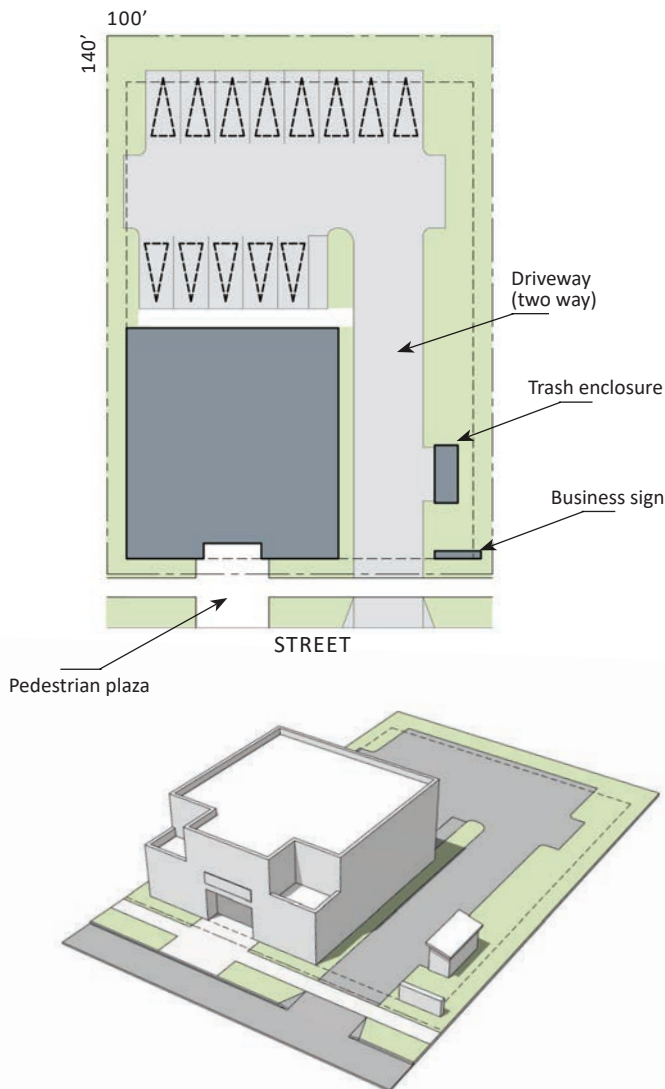
Above is an example of three lots sharing their driveways and surface parking. Main Street Wide building lot and Drive-through building lot also share a small plaza located on the corner of the lots along the sidewalk. Sharing these amenities makes it easier for each lot to locate the buildings close to sidewalk and create continuous interest for the pedestrians.

SHOPS

18.29.300.(1) - SHOP / OFFICES AND APARTMENTS OVER

Shop Offices and Apartments Over Shop building form type permits a wide range of buildings that can accommodate a wide range of uses. The simplest of these is a single shop, a commercial building that is occupied by one business. However, this type also permits multiple businesses, as well as office or residential uses as well. Depending on the location and size, there may be opportunities for residential uses even in the strip context.

The example included below shows a surface parking at the rear, accessed by two narrow drive ways located two sides of the lot. When available, sharing driveways and connecting parking lots with the parking lots of the neighboring properties shall be permitted and encouraged.



LOT :

Minimum lot size:	8000 s.f.
Minimum street frontage:	70 feet
Minimum depth	120 feet

HEIGHT:

3 stories / 38 feet max.

SETBACKS:

Building at street	4 feet min.
Building at side street	4 feet min.
Side	5 feet min.
Rear with an alley	5 feet min.
Rear with no alley	12 feet min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
General retail and office:	1 space min. per 400 sf. of floor area
Quick-serve food stores and convenience markets:	1 space min. per 300 sf. of floor area
Restaurants, bars, & theaters:	1 space per five indoor seats and 1 space per 10 outdoor seats
Hotels and motels:	1 space per each guest, and 1 space per two employees

NOTES:

1. The primary entrance to the building shall face the street. Secondary entrances from the rear or sides are also permitted.
2. No residential use permitted on the ground floor.
3. Along 50 % of the street frontage no surface parking is permitted within 40 feet of the front (street) property line; along rest of the street frontage no surface parking is permitted within 16 feet of the front (street) property line.

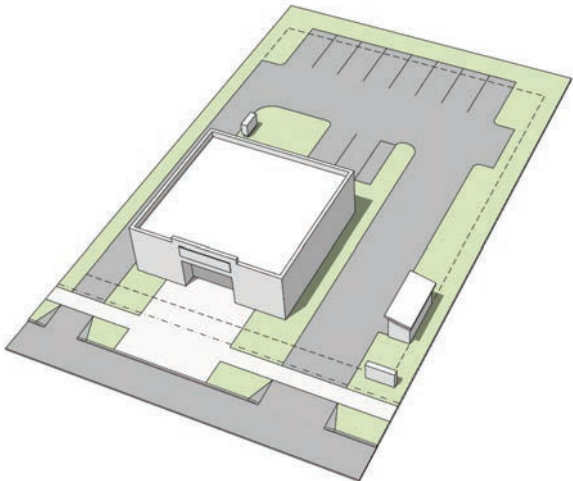
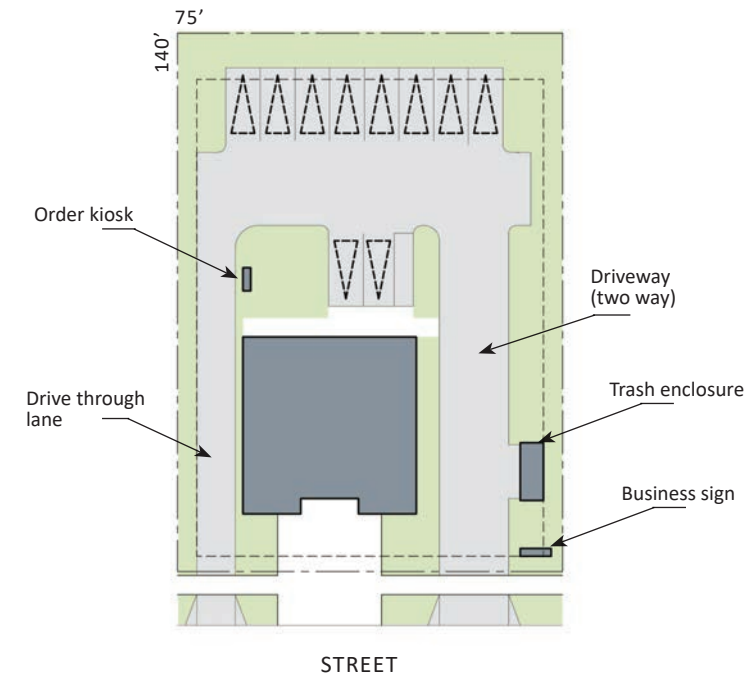
Lot diagram and bird's-eye view perspective of a lot with a Shop with Office or Apartments Over building.

SHOPS

18.29.300.(2) - DRIVE THROUGH

Drive Through building form type is intended to accommodate drive-through businesses. Even though not shown below, and even though it may be unlikely choice to be chosen this type permits the building to accommodate more than a single drive through business; offices and apartments on second and third stories may also be accommodated within a mixed use building. This building form type is tailored to be flexible and inclusive.

When available, sharing driveways and connecting parking lots with the parking lots of the neighboring properties shall be permitted and encouraged.



Lot diagram and bird's-eye view perspective of a lot with a Drive Through building.

LOT :

Minimum lot size:	8000 s.f.
Minimum street frontage:	70 feet
Minimum depth	120 feet

HEIGHT:

3 stories / 38 feet max.

SETBACKS:

Building at street	4 feet min.
Building at side street	4 feet min.
Side	5 feet min.
Rear with an alley	5 feet min.
Rear with no alley	12 feet min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1000 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1000 s.f.:	2 spaces
General retail and office:	1 space min. per 400 sf. of floor area
Quick-serve food stores and convenience markets:	1 space min. per 300 sf. of floor area
Restaurants, bars, & theaters:	1 space per five indoor seats and 1 space per 10 outdoor seats
Hotels and motels:	1 space per each guest, and 1 space per two employees

NOTES:

1. No drive-through pick-up window shall be permitted.
2. The building shall face the street; it may be located at the either side or at rear.
3. The primary walking customer entrance to the building shall face the street. Secondary entrances from the rear or sides are also permitted.
4. No residential use permitted on the ground floor.
5. Along 50 % of the street frontage no surface parking is permitted within 40 feet of the front (street) property line; along rest of the street frontage no surface parking is permitted within 16 feet of the front (street) property line.

18.29.301 - SHOP BUILDING FORM TYPES: DESIGN STANDARDS & GUIDELINES

The standards provided in this section apply to the buildings on the following lot types:

- Shop / Offices and apartment over the shop
- Drive through

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

1. MASSING AND ARTICULATION

For wider buildings, dividing the building into smaller parts and relating to the human scale is the primary purpose for massing articulation when it comes to shop buildings.

- a. Building facades wider than 50 feet shall be articulated to make the building look as if it is a composition of multiple buildings. This can be done by expressing traditional bays (25 and 50 feet or close), via indentations and/or change in color or material.
- b. Avoid excessive repetition and blank walls along sidewalks.
- c. Break the building by means of common courtyards and greens when feasible.
- d. Changes in building height are encouraged to emphasize important building elements particularly at courtyard

2. ENTRANCES AND PATIOS

Providing the primary entrances and patios (when employed) at locations visible from the street, and making them inviting, is not only a good practice to attract customers, but also crucial to create an appealing pedestrian environment along the sidewalk.

- a. Locate primary entrances at locations visible from the street.
- b. Emphasize and celebrate the entrances via architectural articulation, such as a change in height of the skyline, cornices, or parapets; or employing signs that are part of buildings architectural expression.
- c. Locate the dining patios where visible from the street.
- d. When fencing is needed to contain dining within the patios, provide attractive low fencing.

3. DRIVEWAYS AND PARKING LOTS

Creating an environment where the buildings don't look like islands surrounded by a sea of parking serves for the interest of businesses as well as for the public purpose. The following standards and guidelines are crafted to create an appealing district for drivers as well as pedestrians.

- a. Provide low fencing as well as landscape screening for the surface parking when located where visible from the street.
- b. Share parking with neighbors especially when and if it eliminates additional curbcuts.
- c. Where pedestrian paths cross driveways highlight the crossing via change in material or color.

4. EXTERIOR MATERIALS

When exterior material changes on multifamily dwelling buildings used to accentuate massing articulations, they help to divide the building into smaller parts and relating to the human scale.

- a. Appropriate exterior wall materials include horizontal or vertical smooth-faced cementitious hardboard siding panels, painted wood siding, real stucco, brick, and stone. Siding patterns include horizontal bevel, drop siding, vertical tongue and groove or board and batten. Wood textured "fake" siding surfaces, "fake" brick or stone panels (made by concrete or other cementitious mixes) shall be avoided.
- b. Material changes shall occur along a vertical line at interior corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- c. Use material changes to accentuate massing articulations.

18.29.350 - FORM REGULATIONS FOR M1 AND M2 ZONE DISTRICTS

All buildings within M1 and M2 zone district shall follow the bulk restrictions listed below:

HEIGHT:	M1	M2
	35 feet max.	65 feet max.
SETBACKS:		
Front	5 feet min.	5 feet min.
Side	0 feet min.	0 feet min.
Rear (with no alley)	0 feet min.	0 feet min.
Rear from an alley	5 feet min	5 feet min.

NOTES:

- Where provided in the site development standards of chapter 18.40, the front setback shall be zero feet.
- When adjacent to a residential zoned area, an additional buffer area as required by chapter 18.40 shall be provided.
- The height limitations of this section shall not apply to church spires, belfries, cupolas, nor to chimneys, ventilators, skylights, water tanks, parapet walls, cornices without windows, antennas or necessary mechanical appurtenances carried above the roof level.
- Cornices, canopies, eaves or similar architectural features may extend into a required setback not more than two feet.
- Fire escapes may extend into a required setback not more than six feet.
- The setback along both street sides of a corner lot shall be not less than the required front setback for principal buildings along such streets.

18.29.351 - DESIGN STANDARDS & GUIDELINES FOR M1 AND M2 ZONE DISTRICTS

The following standards and guidelines are intended to ensure harmonious and sustainable development practices within M1 and M2 Zone districts.

1. SITE LAYOUT

- a. Where properties abut natural features, such as drainage ways, wetlands, and hillside slopes, the landscape design should incorporate the natural features into the overall design for the property. Solid fences, walls, and other devices that separate the natural feature from the site should not be used.
- b. Where a fill slope is to be located near the site boundary and the adjacent off-site property is either developed or public park or open space land, precautions should be incorporated in the plan to protect adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:
 - Additional setbacks.
 - Provisions for retaining or slough walls.
 - Mechanical or chemical treatment of the fill slope surface to minimize erosion.
 - Provisions for the control of surface waters.

2. BUILDING SITING

- a. The siting of a building should fit the existing topography, relate to climatic conditions, and consider on-and-off-site structures, streets and pedestrian ways.
- b. Structures should be placed lower than the top of slope so that the building will blend into the landscape, rather than being a focal point.
- c. Building orientation and placement should not be disruptive to existing topographic forms, and should minimize overall cut and fill depths.
- d. The pattern of spaces between buildings of new construction should be consistent with existing construction.
- e. Attention should be given to preserving unique and/or special topographical features such as streams, outcroppings, wetlands, and unusual or scenic geological features.

18.29.360 - FORM REGULATIONS FOR CO AND AG ZONE DISTRICTS

All buildings within CO and AG zone district shall follow the bulk restrictions listed below:

HEIGHT:	CO	AG
	35 feet max.	35 feet max.
SETBACKS:		
Front	20 feet min.	20 feet min.
Side	15 feet min.	15 feet min.
Rear	20 feet min.	20 feet min.

NOTES:

1. Cornices, canopies, eaves or similar architectural features may extend into a required setback not more than two feet.
2. Fire escapes may extend into a required setback not more than six feet.

18.29.351 - DESIGN STANDARDS & GUIDELINES FOR CO AND AG ZONE DISTRICTS

The following standards and guidelines are intended to ensure harmonious and sustainable development practices within CO and AG Zone districts.

1. SITE LAYOUT

- a. Where properties abut natural features, such as drainage ways, wetlands, and hillside slopes, the landscape design should incorporate the natural features into the overall design for the property. Solid fences, walls, and other devices that separate the natural feature from the site should not be used.
- b. Where a fill slope is to be located near the site boundary and the adjacent off-site property is either developed or public park or open space land, precautions should be incorporated in the plan to protect adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:
 - Additional setbacks.
 - Provisions for retaining or slough walls.
 - Mechanical or chemical treatment of the fill slope surface to minimize erosion.
 - Provisions for the control of surface waters.

2. BUILDING SITING

- a. The siting of a building should fit the existing topography, relate to climatic conditions, and consider on-and-off-site structures, streets and pedestrian ways.
- b. Structures should be placed lower than the top of slope so that the building will blend into the landscape, rather than being a focal point.
- c. Building orientation and placement should not be disruptive to existing topographic forms, and should minimize overall cut and fill depths.
- d. The pattern of spaces between buildings of new construction should be consistent with existing construction.
- e. Attention should be given to preserving unique and/or special topographical features such as streams, outcroppings, wetlands, and unusual or scenic geological features.

18.29.400 - BUILDING FORM REVIEW

Building Form Review is a part of Planning Department's routine administrative review. Its purpose is to ensure that the proposed building forms comply with the regulations and standards included within 18.29: Form Regulations.

1. APPLICABILITY

All building permit applications for a lot located within the City of Golden.

2. REVIEW PROCESS

Applications shall be reviewed administratively and the Director of Community and Economic Development shall be the final authority in approval.

All application shall include the items listed below:

1. A filled application form provided by the City.
2. Application filing fee as set by the City Council resolution.
3. A written statement explaining how the proposed design fulfills (a) the regulations listed under the selected building form type, or types if the proposal involves in multiple lots, and (b) the standards and guidelines listed for the building type category, or categories if multiple lots are involved with multiple building type categories.
4. The drawings and visual material that are announced by the City of Golden, Planning Department, as requirements for the Building Form Review. This material shall be submitted together with the building permit application.

3. REVIEW CRITERIA

The Building Form Review shall be conducted to make sure that the application fulfills (a) the regulations listed under the building form type the applicant has selected for the property, (b) the standards and guidelines listed for the building type category to which the building form type belong. The Director of Community and Economic Development shall have the authority to approve administrative adjustments that do not exceed qualitative regulations more than 5 %, without a building form variance approval process, as long as the applicant's proposal fulfills the intent of the code.

18.29.500 - SPECIAL FORM PERMIT AND SPECIAL FORM REVIEW

1. ELIGIBILITY FOR THE APPLICATION

Special form permit grants a unique set of lot size, building size, height, setback, lot coverage and parking measures, that are different than any of the building form types. An applicant whose property is located within one of the nine building form zones listed in 18.29.100, is eligible to apply for special form permit only because of the reasons listed below.

1. None of the building form types permitted by-right within the specific building form zone where the property is located is suitable for the specific use of the building (e.g., church, mortuary, etc.).
2. None of the building form types permitted by-right within the specific building form zone where the property is located is suitable for the property because of its unique location, shape, geography, or topography.

2. REVIEW PROCESS

An application that shall include the items listed below requesting the special form permit for a property will be filed by the applicant to the City. The Planning Commission will review the application and recommend to the City Council, for approval, approval with conditions, or denial. City Council will review the application and will make the final decision to permit or deny the application. The application shall include:

1. A filled application form provided by the City.
2. Application filing fee as set by the City Council resolution.
3. A written statement explaining the reasons why the applicant decided that none of the by-right building form types assigned to the building form zone where the property is located were suitable for the property or proposed use. This statement shall also explain how the proposed building form and site layout satisfy the review criteria listed under this section (see 18.29.500.3).
4. The drawings and visual material that are announced by the City of Golden, Planning Department, as requirements for the special form permit review.

3. REVIEW CRITERIA

The following criteria shall guide the Special Form Review. However, Special Form Review is a discretionary review. As such, additional building form and character related issues may be raised by the Planning Commission or City Council during the review. The review criteria include:

1. The proposed building or buildings shall fit into the context in terms of the building character, scale, and size. The applicant shall follow the specific context characteristics as they are described in 18.29.100 Building Form Zones, for the building form zone where the property is located. The applicant may also present analysis of the surrounding buildings to show how the proposal fits into its context.
2. The applicant shall review the standards and guidelines listed for the building type categories that are most relevant and the closest to the proposed building form and show how the proposed building or buildings shall fit into their context in terms of massing and articulation, porch and balcony characteristics (if relevant), and exterior building materials.
3. Off-street parking requirements shall follow the following general guidelines:

For each residential dwelling unit with a total floor area of 1000 s.f. or less: 1 space

For each residential dwelling unit with a total floor area greater than 1000 s.f.: 2 spaces

General retail and office: 1 space per 400 sf. of floor area

Quick-serve food stores and convenience markets: 1 space per 300 sf. of floor area

Restaurants, bars, & theaters: 1 space per five indoor seats and 1 space per 10 outdoor seats

Hotels and motels: 1 space per each guestroom, and 1 space per two employees

Any use of congregation: 1 space for 4 fixed seating or 1 space for 4 people (as determined by the building code occupancy requirements)

Applicants may differ from these off-street parking requirements if reasonable justification is provided in the light of the objectives listed within City's policy documents (such as Vision 2030, Comprehensive Plan, Neighborhood Plans, etc.).

18.29.600 - BUILDING FORM VARIANCE

1. ELIGIBILITY FOR THE APPLICATION

A variance shall be issued when the applicant requests relief from either (a) a specific regulation listed under the selected building form type or (b) a specific standard listed for the building type category to which the building form type belongs, because of the particular physical surroundings, shape, or topographical condition of the property, in order to avoid particular hardship, as distinguished from a mere inconvenience, or financial gain.

2. REVIEW PROCESS

Variance applications shall be filed together with the Building Form Review applications.

Each variance application shall be reviewed by the Planning Commission and the Planning Commission shall be the final authority to approve the variance, except if the planning Commission decisions is appealed. The City Council shall review the appeals and shall be the final authority to approve the variance.

18.29.700 - COMPLIANCE

The creation of the legal status of “compliant structure” is intended to provide greater flexibility than the more restrictive category of “nonconforming structure” in the continuation, alteration, and expansion of the existing structures that no longer comply with the restrictions and standards of Chapter 18.29 Building Form, except for the building size restrictions. In other words, building size (measured as the total floor area on a lot) is the only restriction that creates a nonconforming structure. As stated in this section, alterations to compliant structures are permitted as long as such alterations don’t increase the level of non-conformity. For instance, if a structure already encroaching into a required setback, the alteration cannot encroach to the setback further. Or if a structure is higher than the stated height limit, the alteration cannot make the building higher.

1. COMPLIANT STRUCTURE

Compliant structure refers to any structure legally permitted as of January 1, 2021, but does not currently comply with any one of the following regulations and standards listed in 18.29:

- a. all the regulations listed under the relevant building form type, except for the “building size” restriction - measured as the total building floor area on a lot - where such restriction is stated as part of the building form type regulations,
- b. all standards and guidelines listed for the building type category to which the relevant building form type belongs.

The determination of whether or not a structure is compliant shall be made by the Director of Community and Economic

2. ALTERATIONS AND EXPANSIONS TO COMPLIANT STRUCTURES

A compliant structure is permitted to be occupied, operated, and maintained in a good state of repair.

A compliant structure shall be altered only in a way (a) that doesn’t intensify the existing compliant element of the structure or (b) that doesn’t create any new compliant element.

A compliant structure may expand by adding new floor area to the current structure only if the new total floor area does not exceed the permitted maximum where such maximum is stated.

3. RECONSTRUCTION OF COMPLIANT STRUCTURES

A compliant structure that is voluntarily or involuntarily damaged or demolished in any manner and from any cause, is permitted to be reconstructed as it previously existed within twelve months.

18.29.800 - NONCONFORMITY

A nonconforming structure is a structure that accommodates more floor area than permitted by the building size restrictions of Chapter 18.29 Building Form. Building size is the only restriction that creates a nonconforming structure. As stated in this section, alterations to nonconforming structures are permitted as long as such alterations don’t increase the level of non-conformity.

1. NONCONFORMING STRUCTURE

Nonconforming structure refers to any structure legally permitted as of January 1, 2021, but does not currently comply with the building size restriction - measured as the total building floor area on a lot - where such restriction is stated within Chapter 18.29

2. ALTERATIONS TO NONCONFORMING STRUCTURES

A nonconforming structure is permitted to be occupied, operated, and maintained in a good state of repair.

A nonconforming structure may be altered only in a way (a) that doesn’t intensify the existing compliant element of the structure or (b) that doesn’t create any new compliant element.

A nonconforming structure shall not expand by adding new floor area.

The determination of whether or not a structure is nonconforming shall be made by the Director of Community and Economic Development.

3. TERMINATION OF NONCONFORMING STRUCTURES

The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure is damaged or demolished in any manner and from any cause whatsoever and the cost of repairing such damage or demolition exceeds 75 percent of the replacement cost of such structure on the date of such damage or demolition.