



**PLANNING COMMISSION
STAFF REPORT**

July 5, 2018

AGENDA ITEM: Planning File No. 043-18-MAJ: The sketch plan step of the major site plan application for the proposed multi-family residential project

LOCATION: 307 South 8th Avenue / Lots 10-12, Block 29, Frisco Townsite

ZONING: Residential High Density (RH) District

APPLICANT & OWNER: Shane Wagner
4527 Utica Street
Denver, CO 80212

ARCHITECT: Heritage Homes Builder
1320 E. 7th Street
Wayne, NE 68787

TOWN STAFF: Katie Kent, Planner (970) 668-9131
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PROJECT DESCRIPTION

The applicant, Shane Wagner, is proposing to construct a third residential dwelling unit on a property which currently contains two (2) units. The proposed project entails construction of a new four-bedroom detached residence on the north side of property.

This is the sketch plan step of the Major Site Plan application. The project will require a final site plan review application to be reviewed by the Planning Commission at a future public hearing. For a more complete project description, please refer to the attached application materials.

BACKGROUND

The property contains an existing single-family structure and a detached 3 car garage. The existing garage contains an apartment above it. According to the Summit County Assessor's Office, the house was constructed in 1955 and contains 1,583 sq. ft. of floor area.

A 70'x10' easement within the unconstructed South 7th Avenue right-of-way was granted to the property by the Town of Frisco in 1989 for the purpose of providing a ten (10) foot side yard setback as required by the RH district and for access to the Grantee's property for maintenance and construction purposes. In 1992, the Town of Frisco approved a variance request to build the detached garage with a side setback of 0.5 feet and a rear setback of 1.2 feet. The variance

permitted construction of an addition to the single-family residence up to the west property line and to utilize the easement area as the side setback. Through this documentation, the property line along the alley (south property line) was documented as the rear for setback purposes.

In 2000, a prior owner converted storage space above the garage to an apartment.

In 2018, the applicant submitted a Minor Site Plan application to construct an addition to the existing residence on the property and expand the existing unit within the garage footprint. With the addition of these changes, there are a total of five (5) bedrooms within the two (2) existing units on the property.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Photographs of the subject property are included for reference.



Vicinity Map



View looking north at property



View looking west at property

SKETCH PLAN REVIEW

A sketch plan review is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to Commissioners' comments and make changes to the proposal prior to a final site plan application submittal.

Pursuant to Section §180-2.5-D-3, Frisco Town Code (in part):

- a. *All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission. The applicant shall notify the Community Development staff in writing at least 21 calendar days prior to the Planning Commission meeting at which the sketch plan is requested to be presented. Materials to be presented in support of the development must be of sufficient nature to allow the Planning Commission and Community Development staff to provide informed feedback on the project. At a minimum the applicant must submit the following information:*
 - i. *Written project description, including a synopsis of the proposed development program, and how the project will meet the principles of the Master Plan and the standards of the zoning code;*
 - ii. *Site plan showing the location of the building(s) and other improvements (retaining walls, berms, dumpster locations, open space, etc.) with dimensions to setbacks, property lines, easements, north arrow, scale (no smaller than 1"=20'), legend, vicinity map;*
 - iii. *Existing and proposed utility (main and service) lines;*
 - iv. *Existing and proposed topography at 2 foot intervals, including 50 feet beyond the property boundary, existing easements, lot dimensions, lot size in square feet/acreage;*
 - v. *Existing site characteristics map with vegetation, wetlands, unique natural features;*
 - vi. *Parking space location and counts and traffic circulation design, with driveway locations, points of access from right-of-way, preliminary grades, bike and pedestrian improvements;*
 - vii. *Proposed landscaping, post-development grades, snow storage, preliminary stormwater plan showing approach to stormwater handling;*
 - viii. *Scaled drawings of all building locations and schematic elevations; and*
 - ix. *Samples of all colors and materials proposed.*
- b. *The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.*
- c. *The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 180 days after the date of the Planning Commission's review of the sketch plan.*

A final site plan application for this proposal will require Planning Commission review. The proposal will be reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC) at that time.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- *A&C 1. Preserve and enhance the Town's historic resources.*
- ***A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.***
- *A&C 3. Promote public art.*

- *A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.*
- *A&C 5. Celebrate and highlight Frisco's heritage.*

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- ***BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.***
- *BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.*
- *BE 3. Preserve and enhance the Main Street area as the heart of the community.*
- *BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.*
- *BE 5. Promote attractive and safe connections between all areas and sections of the town.*

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- ***HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.***
- ***HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.***
- *HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.*
- *HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*
- *HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.*

The proposed application appears to further the quality of life statements above in bold. Three (3) residential units on the subject property are consistent with the allowed density of the RH District. The subject property is located between an unimproved section of Teller Street and the Frisco Street alley (also unimproved). There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site, across Watertower Way are the Watertower Place Condos. To the east of this site is Summit Fire. To the west of this site is a single-family residence. South of the site is a duplex and Mount Royal Chalets Condos containing seven (7) units. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL HIGH (RH) DISTRICT [§180-3.7]

The requirements of the Residential High (RH) District are applicable to the review of the proposed project as follows:

Purpose: The purpose of the RH district is as follows:

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

Maximum Density: The permitted density in the RH District is sixteen (16) dwelling units per developable acre. Four (4) units of density are permitted on the property. The applicant is proposing one (1) new residential unit in addition to the existing two (2) units for a total of three (3) residential units on the property. The application meets this standard.

Minimum Lot Area: The minimum lot area in the RH District is 10,500 sq.ft. The subject lot is 10,500 square feet (0.24 acres) in area. There are no proposed changes to the existing lot area. The application meets this standard.

Minimum Lot Frontage: The minimum lot frontage in the RH District is sixty (60) feet. Lot frontage is defined in the UDC as:

That portion of a lot fronting upon and providing rights of access to a dedicated street. Lot frontage is measured continuously along only one street.

The existing lot takes access off of the alley. The south property line has 75 feet of frontage along the alley to the south of the lot. There are no proposed changes to the existing lot frontage. The application meets this standard.

Setbacks: In 1989, a 70' x 10' easement within the undeveloped South 7th Avenue right-of-way was granted to the property by the Town of Frisco. Associated with the easement, the Town granted a variance to permit the construction of an addition to the single-family residence up to the west property line and utilize the easement area in the side setback.

In 1992, the Town of Frisco approved a variance request to allow for the construction of a detached garage with a side setback of 0.5 feet and a rear setback of 1.2 feet. Through this documentation, the south property line along the Frisco Alley was documented as the rear yard for setback purposes. Therefore, the north property line is subject to the front setback requirement.

The minimum required setbacks and proposed setbacks for the new residence are as follows:

	Minimum Setback	Proposed Setback
Front Yard (north)	20 feet	19 feet
Side Yard (east)	10 feet	10 feet
Side Yard (west)	10 feet	10 feet
Rear Yard (south)	10 feet	~80 feet

The application includes an exterior door landing within the north setback. The proposed door landing appears to be part of the structure and will not be permitted within the setback and must be corrected at time of full site plan review.

Lot Coverage: Lot coverage shall not exceed fifty-five percent (55%) of the total lot area. Lot coverage for the property is stated to be fifty-five percent (55%) with proposed new structure and associated improvements. The applicant will be required to submit a lot coverage analysis at final site plan submittal for staff to verify compliance with lot coverage. The applicant is

seeking to utilize §180-3.17.1.B. Driveway Exceptions of the Unified Development Code which states:

In the RL, RM, and RH Districts, driveways, up to a maximum of 12 feet in width, shall not count towards lot coverage when accessing only rear loaded garages or parking areas.

With the driveway access off the rear property line, the applicant may use this exception. Staff will ensure lot coverage compliance at time of final site plan review.

Maximum Building Height: The maximum building height is thirty-five (35) feet in the RH District. The height calculation table shows the new detached residential unit as thirty-two (32) feet. The applicant will be required to submit a roof plan to verify height compliance along all sections of the roof at time of full site plan review.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

The project will be reviewed for compliance with the specific development standards of the Frisco Unified Development Code (UDC) at the time of major site plan review.

Drainage Plan (§180-6.6): A drainage plan must be submitted with the final site plan application. Said plan shall be prepared by an engineer licensed in the State of Colorado. Submittal requirements, design standards and erosion and sediment control shall be addressed as outlined in §180-6.6, Frisco UDC.

Access (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. Multi-family projects shall have a driveway width of nine (9) feet minimum and sixteen (16) feet maximum. The property contains an existing nonconforming driveway. The applicant is not proposing changes to the existing driveway entrance within the right-of-way. If modifications are made within the right-of-way, they will be required to bring it up to compliance with current regulations.

Development on Steep Slopes (§180-6.5.1): For all development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. The north portion of the property contains slopes greater than 15%. The applicant submitted a slope disturbance calculation plan showing identification of slopes between 15-29.9% and identification of net disturbance of slopes within 15-29.9%. The submitted slope analysis plan identifies a 48% site disturbance of slopes within 15-29.9%. The applicant will be required to demonstrate full compliance with §180-6.5.1 of the UDC at the time of final site plan review.

Traffic Study (§180-6.12): The proposed project is not classified as a large project. A traffic study is not required.

On-Premise Parking Requirements: The parking requirements for multi-family residential uses are one (1) parking space per bedroom with a maximum requirement of four (4) spaces for any single unit. Parking requirements are as follows:

STRUCTURE	# BEDROOM	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
Existing Residence	3	3	3
Studio within Garage	2	2	1
New Residence	4	4	4
		9	8

Nine (9) parking spaces are required for the project. The applicant will be required to show parking spaces, including dimensions, at time of full site plan review. Parking spaces for different residential units may not be stacked. Staff only sees eight (8) legal parking spaces provided. One (1) of the previously approved parking spaces for existing structures has been removed to allow for driveway access to the new structure. The applicant will be required to number each parking space and identify which unit it is delineated to.

Tandem Parking (§180-6.13.4): For multi-family residential projects, two (2) spaces stacked (tandem) spaces may be permitted if Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The applicant is proposing tandem parking. The applicant will be required to show compliance with two (2) out of four (4) of the above stated criteria at time of final site plan review.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. The site plan states a driveway area of 1,442 sq. ft. requiring 412 sq. ft. of snow storage. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of 8 feet in depth. A section of the proposed snow storage does not meet the eight (8) foot minimum width. Dimensions of the snow storage areas will be required to be labeled on the site plan at the time of final site plan review to ensure compliance.

Landscaping and Revegetation (§180-6.14): This proposal is subject to the landscaping requirements for a residential development. In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one (1) tree must be planted on the site and one (1) shrub shall be required for every 1,500 square feet of lot area. With a lot size of 10,500 square feet, this formula requires twelve (12) trees and seven (7) shrubs. The use of existing healthy, undamaged vegetation is encouraged because it is already established on the site and is natural to the area. Existing healthy trees may be substituted for up to fifty (50) percent of the tree landscaping required. The applicant is permitted to utilize six (6) existing trees.

The application includes the planting of three (3) Quaking Aspen trees and two (2) Colorado Spruce trees for a total of five (5) new trees. The applicant is proposing to plant six (6) shrubs. The applicant will be required to submit a landscaping plan that meets required vegetation quantities at time of full site plan review. All landscape requirements shall be complied with

including plant sizes, species diversity, water conservation, revegetation of disturbed land, protection of existing vegetation and irrigation system requirements.

Outdoor Lighting (§180-6.16): The proposed exterior light fixtures are in compliance with the UDC. Staff will verify compliance at time of building permit review. A lighting plan is not required as the project is not classified as a large project.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. At time of full site plan review, the applicant will be required to submit a letter from a waste disposal company confirming the collection and storage plan.

Residential Development Standards (§180-6.22): The purpose of the residential development standards is to promote high-quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

Staff has provided some initial comments for the Planning Commission to discuss and offer feedback to the applicant. The project will be reviewed for compliance with the non-residential development standards at time of final site plan review.

- Façade Standards: The applicant will need to address in their full site plan application materials that they are articulating the use of at least four (4) building elements for the new structure as stated in §180-6.22.3.A.2.

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:

- a. Deep eaves or overhangs, at least 24 inches in depth;*
- b. Balconies, porches, or patios;*
- c. Building elements that provide shelter from natural elements;*
- d. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
- e. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
- f. Variation in roof planes or roof forms, including dormers or gables; or*
- g. Variation in window sizes and shapes.*

The application does not provide the required building elements on the north and west elevations as required. The applicant will be required to show full compliance with §180-6.22.3.A.2. at time of full site plan review.

- Roof Standards (§180-6.22.3.C): The intent of the roof standards is:

To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.

A minimum roof pitch of 6/12 is encouraged but not required. The applicant is providing a pitched roof on the proposed structure. Roof pitches will need to be stated on a roof plan with full site plan application. Proposed roof materials include asphalt shingles. The proposed new residence does not have breaks in the roof plane which are encouraged. Staff requests the Planning Commission provide feedback at sketch plan review on the proposed roof design.

- Building Material Standards (§180-6.22.3.D): Steel is proposed for railings and is permitted as long as combined with acceptable materials and of a matte finish. The proposed new structure is proposed to have cedar lap siding with exposed posts and beams as an accent. The applicant will be required to submit further detail of colors and materials at time of full site plan application. The applicant has not specified the foundation color and material on the submitted elevations; staff has concerns of the large exposed area being grey concrete. Staff requests the Planning Commission provide feedback at sketch plan review on the proposed building materials.

Bulk Standards (§180-6.23):

The application shows bulk plane encroachments on the submitted elevation drawings. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. The proposed bulk plane encroachments appear to be to allow for larger bedrooms and not just for architectural relief. Staff requests the Commission provide the applicant feedback on the proposed bulk plane encroachments.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of June 27, 2018.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the proposed Wagner Residence and associated improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Unified Development Code.

At the time of final site plan review, the application must demonstrate compliance with the Frisco Town Code including steep slope disturbance, drainage, snow storage, landscaping, building height, parking, etc.

ATTACHMENTS

Attachments:

- Residential High (RH) District
- Residential Development Standards
- Sketch plan application materials

cc: Shane Wagner

3.7 Residential High Density (RH) District

3.7.1. PURPOSE

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

3.7.2. DISTRICT STANDARDS

A. Dimensions

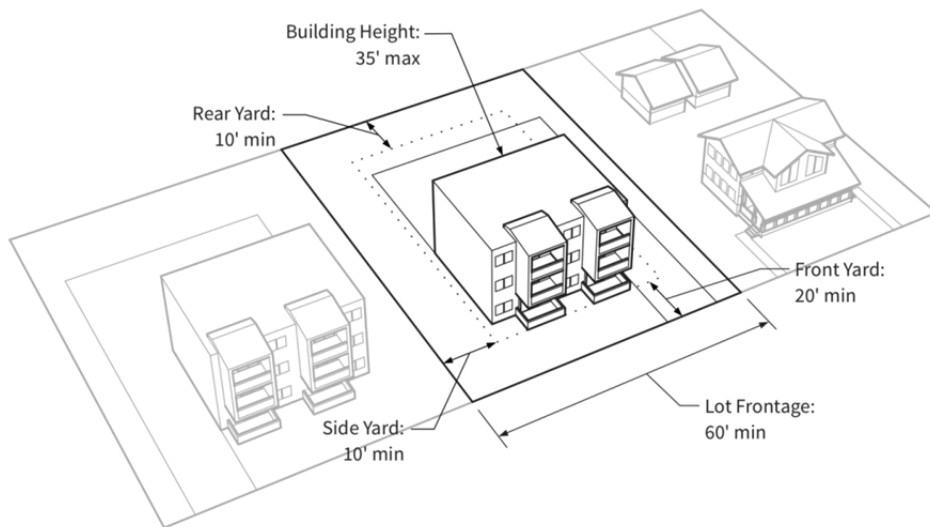
See Figure 3-E and Sections 3.16 and 3.17.

B. Development Standards

1. All residential development is subject to the Residential Development Standards in Section 6.22.
2. All non-residential development is subject to the Non-Residential Development Standards in Section 6.21.

TABLE 3-5: RH DISTRICT DIMENSIONAL STANDARDS	
PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	35 ft.

Figure 3-E: Illustration of RH District Dimensional Standards



6.22 Residential Development Standards

6.22.1. PURPOSE

The purpose of the residential development standards is to promote high quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

6.22.2. APPLICABILITY

- A. This section shall apply to the development of any residential use that requires site plan review. Findings shall be made that the residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-making body to request amendments to the proposed design or to deny a final plan or site plan.
- B. 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.

6.22.3. STANDARDS

The following mandatory standards shall be met by all residential development subject to site plan review.

A. Facade Standards

1. Intent

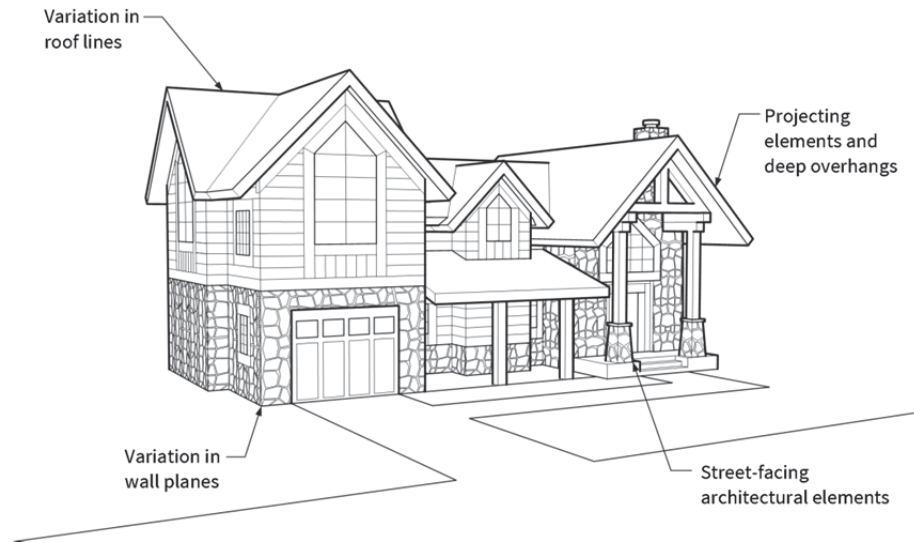
To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.

2. Building Elements

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:

- a. Deep eaves or overhangs, at least 24 inches in depth;
- b. Balconies, porches, or patios;
- c. Building elements that provide shelter from natural elements;
- d. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
- e. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
- f. Variation in roof planes or roof forms, including dormers or gables; or
- g. Variation in window sizes and shapes.

Figure 6-UU: Residential Building Design



3. Duplicate Building Design Prohibited

- a. Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property 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.
- b. 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.

4. Duplex Design

Duplex structures shall be designed to look like a single-household structure to the extent architecturally feasible. The design shall not result in each half of the structure appearing substantially similar or a mirror image in design.

Figure 6-WV: Duplex Design



B. Bulk Plane Standards

See Section 6.23 for bulk plane requirements.

C. Roof Standards

1. Intent

To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.

Figure 6-WW: Appropriate Roof Pitch



2. Roof Pitch

- a. Pitched roofs, or flat roofs augmented with pitched roof elements, are required.
- b. A minimum roof pitch of 6/12 is encouraged.
- c. Mansard roofs are prohibited.

3. Roof Design

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.

4. Roof Materials

- a. 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.
- b. Metal roofs, asphalt and fiberglass shingles are permitted provided that they heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.
- c. Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.
- d. Bright colored roofs that exceed a chroma of four on the Munsell Color chart are prohibited.

D. Building Material Standards

1. Intent

To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.

2. Primary Materials

- a. Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.
- b. Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.
- c. Stucco or steel are acceptable materials when used in combination with other acceptable materials.

3. Specific Material Standards

a. Concrete Block

Concrete block shall not be allowed as the primary or extensive exterior finish. When used as an accent, concrete block shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building and the purpose of this section.

b. Metal

Metal shall have a matte finish or a finish proven to fade and not be reflective.

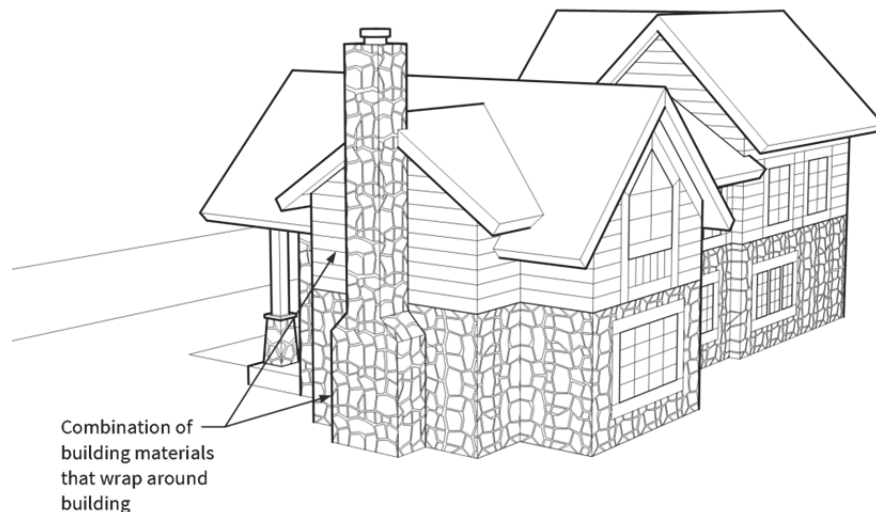
c. Glass

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.

4. Variety of Materials on All Building Elevations

- a. There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.
- b. Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.

Figure 6-XX: Exterior Materials Wrap Around Building



5. Accessory Structures

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 other standards of this section.

6. Building Additions

Additions that 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 currently meet the material standards of this section.

E. Building Colors

1. Intent

To promote building colors compatible with the site and surrounding buildings.

2. Maximum Color Chroma

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

3. Exception for Building Accents

Colors that exceed a chroma of four, but that do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.

F. Garage Standards

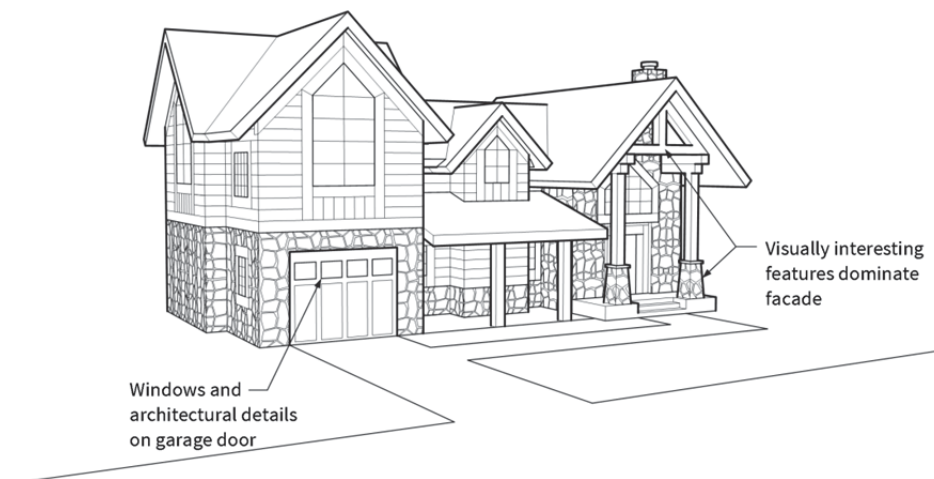
1. Intent

To promote an active and visually interesting streetscape that is not dominated by garage doors.

2. Garage Door Location

Street-facing garage doors shall be recessed behind the front façade of the dwelling and shall not comprise the majority of the street-facing building frontage, unless of a custom style broken up with windows or other features.

Figure 6-YY: Residential Visually Interesting Features



3. Incentives

a. Intent

To encourage the placement of garages away from the street, where they will not act as the primary design element of the building, and to encourage energy efficiency and “green” buildings.

b. Front Yard Reduction

- i. The front yard setback may be reduced to 20 feet in the RS, RL, RM, RH and MU Districts if one of the following is met:
 - a) Where there are garages, the garage doors do not face the street;
 - b) Where garages face the street, the garage doors are located a minimum of 40 feet from the front property line; or
 - c) The applicant has received approval for a voluntary energy efficiency related building program, such as the Energy-Star energy efficiency program or the green building program as administered by the Building Official.