

ZONING

§ 180-18.1 Main Street Overlay District. [Added Ord. 93-05, 03-16-93; Amended Ord. 97-24, 12-16-97; Replaced Ord. 99-01, 02-16-99; Amended Ord. 02-10, 07-02-02, Ord. 04-01, 02-10-04; Ord. 14-01, 02-11-14]

A. PURPOSE

The purpose of the Main Street Overlay District is to conserve and enhance important community qualities by requiring base design standards and providing incentives to help achieve desired attributes. The standards relate to the scale, mass, architecture and overall design character of development which will occur along Main Street in the future.

There are already a number of zoning criteria related to site design which will continue to apply to all developments in Town; this overlay district simply adds additional criteria to conserve and enhance these community attributes.

This overlay district will require future developments to be designed in a manner that will protect and promote the character and sense of this critical street. The overall appearance and function of the Main Street area should be compatible with the existing structures in the area and the community's general small mountain town environment.

B. APPLICABILITY

The provisions of this Section shall apply to the development (as defined in the Frisco Town Code, Section 180-5) of any property within the Main Street Overlay District as shown on the Town of Frisco Zoning map, which is separated into three Main Street Overlay Sub-Areas as indicated on exhibit A, following this section.

C. GOALS

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the Main Street area. Coupled with these basic standards are incentives to encourage certain design elements that will further preserve and strengthen the architectural character of the area. While these standards and incentives are aimed at preserving and enhancing the area, one of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the area. There is no desire to change the land uses or basic zoning in this area, nor is there any desire to restrict commercial development within this area, other than to guide the architectural and site planning components of future development.

D. CHARACTER

There are three distinct subdistricts within the Main Street Overlay area. This Section has been tailored to meet the specific needs and characteristics of each of these three areas.

The Central Core subdistrict contains predominantly commercial land uses with interspersed residential uses, some of which are located above the commercial uses. There are also a number of historic buildings in this area. The central Main Street area represents the focal point of the downtown area and therefore the subdistricts to either side of the core area should appear to "taper" or transition out from this area.

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The Marina Subdistrict, east of the Central Core, is also predominantly commercial in nature at this time, and is the Town's primary view from Main Street to Lake Dillon. The preservation of this critical view corridor is an important component of the design guidelines established for this particular subdistrict.

The third Main Street area is the West End Subdistrict which is made up of a variety of commercial and residential uses located in a linear fashion from the Central Core, west to Interstate Highway 70. This area is characterized by a larger than normal street right of way along West Main Street which separates uses from the street by a greater distance than elsewhere in the Main Street area, and by building styles and architecture that are primarily residential in nature and scale.

E. DEVELOPMENT GOALS AND STANDARDS

The following goals should be considered, and standards followed, when designing projects within the Main Street Overlay District and Subdistricts.

GOAL #1.

Structures should be compatible with existing structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing land forms and historic structures on a site should be preserved on-site whenever possible and reinforced by development rather than destroyed or replaced by it.

It is not inferred that buildings must look like the existing structures to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

Standard #1.1.

Buildings shall be designed in a manner that is architecturally fitting with Frisco's small mountain town character and:

- Provides significant variation in all the wall planes.
- Provides significant variation in all roof lines and roof forms.
- Groups elements (e.g. windows) to provide balanced facade composition.
- Provides projecting elements (e.g. turrets, bay windows, decks, etc.).

Standard # 1.2.

Buildings shall be designed to provide deep (at least 24 inches) eaves and overhangs, and other building elements that provide shelter from natural elements and provide visual relief, including the use of porches and patios to add interest along street yards. When a substantial number and variety of building elements are provided the eaves may be less than 24 inches deep in some locations.

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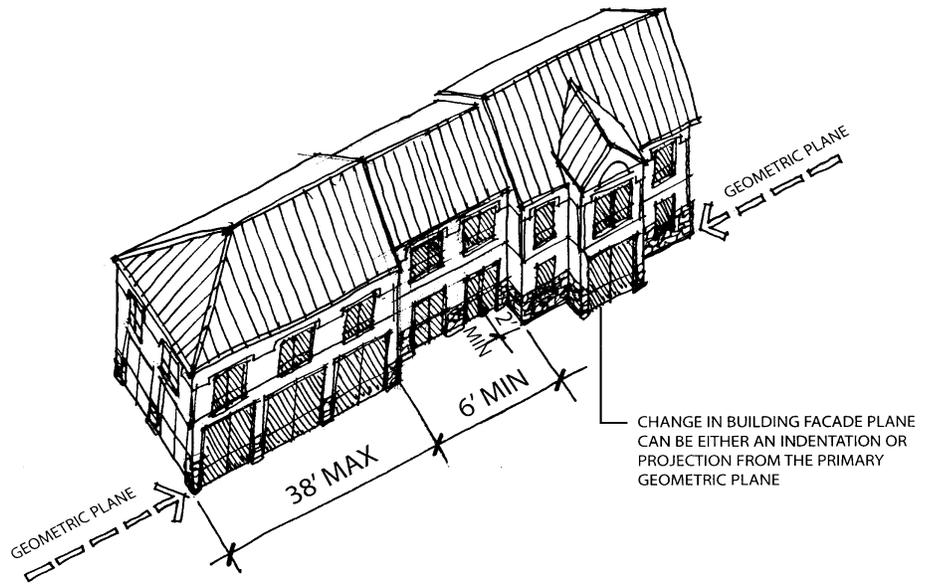
GOAL #2.

In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements usually located further away from the street.

Standard # 2.1.

a. Within the Central Core Subdistrict of the Main Street Overlay District building facades and roof fascia/eaves shall not exceed 38 feet in length along the same geometric plane, at which time the wall facade shall be broken up with a change in the geometric plane by a minimum of two (2) feet in depth for a distance of not less than six (6) feet, and the corresponding roof fascia/eaves shall be either indented or project from the primary geometric plane by a minimum of 2 feet. For buildings that exceed 74 feet in length the change in the geometric plane shall be increased to a minimum of four (4) feet in depth. All buildings with a total facade length of 38 feet or less are exempt from this provision. Upon approval by the Planning Commission, the dimension of 38 feet for the length of a building façade which necessitates a building wall façade break and corresponding roof fascia/eave change may be extended as much as two (2) feet for a total of 40 feet, upon a finding that the design furthers the intent of this section.

b. Within the Marina Subdistrict of the Main Street Overlay District the building facades and the corresponding roof fascia/eaves shall not exceed 38 feet in length along the same geometric plane, at which time the wall facade shall be broken up with a change in the geometric plane by a minimum of

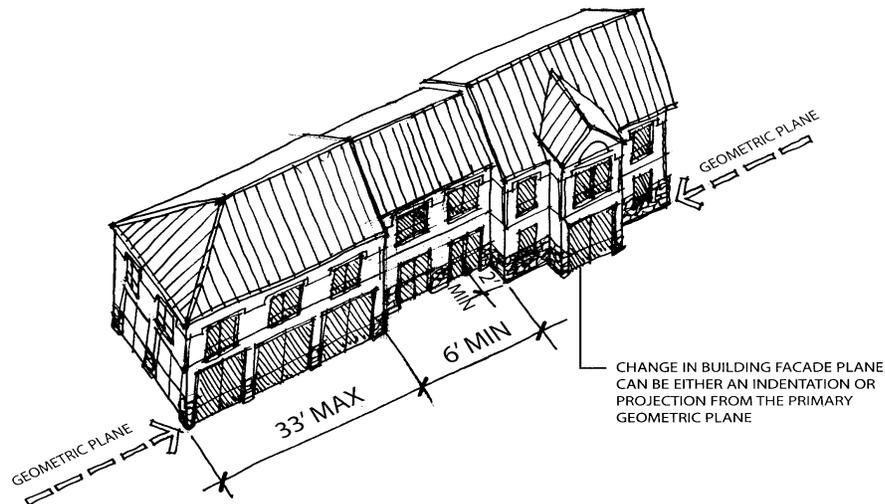


two (2) feet in depth for a distance of not less than six (6) feet, and the roof fascia/eave shall either be indented or project from the primary geometric plane by a minimum of 2 feet.. For buildings that exceed 74 feet in length the change in the geometric plane shall be increased to a minimum of four (4) feet in depth. All buildings with a total facade length of 38 feet or less are exempt from this provision. Upon approval by the Planning Commission, the dimension of 38 feet for the length of a building façade which necessitates a building wall façade break and

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corresponding roof fascia/eave change may be extended as much as two (2) feet for a total of 40 feet, upon a finding that the design furthers the intent of this section.

- c. Within the West End Subdistrict of the Main Street Overlay District the building facades and corresponding roof fascia/eaves shall not exceed 33 feet in length along the same geometric plane, at which time the wall facade shall be broken up with a change in the geometric plane by a minimum of two (2) feet in depth for a distance of not less than six (6) feet, and the roof fascia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. For buildings that exceed 54 feet in length the change in the geometric plane shall be increased to a minimum of four (4) feet in depth. All buildings with a total facade length of 33 feet or less are exempt from this provision. Upon approval by the Planning Commission, the dimension of 33 feet for the length of a building façade which necessitates a building wall façade break and corresponding roof fascia/eave change may be extended as much as five (5) feet for a total of 38 feet, upon a finding that the design furthers the intent of this section.



Standard # 2.2.

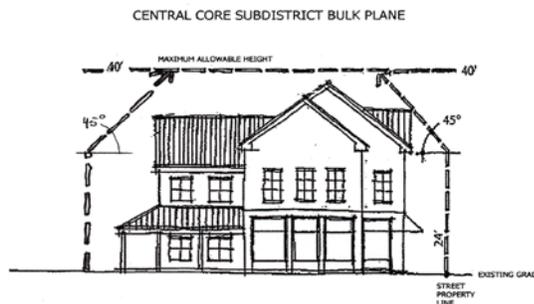
Within the Central Core Subdistrict, the Marina Subdistrict and the West End Subdistrict of the Main Street Overlay District no building facade or roof ridgeline facing a front yard or street side yard shall have more than 66% of the length of the wall or roof ridgeline along the same geometric plane, with the exception that buildings with a total facade length of less than 38 feet may generally be located on the same geometric plane.

Standard # 2.3.

The bulk of a building shall be restricted on any site within the Main Street Overlay District through the use of a bulk plane envelope. The bulk plane envelope within the various subdistricts shall be as follows:

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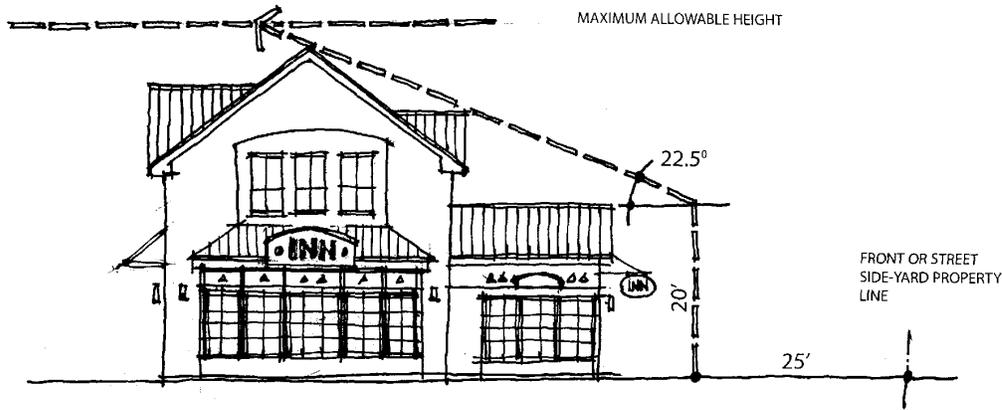
- a. Central Core Subdistrict: The bulk of the building shall be restricted on all street and rear yard facades by a bulk plane. The 40 foot height limit of the bulk plane may be increased, if provision 180-23.C (4) is utilized. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief, or if they are structures which meet incentive VI.A.
1. The bulk plane shall start from a point 24 feet above the average existing grade measured on all street property lines and shall extend upward at a 45 degree angle toward the rear and/or opposite sides of the property until it intersects with a horizontal plane 40 feet above the average existing grade at the property line.
 2. From the rear, the bulk plane shall start from a point 24 feet above the average existing grade measured on the rear property line and shall extend upward at a 45 degree angle toward the front of the property until it intersects with a horizontal plane 40 feet above the average existing grade at the property line.



- b. Marina Subdistrict: The bulk of the building shall be restricted on all street and side yard facades by a bulk plane. The bulk plane shall start from a point 24 feet above the existing grade and 25 feet into the property from all street, front and side yard property lines, and shall extend upward at a 22.5 degree angle and directly away from the property lines to a point where the envelope intersects with the maximum allowed height for the property based on the underlying zoning district, at which point the bulk plane envelope and the allowed maximum height shall be the same. The maximum height limit of the bulk plane may be increased, if provision 180-23.C.(4) is utilized. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

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MARINA SUBDISTRICT BULK PLANE



- c. West End Subdistrict: The bulk of the building shall be restricted on all street and side yard facades by a bulk plane. The bulk plane requirement within this subdistrict shall be in effect for the area located within 100 feet of the West Main Street right of way. The bulk plane shall start from a point 24' feet above the existing grade measured ten (10) feet into the property from all street, front and side yard property lines, and shall extend upward at a 22.5 degree angle, and directly away from the property lines to a point where the envelope intersects with the maximum allowed height for the property based on the underlying zoning district, at which point the bulk plane envelope and the allowed maximum height shall be the same. The maximum height limit of the bulk plane may be increased, if provision 180-23.C.(4) is utilized. In addition, the bulk plane for the rear yard shall start from a point 24 feet above the existing grade measured ten (10) feet into the property from the rear property line, and shall extend upward at a 45 degree angle, and directly away from the property line to a point where the envelope intersects with the maximum allowed height for the property, at which point the bulk plane envelope and the allowed maximum height shall be the same. Where a conflict exists between the allowed height along a rear yard, and a street side yard, the more restrictive measurement shall govern. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

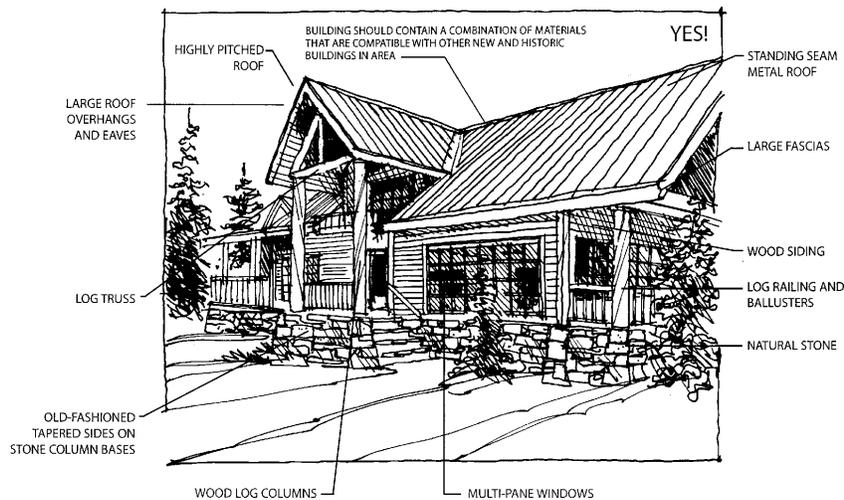
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WEST END SUBDISTRICT BULK PLANE

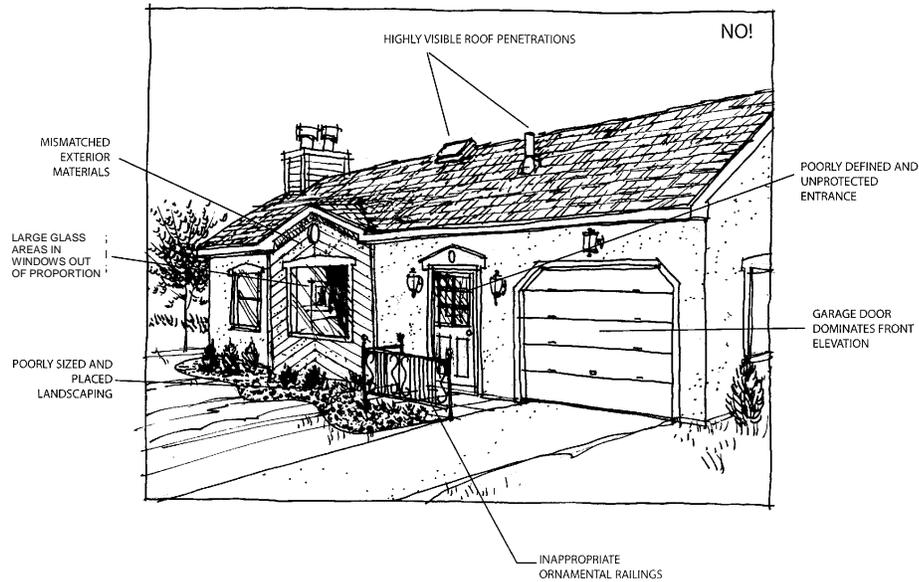


GOAL #3.

Buildings should be designed in a manner and constructed of materials that are compatible, and complementary to the existing historic and surrounding buildings in the area, and should contain a mixture or combination of materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base materials.



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Standard #3.1.

Primary exterior building materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or similar materials. Other materials that have proven durability in the Town of Frisco's climate and imitate natural materials may be used only if their texture, shape, and size are substantially similar to the natural materials they are simulating and are not obviously artificial materials.

Standard #3.2.

Stucco or metal shall not be used as the primary exterior building material, but may be used as an accent, or in combination with other acceptable materials. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be used as the primary exterior finish, and when used as an accent shall be a split block, which is textured and painted a color that is compatible with the building.

Standard #3.3.

Aluminum and plastic exterior siding shall not be used as an exterior building material, except as allowed in Standard #3.1.

Standard #3.4.

The same or substantially similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design is provided that will complement the project and meet the remaining standards.

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Standard #3.5.

A material board, including material and color samples of all proposed exterior materials shall be submitted and reviewed as a component of all applications within this overlay district.

Standard #3.6.

Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.

Standard #3.7.

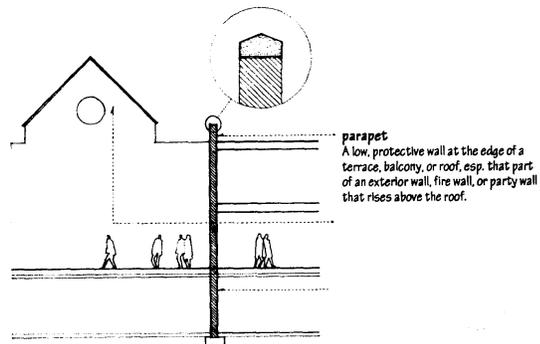
The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.

GOAL # 4.

Roof elements, including materials and colors, should be of a design that is compatible with, and complementary to the historic and surrounding roofs found in the area, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.

Standard #4.1.

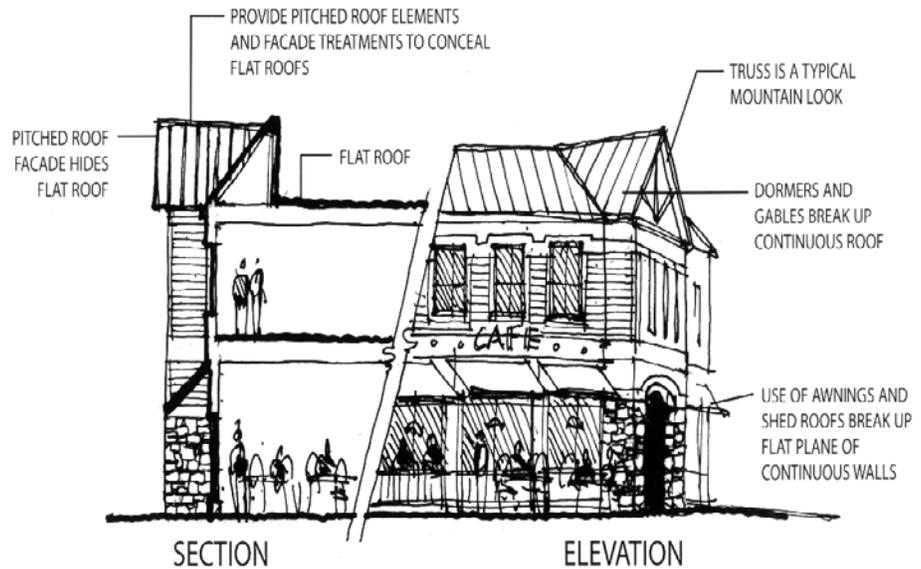
Steep pitched roofs are encouraged, but in those instances where flat roof construction is proposed, it shall be augmented with pitched roof elements, including but not limited to: peaked or sloped facade elements or parapets facing all street sides. Pitched roof elements shall vary by a minimum of two (2) feet, up or down and are encouraged to change in relationship to changes that occur in the wall plane as required in Standard #2.1, #2.2 and elsewhere in the overlay district. Mansard roofs are not appropriate and shall not be allowed.



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Standard # 4.2.

Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. A pitched roof shall have a minimum pitch of 6/12 in the Central Core Subdistrict and the Marina Subdistrict and a minimum pitch of 5/12 in the West End Subdistrict. A shed roof with a minimum pitch of 3/12 may be used if that element is below the primary roof level and terminates into the roof or wall of the structure.



Standard #4.3.

Ridge lines shall change by a minimum of two (2) feet, up or down, and are encouraged to change in relationship to changes that occur in the wall plane as required elsewhere in this overlay district.

Standard # 4.4.

Roof lines shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.

Standard # 4.5.

If metal roofs are used, they shall be surfaced with a low-gloss finish or shall be of a material which shall, within a reasonable period, weather to a dull finish in order not to be reflective.

Standard # 4.6.

Metal roofs shall have a standing seam or be of a design that provides relief and shadow to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material so as to provide relief and shadow, and are of a design and color so as to be compatible with the building.

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Standard # 4.7.

Bright colored roofs, which exceed a chroma of four (4) on the Munsell Color chart shall not be allowed.

Standard # 4.8.

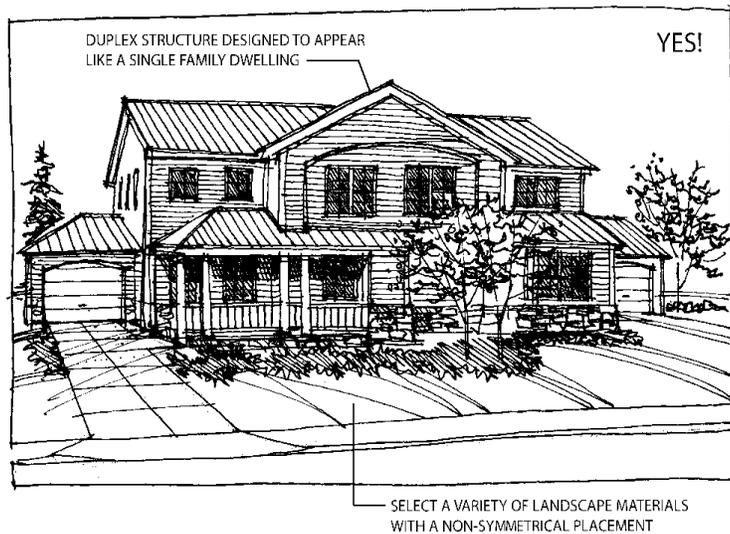
All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible and substantially similar with the colors and materials of the building or the roof.

GOAL #5.

Development should create a variety of designs while still being compatible with the desired character of the area.

Standard#5.1.

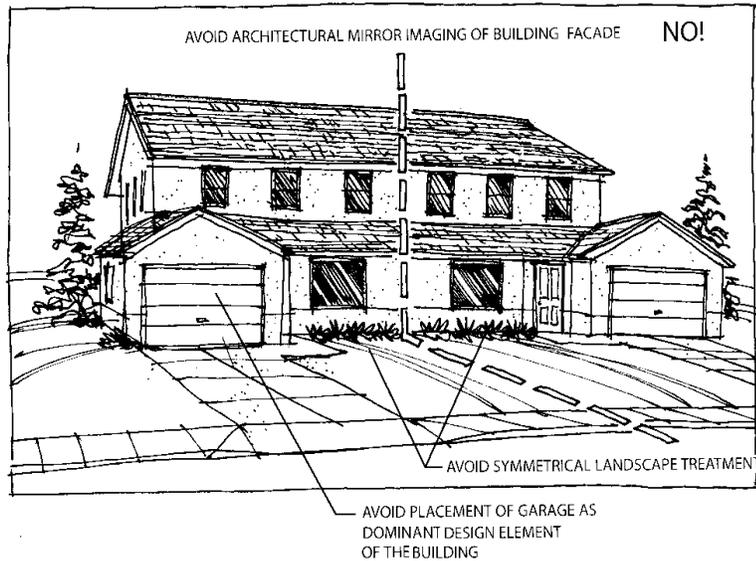
Duplex structures shall be designed to look like a single family structure to the extent possible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design to the other half.



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Standard # 5.2.

Building designs that duplicate, or are significantly similar in design to existing or proposed structures within the Main Street Overlay District and the Granite Street and Galena Street Overlay District shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure shall be similar in design as the primary structure.



GOAL # 6.

Building colors should be compatible with the existing characteristics of the area and not conflict with the goals of the community to provide a “small mountain town” feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.

Standard # 6.1.

No color may be used as the primary color of the building that exceeds a chroma of four (4) on the Munsell Color chart.

Standard # 6.2.

Colors that exceed a chroma of four (4) but do not exceed a chroma of eight (8) on the Munsell Color chart may be used only as accents and then sparingly, such as upon trim or railing, and in no instance shall luminescent, fluorescent, or reflective colors be utilized on any exterior portion of the building.

Standard # 6.3.

The same, or substantially similar colors shall be used on the main structure and on any accessory structures upon the site.

Standard # 6.4.

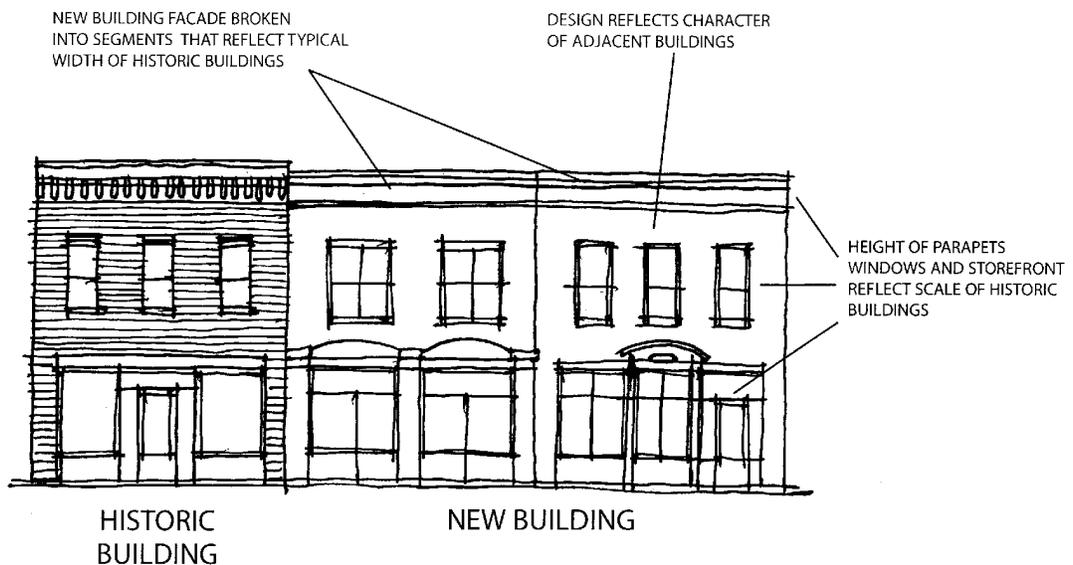
A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities for the exterior walls of the building.

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VI. DEVELOPMENT INCENTIVES.

The Town shall allow the following modifications to the requirements of the Main Street Overlay District in order to promote better design and encourage the preservation of historic resources within this critical area of the community.

- A. To promote the preservation of historic resources within Frisco, the town shall waive the rear yard (alley) bulk plane descent requirements within the Central Core Subdistrict Area and allow the maximum height of 40 feet to be maintained to the rear property line in those instances where the project substantially meets the following standards, as determined by the Planning Commission, based on recommendations from the Frisco Historic Preservation Board.
1. The property contains a historic structure or structures as designated within the Town of Frisco, Historic Overlay District; and
 2. All significant historic structures are maintained on-site and renovated in a manner that preserves them in a state similar to what they looked like historically. This may include the installation of a foundation in those instances where one does not presently exist, and those improvements necessary to bring the building up to current building and electrical code standards related to life safety issues; and
 3. Any additions or new buildings placed on-site shall meet the following standards:
 - a. The proportions of window and door openings are similar to historic buildings within the Central Core Subdistrict Area.

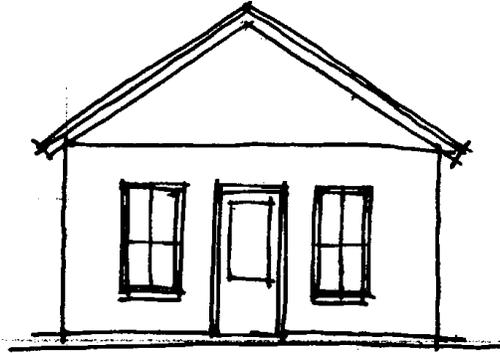


- b. The perceived width of nearby historic buildings is maintained in new construction.

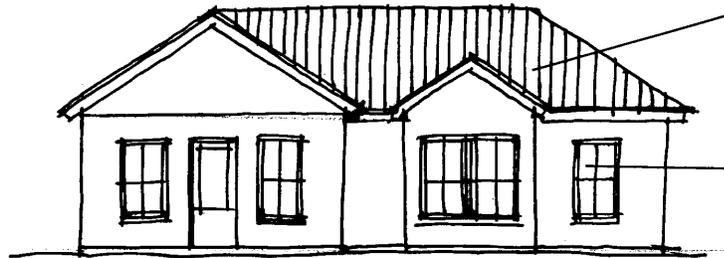
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- c. The proposed new building or addition shall appear to be similar in width and scale within the neighborhood and its historic context, as perceived from public ways.

ORIGINAL
BUILDING



YES!



NEW ADDITION REFLECTS
SCALE AND CHARACTER
OF ORIGINAL BUILDING

NEW WINDOWS
SIMILAR IN PROPORTION
TO EXISTING

NO!



NEW ADDITION
OVERWHELMS ORIGINAL
BUILDING MASS

NEW ELEMENTS
NOT IN CHARACTER
WITH ORIGINAL
BUILDING

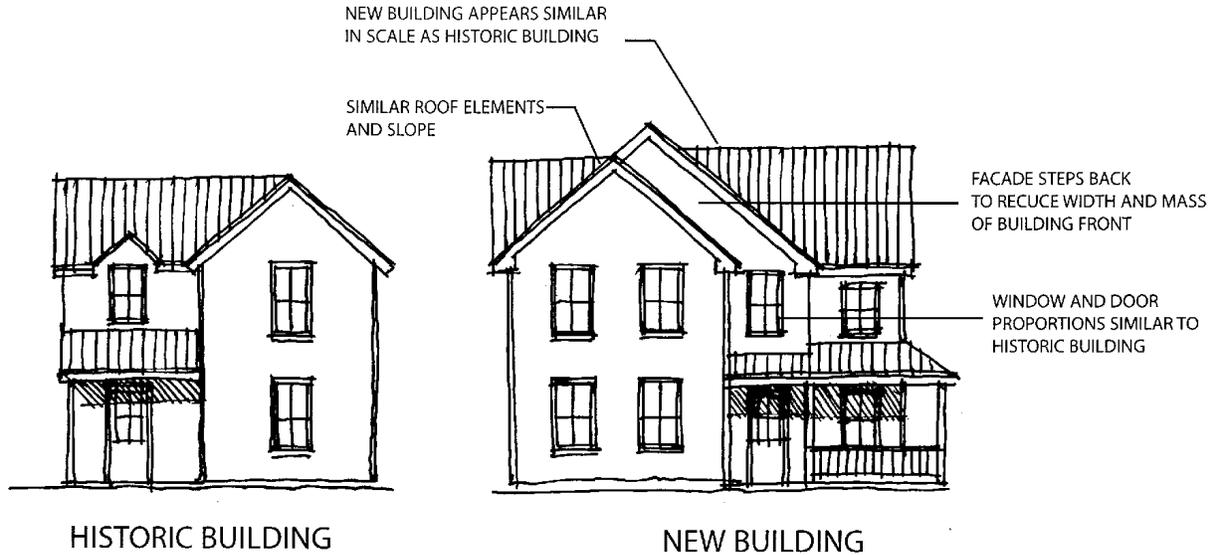
WINDOWS OUT OF
PROPORTION WITH
EXISTING

HISTORIC ENTRANCE
ELIMNATED

- d. New buildings and additions shall be designed to be similar in mass with the historic character of the area in which they are located.
- e. New buildings and additions shall be designed so they do not noticeably change the character of the area as seen from a distance.

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- f. The perceived building scale established by historic structures shall be respected within the relevant character area. An abrupt change in scale within the district is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.



F. DECISIONS AND FINDINGS.

No development located within the Main Street Overlay Zone shall be approved by the Town unless the project is in substantial compliance with the intent of the goals, and specific standards and regulations of the Town and, after review of the project, findings are made to that effect.