

ZONING

180-18.7 Residential Overlay District. [Added 07-02-01, Ord. 02-10. Amended 01-27-09, Ord. 09-01]

A. PURPOSE OF THE RESIDENTIAL OVERLAY DISTRICT

The purpose of the Residential Overlay District section is to promote high quality development in all residential zone districts, while still providing for creative and unique building designs. The intent is to conserve and enhance important neighborhood qualities by requiring base standards and providing an incentive to help achieve desired attributes. The standards relate to the scale, mass, architecture and overall design character of development which will occur in these neighborhoods in the future. The design goals and standards help preserve established neighborhood scale and



BUILDING DESIGN ELEMENTS SHOULD CONTRIBUTE TO THE STREETScape AND THE NEIGHBORHOOD.

character, ensuring that the residential areas contribute to the streetscape and are conducive to walking.

B. APPLICABILITY

This section of the Frisco Zoning Code shall apply to the development of any property within any Residential Zone District (RS, RN, RL, RM, RH) as indicated on the Town of Frisco Zoning District Map, and to any residential development within the Mixed Use Zone District (MU) and the Lakepoint at Frisco PUD, with the exception of any residential property already within an architectural overlay district (Granite Street and Galena Street Overlay District, Main Street Overlay District and Summit Boulevard Corridor Overlay District). In no instance shall these regulations require renovation or changes to existing structures when development applications are not required to be submitted. These regulations shall only be applicable to the building or portion of the building being constructed, altered or added in the development application submitted by an applicant. Nothing in this section is meant to prohibit the use and installation of solar collector panels.

C. PRIMARY GOALS FOR THE OVERLAY DISTRICT

The goal of the Residential 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 our residential neighborhoods. 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 residential neighborhood.

D. DEVELOPMENT GOALS AND STANDARDS

The following mandatory standards shall be met by all development within the Residential Overlay District established by this Section 180-18.7. Failure of any proposed development to meet the following mandatory standards shall constitute grounds for denying a final plan or site plan, as the case may be. The following goals should be considered, and standards followed, when designing projects within the Residential Overlay District.

GOAL #1: Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character. Buildings should incorporate architectural details and elements which provide a human scale to the façade and enhance the walking experience in the neighborhood. It should not be inferred that buildings must look like the existing structures within the neighborhood 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.

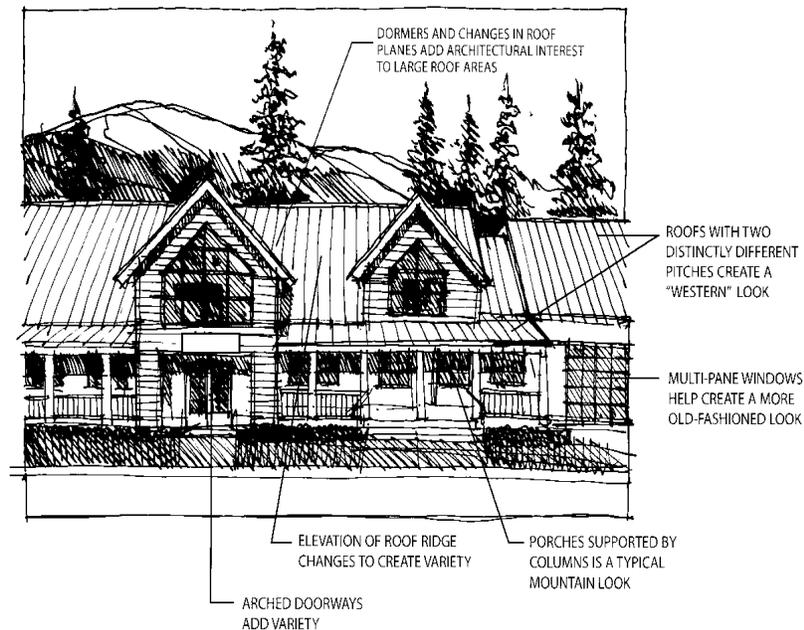
Standard #1. 1.

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

- Provides variation in all the wall planes.
- Provides variation in all the roof lines and roof forms .
- Provides projecting elements (e.g. turrets, bay windows, decks, porches, etc.).
- Provides street-facing architectural elements (e.g. porches, windows)

Standard # 1.2.

Buildings shall be designed to provide shelter from natural elements using building elements such as but not limited to deep eaves, roof overhangs, and covered porches. Such elements shall also add visual interest along the street yard, and to the building's architectural character.



Standard # 1.3.

Building designs that duplicate, or are substantially similar in design to existing or proposed structures within a 300' area of the residential project shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.

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 located further away from the street.

Standard # 2.1.

The bulk of the building shall be restricted on any site within the underlying RS or RL zoning districts through the use of a bulk plane envelope. The bulk plane envelope must be shown on all applicable building elevations when an application is submitted.

-The bulk plane envelope shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and from a point 25 feet above the existing grade measured in 15 feet from the side property lines and in 10 feet from the rear property line, and shall extend at a forty-five (45) degree angle upward, and directly away from the property lines to a point where the envelope intersects with the maximum allowed height (30'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, or staff approval if they do not exceed 350 cubic feet, meet the building height of 30', provide substantial architectural relief as noted in Standard #1.1, and advance the intent of Goal #2 .

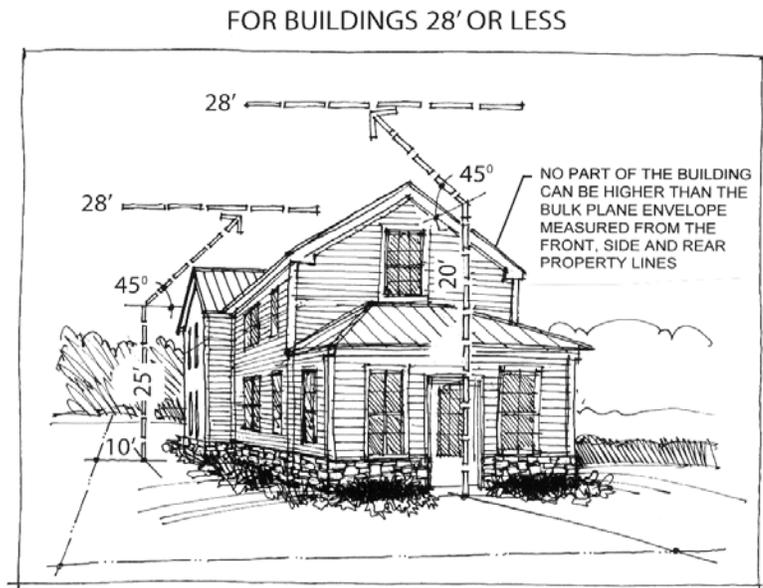
Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.

Where a conflict exists between the property setback of the underlying zone district and a Town-approved less restrictive property setback, the less restrictive shall govern and shall be used as the distance from the property line for purposes of determining the bulk plane measurements.

Standard # 2.2.

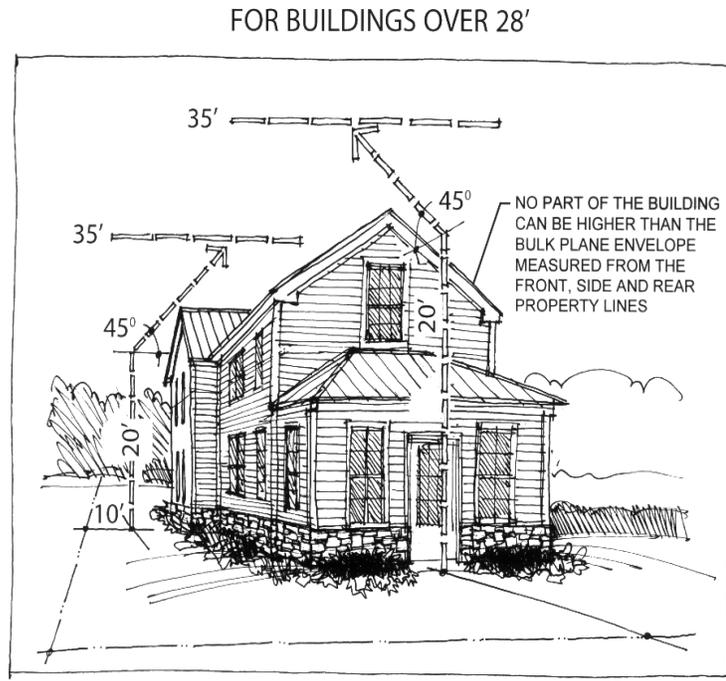
The bulk of the building shall be restricted on any site located within the underlying RM or RH underlying zoning district through the use of a bulk plane envelope. The bulk plane envelope must be shown on all applicable building elevations when an application is submitted.

- The bulk plane envelope for buildings that do not exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and from a point 25 feet above the existing grade measured in 10 feet from the side and rear property lines, and shall



extend upward at a 45 degree angle to a point where the envelope intersects with the maximum allowed height (28'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, or staff approval if they do not exceed 350 cubic feet, meet the building height of 28 feet, provide substantial architectural relief as noted in Standard #1.1, and advance the intent of Goal #2.

- The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and 10 feet from the side property lines and from a point 25 feet above the existing grade measured in 10 feet from the rear property line, and shall extend upward at a 45 degree angle to a point where the envelope intersects with the maximum allowed height (35'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, or staff approval if they do not exceed 350 cubic feet, meet the building height, provide substantial architectural relief as noted in Standard #1.1, and advance the intent of Goal #2.



Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.

Where a conflict exists between the property setback of the underlying zone district and a Town-approved less restrictive property setback, the less restrictive shall govern and shall be used as the distance from the property line for purposes of determining the bulk plane measurements.

Standard #2.3.

The bulk of any residential building shall be restricted within the underlying MU zoning district through the use of a bulk plane envelope. The bulk plane envelope must be shown on all applicable building elevations when an application is submitted.

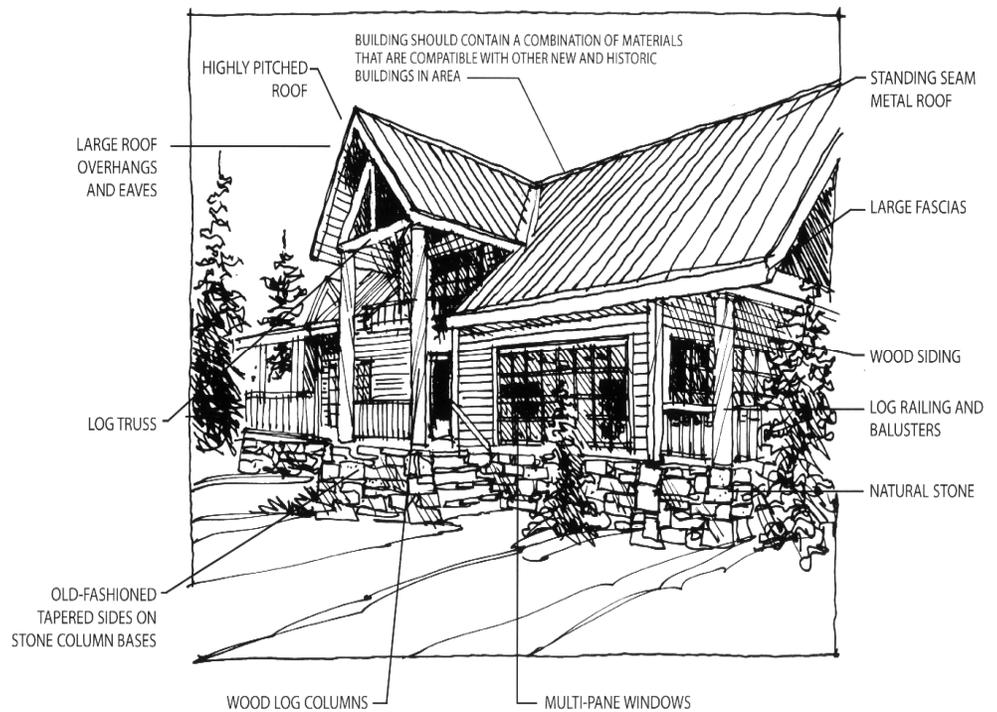
- The bulk plane envelope for buildings that do not exceed 38 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line and from a point 25 feet above the existing grade measured in 15 feet from the side property lines and in 10 feet from the rear property line, and shall extend upward at a 45 degree angle to a point where the envelope intersects with the maximum allowed height (38'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, or staff approval if they do not exceed 350 cubic feet, meet the building

height of 38 feet, provide substantial architectural relief as noted in Standard #1.1, and advance the intent of Goal #2.

- The bulk plane envelope for buildings that exceed 38 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and in 15 feet from the side property lines and from a point 25 feet above the existing grade measured in 10 feet from the rear property line, and shall extend upward at a 45 degree angle to a point where the envelope intersects with the maximum allowed height (45'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, or staff approval if they do not exceed 350 cubic feet, meet the building height, provide substantial architectural relief as noted in Standard #1.1, and advance the intent of Goal #2.

Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.

Where a conflict exists between the property setback of the underlying zone district and a Town-approved less restrictive property setback, the less restrictive shall govern and shall be used as the distance from the property line for purposes of determining the bulk plane measurements.



GOAL #3: Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area. It is recommended that any material which wraps around the building, such as a durable material at the base of the structure, continue around projecting, outside exterior corners and end at recessed, inside exterior corners.

Standard #3.1.

Building materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that have a proven durability in the Town of Frisco's climate and imitate natural materials are

also acceptable 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 steel may be acceptable materials when used in combination with other acceptable materials as identified in Standard 3.1. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Concrete block shall not be allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are compatible with the building.

Standard #3.3.

The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative material can be provided that will complement the project and which meets the remaining standards.

Standard #3.4

There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all sides (elevations) of the building.

Standard #3.5.

A material board, including samples of all proposed exterior building and roofing materials, shall be submitted as a component of an application, when requested by the Community Development Department to clarify the material textures or colors.

Standard #3.6

Planning Commission may request review of any materials and colors in actual size and color, especially if the materials are synthetic and are meant to imitate natural materials, as noted in Standard #3.1. This request may include the placement of a large material mock-up on the property such that the material and color can be viewed in context with natural lighting.

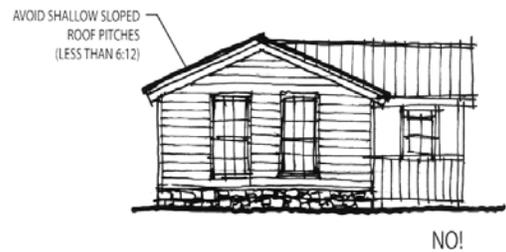
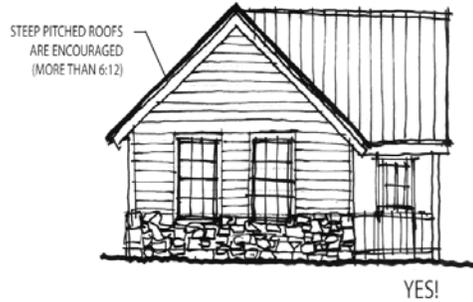
Standard #3.7.

Additions, which are 50 percent or less of the existing building floor area, or exterior remodels or renovations, 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 #3.8.

The use of mirrored or reflective glass is prohibited unless required for compliance with the voluntary green building program as administered by the Town's Building Official.

GOAL # 4: *Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places. The use of dormers (shed, peaked, etc.) should be used to help break up large expanses of roof and ridge line breaks are encouraged approximately every 33 feet to add architectural interest to the roofscape. It should not be inferred that buildings must look like the existing structures within the neighborhood 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.*

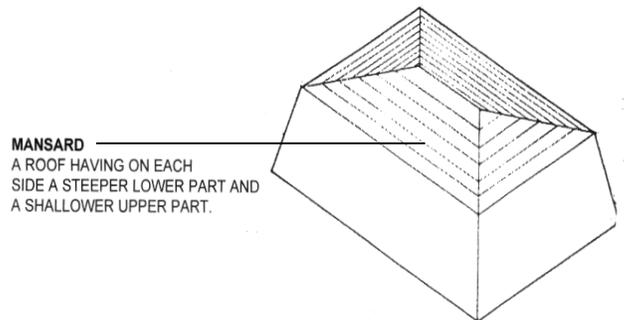


Standard # 4.1.

Mansard roofs are prohibited. Pitched roofs, or flat roofs augmented with pitched roof elements, are required.

Standard # 4.2.

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



Standard # 4.3.

If metal roofs are used they shall be surfaced with a low-gloss finish, matte finish or other finish proven to fade and not be reflective.

Standard # 4.4.

Metal roofs, asphalt and fiberglass shingles are permitted so long as they provide substantial relief and shadow, and are of a design and color that is compatible with the building. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.

Standard # 4.5.

Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart are prohibited.

GOAL # 5 : *Building colors should be used that are compatible with the existing neighborhood characteristics, and that 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 #5.1.

No color may be used as the primary color of the building that exceeds a chroma of 4 on the Munsell Color chart. Pure white or black may not be utilized as the primary building color.

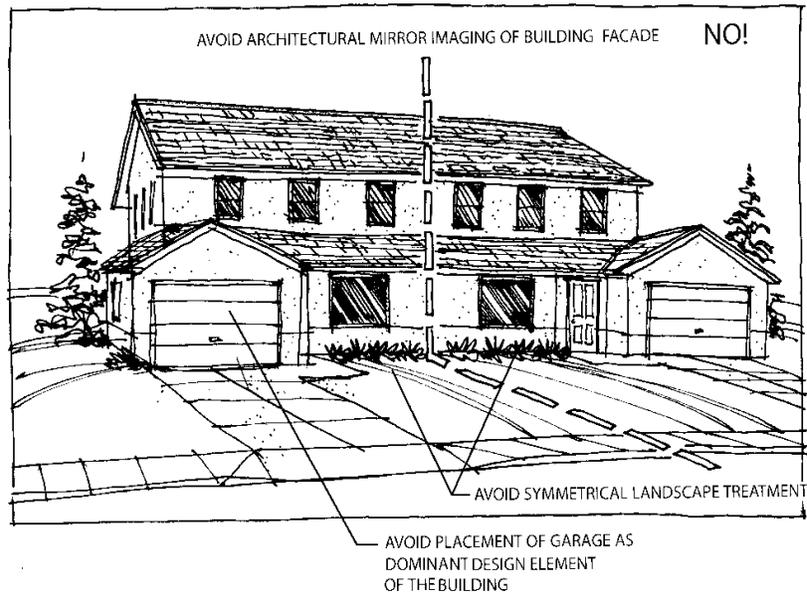
Standard #5.2.

Colors that exceed a chroma of 4, but that do not exceed a chroma of 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 # 5.3.

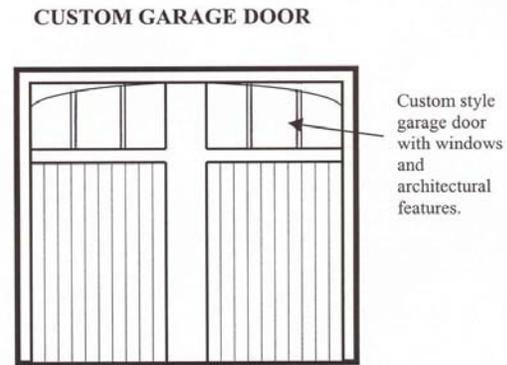
A color board, no larger than 8 ½" x 14" in size, shall be submitted to show all proposed primary and accent colors for the building and how each will be utilized.

GOAL #6: Residential streetscapes should not be dominated by protruding garage doors, but rather the active and visually interesting features of the house should dominate the streetscape. Street-facing garage doors should be recessed behind the front facade of the dwelling and preferably not comprise the majority of the street-facing building frontage or be of a custom style which is broken up with windows or other features.



E. DEVELOPMENT INCENTIVES

1. To encourage the placement of garages away from the street, where they will not act as the primary design element of the building, the town shall allow the front yard setback to be reduced to 20 feet from 25 feet in the underlying RS, RL, RM, RH and MU zone districts in those instances where there are garages, and the garage doors do not face the street, or where garages do face the street and the garage doors are placed a minimum of 40 feet from the front property line.
2. To encourage energy efficiency and “green” buildings, the town shall allow the front yard setback to be reduced to 20 feet from 25 feet in the underlying RS, RL, RM, RH and MU zone districts in those instances where the applicant receives approval for a voluntary energy efficiency related building program, such as the E-Star energy efficiency program or the green building program as administered by the Building Official.



F. DECISIONS AND FINDINGS

No development located within the Residential Overlay District zone shall be approved by the town unless the project is in compliance with the specific standards and regulations of the town and, after review of the project, findings are made to that effect.