



DESIGN GUIDELINES

A. COMMERCIAL

January 2015

Contents

| | |
|-----------|---|
| 1 | 1.0 Introduction |
| 1 | 1.1 Purpose and Intent of the Guidelines |
| 2 | 1.2 The Vision |
| 2 | 1.3 Site Description |
| 2 | 1.4 Proposed Land Use |
| 2 | 1.4.1 Residential Principal Uses |
| 3 | 1.4.2 Multi-Family Residential Uses |
| 3 | 1.4.3 Multi-Family Residential Permitted Accessory Uses |
| 3 | 1.4.4 Retail Principal Uses |
| 3 | 1.4.5 Retail Permitted Accessory Uses |
| 3 | 1.4.6 Office Principal Uses |
| 4 | 1.4.7 Office Permitted Accessory Uses |
| 4 | 1.4.8 Outdoor and Indoor Family Entertainment |
| 4 | 1.4.9 Open Space Principal Uses |
| 4 | 1.4.10 Open Space Accessory Uses |
| 5 | Proposed Land Use Plan |
| 6 | Proposed Land Use Plan - Enlargement - West Side |
| 7 | Proposed Land Use Plan - Enlargement - East Side |
| 8 | 1.5 Design Review Committee and Procedures for Submittals and Approvals for Development Projects |
| 8 | 1.5.1 Encore Design Review Committee (DRC) |
| 8 | 1.5.2 DRC Approval Process |
| 9 | 1.5.3 Johnstown Review Committee (JRC) |
| 9 | 1.5.4 JRC Approval Process |
| 10 | 1.5.5 Additional Criteria & Updates |
| 10 | 1.5.6 Variances |
| 10 | 1.5.7 Final Plan Amendments |
| 11 | 1.6 Relationship to Other Documents |
| 11 | 2.0 Overall Design Elements |
| 11 | 2.1 Site Signage Program |
| 12 | Site Signage Program |
| 13 | 2.2 Encore Signage System |
| 13 | 2.2.1 Main ID Signage |
| 13 | 2.2.2 Commercial / Retail Signage |
| 14 | 2.2.3 Secondary Signage |
| 15 | 2.2.4 Residential Signage |
| 15 | 2.3 Site Development Signage |
| 15 | 2.3.1 Purpose |
| 15 | 2.3.2 Prohibited Signs |
| 15 | 2.3.3 Sign Area Measurement and Allowances |
| 15 | 2.3.4 Fuel/Convenience Store Canopy Signs |
| 16 | 2.3.5 Awnings |
| 16 | 2.3.6 Regulatory Signs |
| 16 | 2.3.7 Other |
| 16 | 2.4 Streetscape Design |
| 16 | 2.4.1 Entries |
| 16 | 2.4.2 US 34 |
| 17 | Primary Entry Design |

Contents

| | |
|-----------|---|
| 18 | Major Arterial Streetscapes |
| 19 | 2.4.3 Arterials and Collectors |
| 19 | 2.4.4 Landscape Guidelines for Public Property |
| 19 | 2.5 Parks, Open Space, Regional Detention and Natural Areas |
| 20 | 3.0 General Design Guidelines for Development |
| 20 | 3.1 Applicability |
| 20 | 3.2 Site Planning & Design |
| 20 | 3.2.1 Site Design, Building Placement and Orientation |
| 20 | 3.2.2 Storm Drainage |
| 21 | 3.2.3 Grading |
| 21 | 3.2.4 Existing Vegetation Preservation |
| 22 | 3.2.5 Screening: Large Truck Parking, Utility Appurtenances, Loading, Storage and Service Areas, Trash storage/pickup |
| 22 | 3.3 Pedestrian, Bicycle and Other Non- motorized Circulation |
| 22 | 3.3.1 Walkway Design Criteria |
| 22 | 3.3.2 Bike Lanes |
| 22 | 3.3.3 Recreational Paths & Trails |
| 22 | 3.4 Vehicular Access & Circulation |
| 23 | 3.4.1 Roundabouts |
| 23 | 3.4.2 Emergency Access |
| 23 | 3.4.3 Sight Triangles |
| 23 | 3.4.4 Bus Stops |
| 23 | 3.4.5 Drive-Through Facilities |
| 23 | 3.4.6 Access between Adjacent Parcels |
| 24 | 3.5 Parking |
| 24 | 3.5.1 Parking Lot Design |
| 24 | 3.5.2 Perimeter Landscaping Requirements. |
| 25 | 3.5.3 Interior Landscaping Requirements. |
| 25 | 3.5.4 Interim Parking Lots |
| 25 | 3.5.5 Bicycle Parking |
| 26 | 3.6 Landscaping |
| 26 | 3.6.1 Landscape Design Principles |
| 27 | 3.6.2 Multi-Family Residential |
| 28 | 3.6.3 Landscape Performance Standards |
| 28 | 3.6.4 Irrigation systems |
| 29 | 3.6.5 Soil Amendment |
| 29 | 3.6.6 Plant Selection and Diversity. |
| 30 | 3.6.7 Landscape Maintenance |
| 30 | 3.8 Site Furnishings |
| 30 | 3.8.1 Site Furniture |
| 31 | 3.8.2 Art |
| 31 | 3.8.3 Fencing & Walls |
| 31 | 3.9 Lighting |
| 32 | 4.0 Guidelines Specific to Land Use Type |
| 32 | 4.1 Retail Developments |
| 32 | 4.1.1 Landscaping |
| 32 | 4.1.2 Building Design |
| 34 | 4.1.3 Design Standards for Automobile Sales and Service Establishments |

Contents

| | |
|-----------|-------------------------------------|
| 34 | 4.2 Office Developments |
| 34 | 4.2.1 Landscaping |
| 34 | 4.2.2 Building Design |
| 36 | 4.3 Multi-Family Residential |
| 36 | 4.3.1 Landscaping |
| 36 | 4.3.2 Building Design |
| 36 | 5.0 Definitions |

1.0 Introduction

1.1 Purpose and Intent of the Guidelines

Encore is a master-planned community located in the northwest quadrant of the US 34 and CR-13 intersection. In the growing Northern Colorado area, it is important to provide design guidelines that maintain the unique character and principles of the development and reflect the importance of the larger regional context. The purpose of the overall development guidelines is to provide a manual to ensure that the character of Encore is maintained throughout the development and provide instruction on acceptable site planning, circulation, streetscapes, parking, open space, landscaping, signage, site furnishings and lighting.

The design guidelines should be utilized by residents, developers, designers, architects, engineers, and planners to find design, construction, and maintenance information for the community. Section 1 contains the vision, site opportunities and constraints, proposed land use plan and information regarding submittal information for design review by the Encore Design Review Committee (DRC) and the Town of Johnstown (JRC). Community-wide design elements that convey the character of Encore are located in Section 2. The General Design Guidelines (Section 3) apply to all development and specific types of development requirements are located in Section 4. Civic uses should follow the guidelines for the areas in which they are located, and will be reviewed a on a case by case basis. Definitions can be found in the last section.

The Design Guideline sections are as follows:

1. Introduction
2. Community-Wide Design Elements
3. General Design Guidelines for Development
4. Guidelines Specific to Land Use Type
5. Definitions

The Miracle on 34 Annexation Agreement, Preliminary and Final Development Plans (GDP's), preliminary and final plats and other development entitlement documents for Encore have been approved, or require approval by the Town of Johnstown. These documents should be reviewed specifically for each development.

In addition, all developments within Encore are subject to the performance standards and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the Town of Johnstown standards in effect at the time shall apply. In the case of conflicting requirements, these design guidelines shall govern. The Land Use map included in this document is a summary of the types of land uses that are envisioned, and corresponds to the specific design guideline sections in this document. All guidelines and standards are subject to the reasonable discretion of the DRC and JRC, which shall make a final determination in good faith.

The provisions of these Guidelines shall supersede any conflicting provision of the Johnstown Municipal Code and may only be modified to protect the health, safety, and welfare of the general public by the Town Council following at least thirty (30) days written notice to the record owner of any real property effected by the modification.



1.2 The Vision

The vision for Encore is that of a high quality regional commerce center and mixed-use community that responds to the needs of the area and market forces, integrates with the natural environment, and provides vibrant places for people to shop, work, live and socialize. Encore will perform as a live, work, commerce concept that allows land uses such as residential, office and retail to relate to one another in an attempt to promote a mixed-use community. The character of the development is conveyed in the streetscape and signage allowing uses to express their individual themes without taking away from the overall development character. Key intersections will allow for landmarks that add to the development’s character and provide interest on both the vehicular and pedestrian level. In order to create a vibrant environment, Encore will be a pedestrian friendly development through the design of a connected pedestrian circulation system, streetscapes with an enhanced pedestrian environment and treatments at intersections that allow for safe pedestrian crossings.

1.3 Site Description

The Encore site is ideally located near the intersection US 34 and LCR 1E / WCR 13 on land that has historically been used for farming. The site is divided by the Loveland and Greeley canal. The site is relatively flat, as typically is the case for farmland, and features prominent views from the highway into the site and from the site out to the mountains. Major vehicular access points are located adjacent to existing and planned roadways including LCR 3, LCR 1E / WCR 13. Proposed access points are illustrated in the Proposed Land Use Plan.

1.4 Proposed Land Use

The proposed land use plan illustrates areas for development by breaking them down into categories. Categories may include more than one use; however, each use shall follow the general design guidelines as established in the following two sections, as well as the guidelines for specific uses established in Section 4. The following text describes allowable uses as shown on the Proposed Land Use Plan.

| Land Use | Min Open Space | Building Setback | Offset |
|------------------------------|----------------|------------------|--------|
| Residential | * See Below | * See Below | 5’ |
| Multi-Family Residential | 15% | - | - |
| Retail | 5% | - | - |
| Office | 15% | - | - |
| Light Industrial | 15% | 20’ | 20’ |
| Flex | 15% | 20’ | 20’ |
| Outdoor & Indoor Family Ent. | 15% | 20’ | 20’ |

*Reference Encore Residential Design Guidelines, Appendix B

The land uses recorded on the following pages show the general intent within each land use category. The lists contain specific examples for guidance purposes, but not by way of limitation

1.4.1 Residential Principal Uses

- Single-family attached dwellings
- Public parks and recreation areas
- Privately owned and maintained recreation

1.4.2 Multi-Family Residential Uses

- Multi-family dwellings
- Privately owned and maintained recreation
- Private clubhouse, club, and lodge

1.4.3 Multi-Family Residential Permitted Accessory Uses

- Leasing or sales offices and facilities.
- Maintenance shop and facilities.
- Private garages, parking structures, and paved parking areas.
- Enclosed, screened storage facilities for on-site residents.
- Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools, basketball courts, playgrounds, and tennis courts
- Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
- Service buildings and facilities normally incidental to the use of a public park or recreation area
- Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
- Signs

1.4.4 Retail Principal Uses

- Retail stores including, but not limited to, food stores, delicatessen, bakery goods store, liquor store, hardware store, drugstore, regional department stores, specialty shops etc.
- Customer service establishments including, but not limited to, barber and beauty shops, restaurant and bar, shoe repair shop, coin- operated Laundromat and dry cleaning establishment, fine art studio, etc.
- Banks and financial institutions
- Medical and dental clinics and other health care
- Commercial lodging
- Theater
- Minor repair, rental and servicing establishments
- Passenger transportation terminals
- Convenience/gasoline service stations
- Automobile sales and service
- Retail sales of furniture, fixtures, equipment, home supplies and hardware
- Gun Store (No underground firing range)

1.4.5 Retail Permitted Accessory Uses

- Garages for storage of vehicles used in conjunction with the operation of business
- Off-street parking and loading areas
- Signs
- Commercial parking facilities

1.4.6 Office Principal Uses

- Business and professional offices
- Banks and financial institutions
- Medical and dental clinics and other health care

- Public administrative offices and service buildings
- Public utility offices and installations
- Public library
- Private club or lodge
- Commercial lodging
- Passenger transportation stops

1.4.7 Office Permitted Accessory Uses

- Garages for storage of vehicles used in conjunction with the operation of business
- Off-street parking and loading areas
- Signs
- Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
- Commercial parking facilities

1.4.8 Outdoor and Indoor Family Entertainment

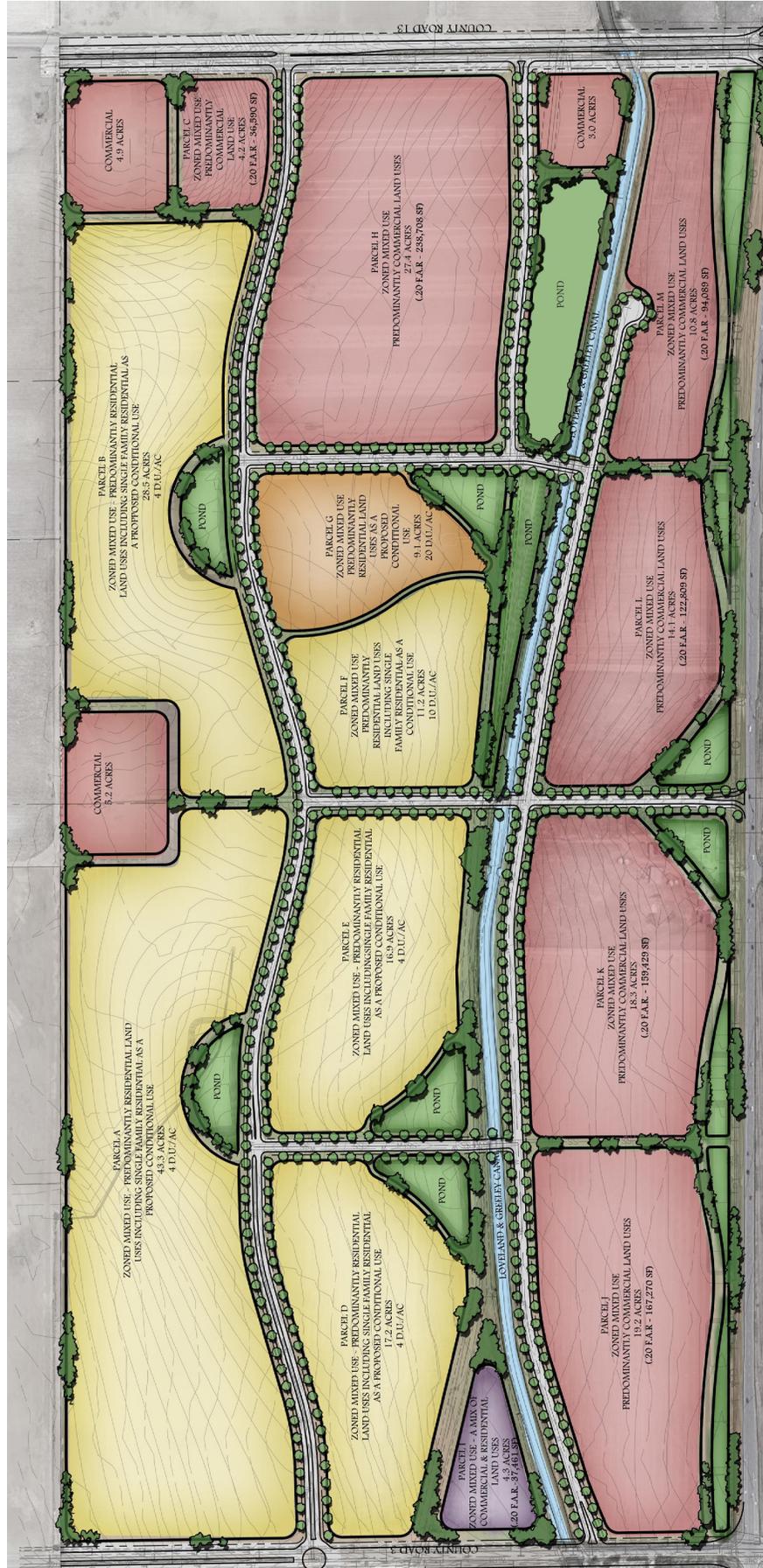
1.4.9 Open Space Principal Uses

- Parks and recreation areas
- Public schools
- Public, private, commercial and private group outdoor recreational facilities
- Buffers
- Trails
- Native areas
- Wildlife habitat

1.4.10 Open Space Accessory Uses

- Service buildings and facilities normally incidental to the use of a public park and recreation area
- Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

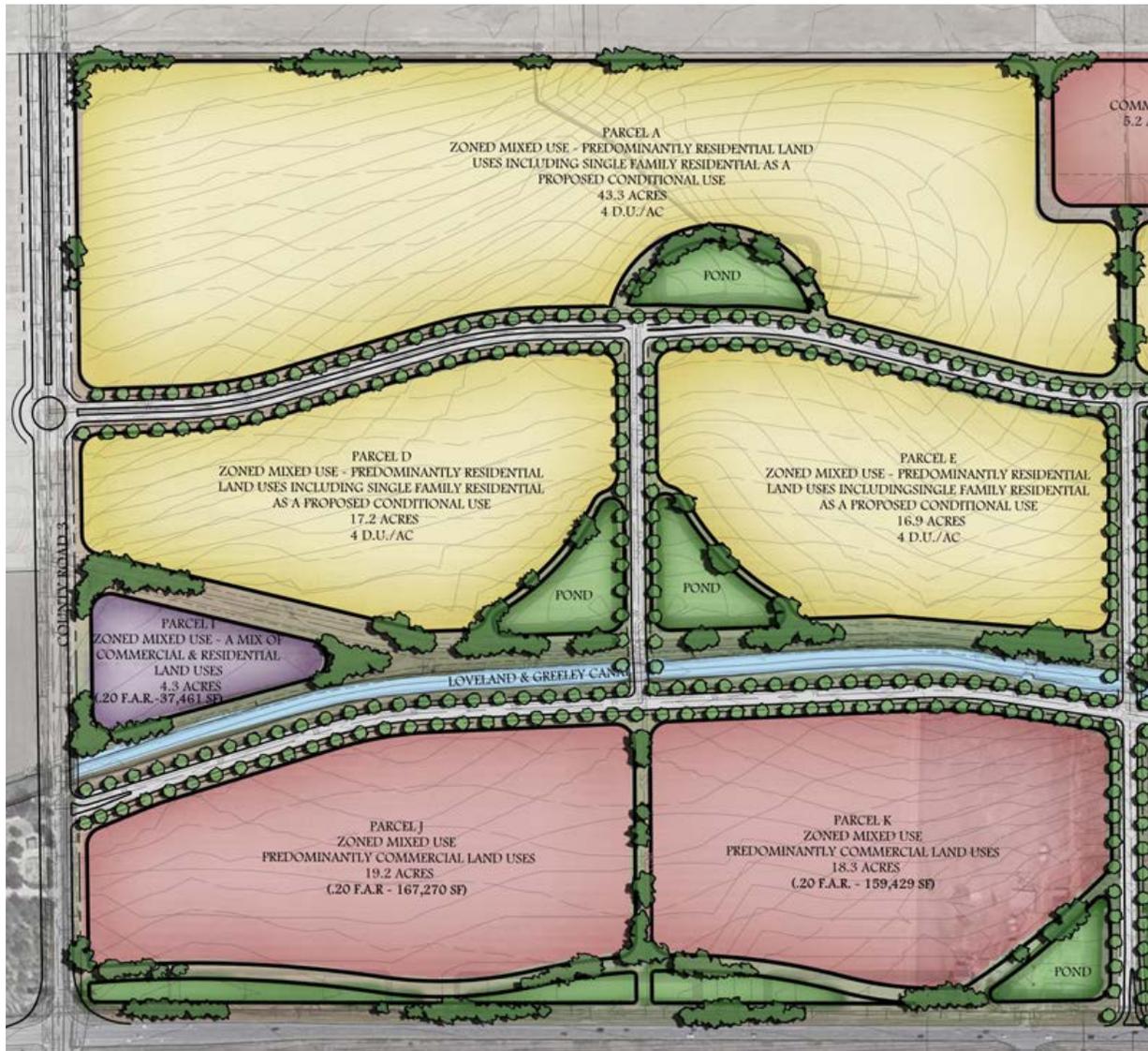
Proposed Land Use Plan:



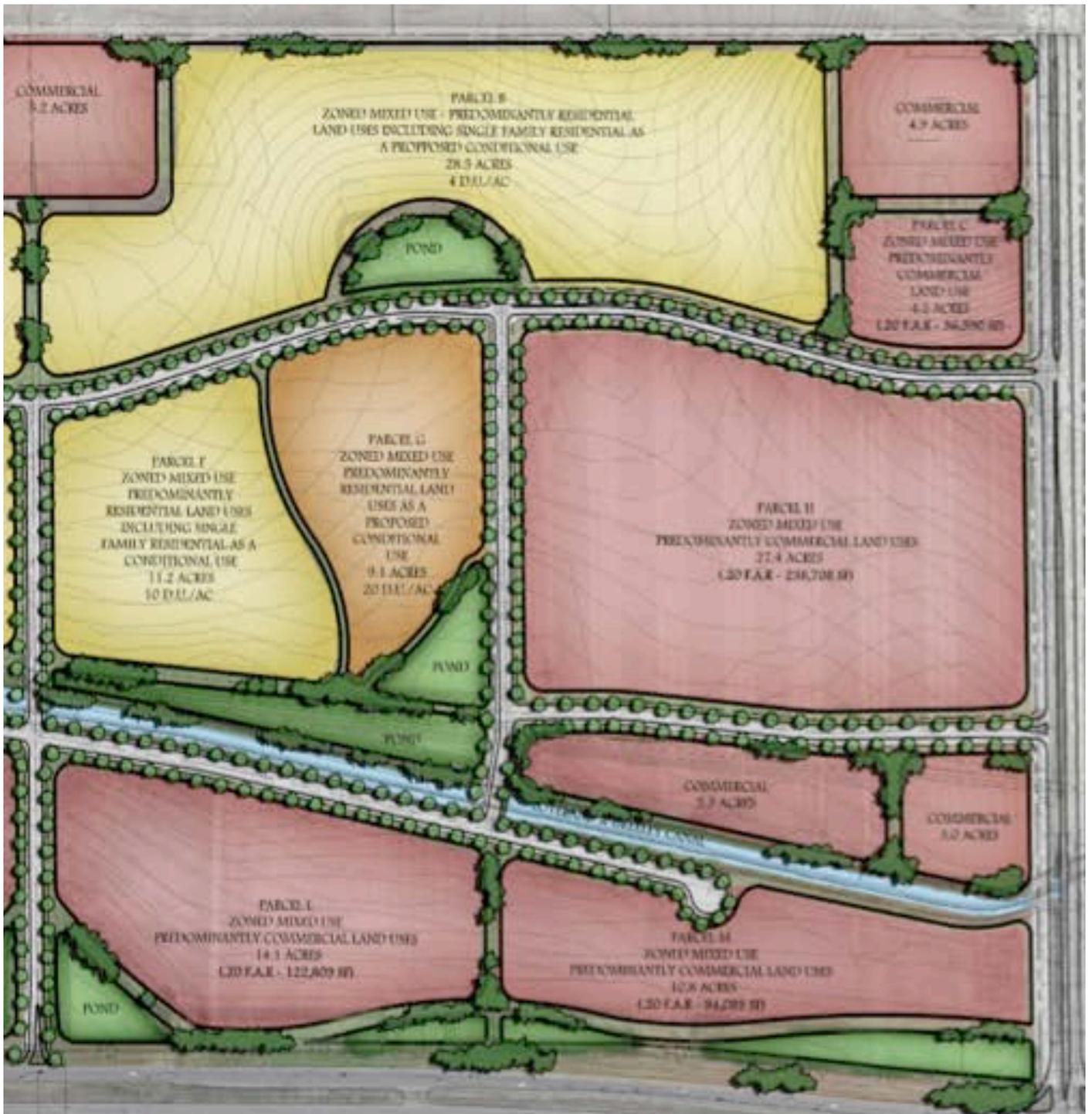
See page 6 for detail.

See page 5 for detail.

Proposed Land Use Plan - Enlargement - West Side



Proposed Land Use Plan - Enlargement East Side



1.5 Design Review Committee and Procedures for Submittals and Approvals for Development Projects

The property comprising Encore was annexed to the Town in 2006 and is subject to the terms and conditions of the Miracle on 34 Annexation recorded in 2006. As part of that Annexation Agreement, Johnstown and the Property Owners agree to develop and agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within Encore. Encore Design Guidelines are the performance standards as contemplated in the Miracle 1,2,3 Annexation.

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the Encore Design Review Committee (DRC) before submitting to the Johnstown Review Committee (JRC). After approval is gained by both the DRC and the JRC, the project may be submitted for building permit application.

1.5.1 Encore Design Review Committee (DRC)

The purpose of the DRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The Encore Design Guidelines legally apply to all land that is part of Encore, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the DRC, which shall consist of the following five members: one Engineer with a minimum of ten years experience in land planning or development, one Landscape architect/Architect/Planner with a minimum of ten years experience in land planning or development, two Encore development property owners and one representative from a commercial real estate firm.

1.5.2 DRC Approval Process

Any proposal to construct, modify or demolish improvements within Encore must have plan approval from the DRC prior to commencement, and following DRC approval must also receive administrative approval, in accordance with these design guidelines, from the Town of Johnstown JRC. The DRC's review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect, to property that is part of Encore. After the DRC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

The DRC meets monthly, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the DRC are mandatory for most development projects; however, most details are reviewed through informal meetings with the DRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated. There are three phases in the development approval process.

These include:

1. Pre-design Conference
2. Design Development (includes plans and elevations)
3. Final submittal

Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A “Notice of Committee Action” letter from the DRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

Review fees may be required for all DRC submittals and shall be paid for the phase scheduled for review on or before said review. If the DRC requires that the applicant attend additional meetings with a DRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a DRC action will be issued until all appropriate fees have been paid. A current schedule of fees is contained in the submittal procedures packed

1.5.3 Johnstown Review Committee (JRC)

The Town’s Design Review Committee will be composed of the following persons: Town Manager and Town Planner. The Design Review Committee may seek the assistance of any other Town employee or consultant whose expertise is necessary to review the application. All Town subdivision and re-subdivision requirements, building codes, permits and fees, as adopted by the Town, do apply.

1.5.4 JRC Approval Process

All individual development projects in Encore shall be reviewed and approved by the Town pursuant to this approval process. This approval process shall supersede and replace all other approval processes for land use developments set forth in the Town of Johnstown’s Zoning Code, Comprehensive Plan and any other applicable Municipal Ordinance provisions.

A. Pre-Application

The applicant shall schedule a pre-application conference with the Town Planner prior to submittal of any project proposal. The intent of this initial meeting shall be as follows:

1. To informally discuss the overall context and development objectives for the proposed project.
2. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
3. To review a sketch plan and architectural design concepts prepared by the applicant, which illustrates overall site development and major site development components. The sketch plan is intended to be a very preliminary sketch of the development concept and not a formal site plan.

B. Final Development Plan Submittal and Process

All development projects shall be submitted in compliance with the current Town Final PUD Development Plan Requirements. Accompanying the application shall be all required documents as well as a certification from the Encore DRC stating that the development as proposed in the application meets all the applicable standards and guidelines of the Encore Design Guidelines. The application shall be reviewed for completeness within seven (7) working days of filing. If the Town determines that the application is complete, the application shall then be reviewed by the JRC. If the Town determines that the application is incomplete, the Town shall specify in writing the specific ways in which the application is insufficient or incomplete.

The JRC shall review the application for conformance with all of the applicable terms and conditions of the Encore Design Guidelines. Said review shall be completed within 45 calendar days of Town determination of completeness of the application. Said 45 day period may be extended in writing by the applicant. Review of the application by the JRC is administrative in nature for the purpose of determining that the proposed development as set forth in the application complies with the terms and conditions of the Encore Design Guidelines.

The JRC has the right to grant variances to the Encore Design Guidelines based upon the applicant's ability to demonstrate innovative approaches to design solutions, or future market conditions which the Committee feels is advantageous to, and in conformity with, the intent of the Encore Guidelines. In no event shall the JRC grant a variance to the permitted uses in a development parcel.

C. JRC Approval

The JRC shall approve the application if it complies with the applicable terms and conditions of the Encore Design Guidelines. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines in the Encore Design Guidelines. In the event the JRC determines that the proposed development in the application does not comply with the Design Guidelines, the JRC shall specify in writing the specific reasons in which the application does not meet the applicable criteria.

D. JRC Appeals

The decision of the JRC may be appealed by the applicant to the Johnstown Town Council. The appeal shall be in writing, and shall be made within thirty (30) days of the date of the transmittal of the JRC's decision. The Johnstown Town Council shall hear the appeal within thirty (30) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council on the appeal shall be final.

1.5.5 Additional Criteria & Updates

In addition to the criteria herein, the DRC and JRC may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes greater than the 20 percent dimensional criteria, that shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

1.5.6 Variances

The DRC and JRC may authorize variance from these criteria when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant, insofar as they are not superseded by applicable Town of Johnstown zoning regulations, such variances must be approved by the DRC and JRC. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

1.5.7 Final Plan Amendments

Amendments to final plans must be approved by the DRC and JRC.

1.6 Relationship to Other Documents

The Design Guidelines establish the guiding principles for review and processing of each development. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the Design Guidelines.

- Miracle on 34 Annexation recorded in 2006
- Town of Johnstown Zoning Code
- Town of Johnstown Comprehensive Plan
- Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan
- Town of Johnstown Landscape Standards and Specifications
- Johnstown Criteria and Construction Regulations
- Johnstown Transportation Plan

2.0 Overall Design Elements

2.1 Site Signage Program

The Site Signage Program plan illustrates the locations of the community identification elements within Encore. The Main ID Sign is located on US 34 and the center entrance drive to create a gateway and emphasize the main entrance for people driving west along US 34. Secondary Site Signage identifying Encore will occur at the minor roadway entrances to the development and will benefit more local traffic. Commercial Signage will be located at each secondary entrance to Encore to easily identify the retail and tenant uses within the commercial areas. Finally, Residential Monument Signs will be placed at each entrance to the neighborhoods. Landmark and high-image intersections also help develop the character of the area. These intersections may contain showy landscaping, decorative walls, art and overall exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements as a way finding device.

Site Signage Program



2.2 Encore Signage System

All community identity signs for Encore will be located in signage and landscape easements and outside of the public ROW. See Site Signage Program Plan for the location of signage.

2.2.1 Main ID Signage

Primary entry signs are located at the intersections of CR5 & US 34 and CR 13 & US 34.



2.2.2 Commercial / Retail Signage

Primary entry signs for the commercial parcels are located at the intersections of LCR3 & US 34 and LCR1E/WCR13 & US 34. Additional commercial signage will be provided at various locations identifying major entries and retail tenants.

RETAIL SIGNAGE



SITE SIGNAGE PROGRAM - ENCORE HWY34 & CR 3 - JOHNSTOWN, CO



2.2.3 Secondary Signage

Secondary site signage will be located along the LCR3 and LCR1E/WCR13 planned roadways.

SECONDARY SIGNAGE



SITE SIGNAGE PROGRAM - ENCORE HWY34 & CR 3 - JOHNSTOWN, CO



2.2.4 Residential Signage

Monument signs will be placed at the main entrances to the neighborhood. DRC approval is required for all signs, including address numbers and nameplates. One temporary real estate “for sale” sign (per lot) does not require DRC approval, provided it is not more than 5 square feet in size. Lighted signs of any kind are not permitted.

RESIDENTIAL SIGNAGE



SITE SIGNAGE PROGRAM - ENCORE HWY34 & CR3 - JOHNSTOWN, CO



2.3 Site Development Signage

2.3.1 Purpose

The following sign guidelines provide a language for all signage which helps to create a unified image for Encore. All freestanding signage within the development will bear the style and logo of Encore, however individual logos and graphics are allowed on the sign face. Freestanding signs located throughout the development are unified through the use of similar geometry and a repetition of a common materials palette. Building mounted signs are regulated by limiting size; however user’s personal logos and graphics are allowed.

2.3.2 Prohibited Signs

Prohibited signs, as listed in the Town of Johnstown Zoning Code, are flashing/moving signs, animated signs, unsafe signs, roof signs, signs which cause radio or television interference and signs in the restricted site triangle at corner.

2.3.3 Sign Area Measurement and Allowances

Allowable sign areas and sizes shall be per the Town of Johnstown Sign Code.

2.3.4 Fuel / Convenience Store Canopy Signs

Signs on canopies associated with fuel/convenience stores shall be limited to one corporate with associated text or business logo of the principal use only on a maximum of two (2) sides of the canopy. Such logos shall have a vertical dimension of no greater than 75% of the vertical dimension of the canopy fascia and shall be no greater than twelve (12) square feet per logo. Such signs shall be reviewed and approved by the DRC/JRC.

2.3.5 Awnings

Signs on awnings are permitted on the bottom eighteen (18) inches of first floor awnings and allowed at one-half (1/2) square feet per linear foot of awning. The maximum letter height is twelve (12) inches. There is a maximum of one (1) sign per awning and the sign may be illuminated.

2.3.6 Regulatory Signs

Regulatory signs shall follow the guidelines established in the Town of Johnstown Design Criteria and Construction Regulations.

2.3.7 Other

- Temporary signs shall follow the guidelines established in the Town of Johnstown Zoning Code.
- Banners: Retail uses are allowed one (1) banner per building, not-to-exceed seven (7) days in a six-month period. Office, Light Industrial and other Commercial uses are allowed a one (1) day special event directional sign announcing open house/grand opening events.
- Window Signs: Window painting is not allowed. Each business will be allowed one (1) "OPEN" neon sign. No other neon signs are allowed, except as specifically approved by the DRC and JRC. No decals or signs may be installed in doorways, windows or other areas visible to the public view from the exterior of the premises. The real estate window sign is intended for use where leasable office space is available.
- Building Entry Information: If applicable, each business shall be allowed to post building or occupant names, hours of operation, emergency information, delivery hours and other required notices near its main exterior entrance on a wall or adjacent glass side-light adjacent to main entry doors. Maximum letter height shall be one (1) inch for basic information. Name of the building or occupant may be three (3) inches tall. Logos shall be a maximum of six (6) inches tall. All type must fit within a maximum 2 feet by 2 feet area. Type style shall be consistent with other building signs.
- Wall mounted information shall be applied to a panel that is compatible with the surrounding wall treatments. The panel area shall not exceed four (4) square feet.
- Buildings that provide service entrances shall be allowed an additional sign on or adjacent to each delivery door. Information shall be limited to a four (4) square feet area and design shall be consistent for all exterior doors of the building.
- Flags: Flag poles shall be a minimum height of twenty (20) feet tall and a maximum height of thirty (30) feet. Only properly maintained national and/or state flags are allowed.
- Pennants: Pennants that project a maximum of four (4) feet from the building are allowed on retail, entertainment or service commercial buildings, and only as part of an approved special district sign program. All pennant faces shall be counted as part of the total allowable sign area. Pennants located on light fixtures are allowed only by the Encore management group.

2.4 Streetscape Design

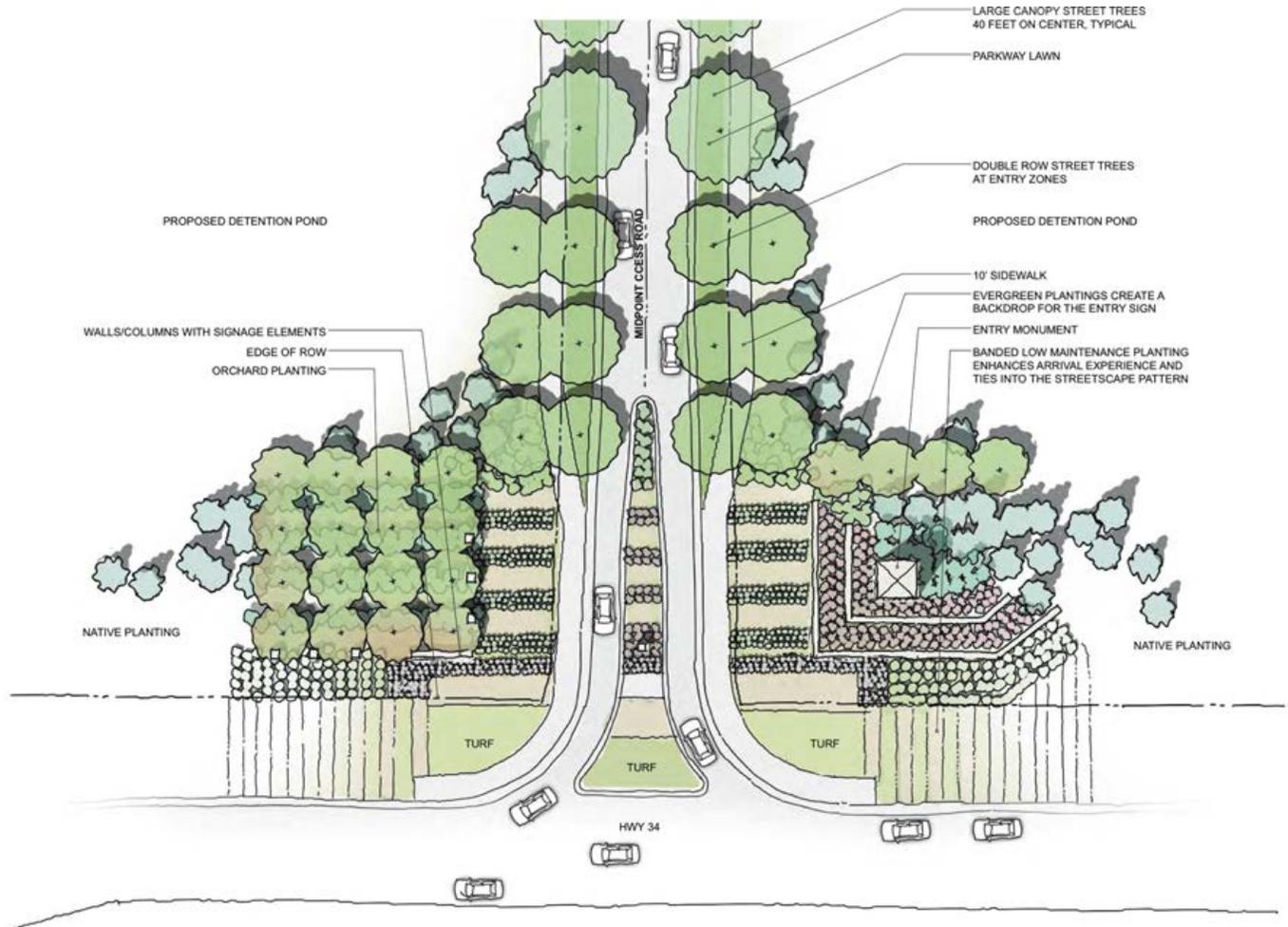
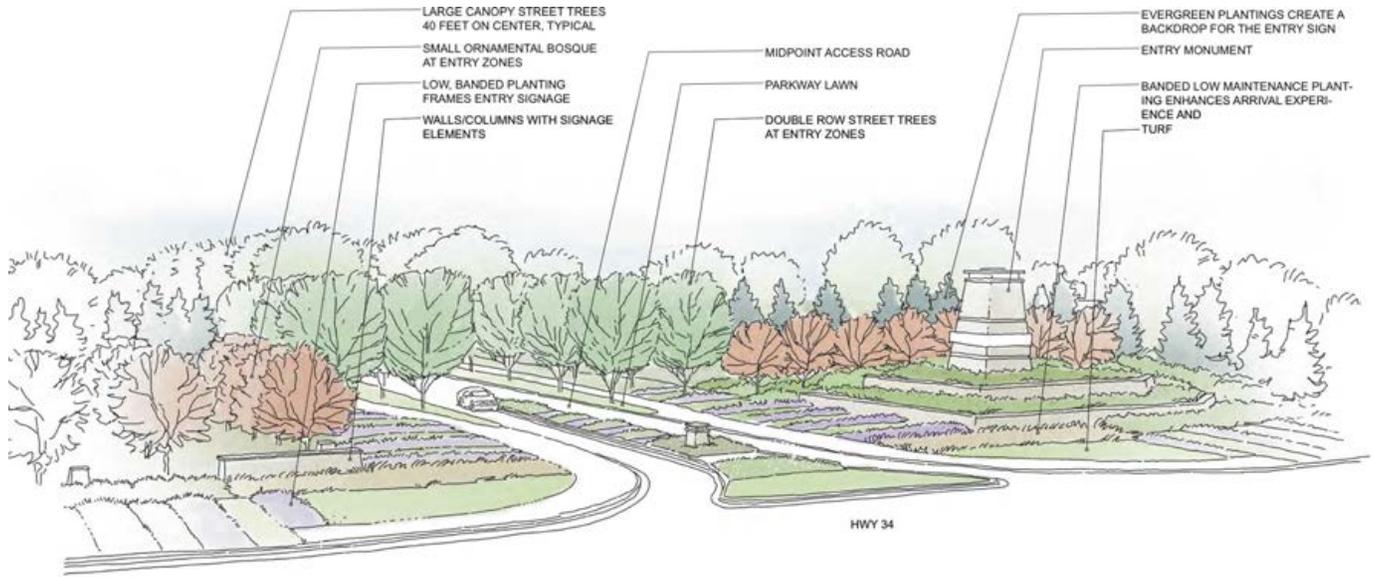
2.4.1 Entries

Encore entries will contain both signage and landscaping that tie into the overall development streetscape design. The framework plan illustrates the major and minor entries into the site. Because the design of US 34 will be changing in the future, the alignment of entry signs along this highway will be set back from the existing alignment.

2.4.2 US 34

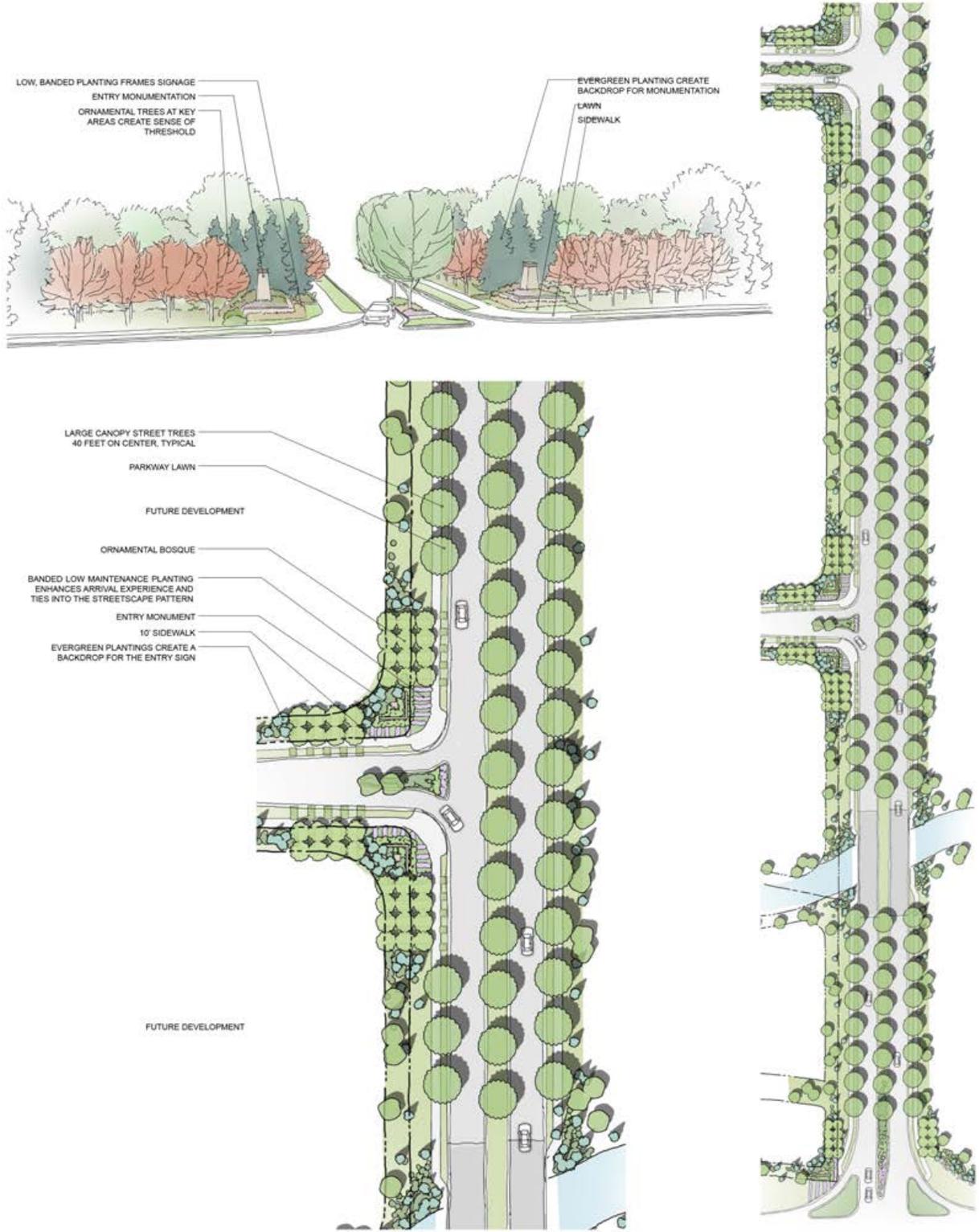
In order to create an appropriate landscape corridor along US 34 that can be perceived at highway speeds, large masses of trees and shrubs are required. The right-of-way will be primarily drought-tolerant turf. This treatment will transition to bands of shrub/perennial beds and tree groupings that meander from just inside the ROW to the private property and back. The goal is to avoid a straight line treatment at the edge of the ROW.

Primary Entry Design



Major Arterial Streetscape

FIGURE 12-26



2.4.3 Arterials and Collectors

Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles and a unique look that sets Encore apart. A varying mix of deciduous trees will be planted in uniform rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and rock mulch will be used for the groundcover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Occasional boulders located along the streetscape will add visual interest as well as tie sign materials into the streetscape. Medians will be planted in a similar fashion.

2.4.4 Landscape Guidelines for Public Property

- Arterial Rights-of-Way and Medians. The developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas.
 - o The right-of-way and median will be landscaped with at least one (1) tree for every forty (40) linear feet of right-of-way and 60% of the landscape areas shall be covered with plant material within five (5) years of installation.
 - o Trees will be placed to create a street tree canopy that provides an aesthetic gateway along arterial streets and also functions to cool street pavement.
- Arterial or Expressway Rights-Of-Way that is also a State or Federal Highway. This section is intended to provide as close to the full arterial landscaping requirement as allowed or recommended by the Colorado Department of Transportation (CDOT).
- Collector Street Rights-Of-Way. The developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Collector street landscaping is intended to provide an overstory street canopy along collector streets and a landscaped area between the street and pedestrian paths.
 - o Overstory/shade trees will be provided between the curb and the sidewalk with at least one (1) overstory/shade tree for every forty (40) linear feet of right-of-way.
 - o 60% of the landscape areas shall be covered with plant material within five (5) years of installation.
- Treatment of Loveland & Greeley Canal Rights-of-Way. Ditch rights-of-way landscaping shall be designed and installed by the developer as part of improvements, in compliance with the Johnstown Area Comprehensive Plan and Town of Johnstown Landscape Standards and Specifications. Such areas are to be shaped and landscaped as follows:
 - o The right-of-way areas will be landscaped in a similar fashion to the rest of the development and as approved by the DRC and JRC.
 - o At a minimum, both irrigated and dryland grass will be the primary groundcover, except for shrub bed areas. The decision shall be elective on the part of the DRC and JRC.
 - o Sloped areas shall not exceed a 4:1 slope in seeded areas. Where slopes exceed flat grade, rip-rap will be applied, per the Town's direction.

2.5 Parks, Open Space, Regional Detention and Natural Areas

Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan as amended.

3.0 General Design Guidelines for Development

3.1 Applicability

This section applies to all development within Encore and contains specific information on performance standards and guidelines for the design of public areas and private property, construction practices, landscape maintenance and the acceptable plant palette. In utilizing these regulations, one should remain flexible in approach to site design given the characteristics of the site, the nature of the use and the intent of these standards.

3.2 Site Planning & Design

3.2.1 Site Design, Building Placement and Orientation

- Minimize environmental impact through sensitive design and mitigation.
- If possible, orient the long axis of the buildings north-south to avoid winter ice conditions created by long north-facing facades.
- Utilize trees to maximize shade in summer and reduce heat gain of paved surfaces.

3.2.2 Storm Drainage

The goal of the design of sites is to minimize runoff and design needed storm drainage systems to meet basic engineering requirements while using the most current technology to improve the quality of the storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases groundwater recharge and improves the environment.

- Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Encore. Storm drainage shall not run on a neighbor's lot at rates higher than historic rates prior to construction of the subdivision.
- Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
- Water from parking lots, roof drains and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials. Roof drains on north side shall be piped to an open space.
- Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be sheet flow and surface drained where possible; however, below-grade drainage using storm sewer piping and culverts may be required.
- Surface drain systems and detention ponds shall be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary.
- Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than 3/8 inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.
- No concentrated drainage over walks, drives or trails shall occur.
- Detention areas or other landscape areas that are not used to meet the open space standards of these Landscape Guidelines shall be landscaped as follows:

- o Dryland grass or other approved vegetation will be the primary ground cover. All areas including, but not limited to, the detention area bottom, shall be planted with buffalo grass or other dryland grass if it is maintained free of weeds and irrigation is provided until the grass is fully established. Live plant material other than dryland grass may be planted if it is suitable to the area and is maintained free of weeds and irrigation is provided.
- o Detention areas will be landscaped around the perimeter with plant groupings sensitive to the detention area design and will include at least one (1) tree and five (5) shrubs for every 100 linear feet of perimeter. Trees and shrubs are encouraged in other landscape areas where appropriate.
- o Clusters shall be separated by a minimum of twenty (20) feet as measured at maturity.

3.2.3 Grading

- Provide positive drainage away from foundations.
- Site buildings to minimize cut and fill earthwork operations.
- There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners.
- Maximum slopes 3:1. Maximum 4:1 slopes for areas that require mowing.

3.2.4 Existing Vegetation Preservation

Existing vegetation shall be preserved to the extent reasonably practicable. Special attention shall be paid to preserving significant vegetation within larger open space areas such as along the Loveland and Greeley Canal.

- Locate site and building improvements to preserve significant natural vegetation to the extent reasonably practicable.
- Within open space areas, preserve and incorporate into the landscape plan any existing healthy tree (meeting species restrictions) of 6-inch caliper or larger and located more than twenty (20) feet from any proposed building location. Preserve all trees over 24-inch caliper, unless deemed unhealthy or unsuitable for preservation.
- Incorporate tree wells or retaining walls as necessary in the landscape plan to protect existing trees and to maintain historic drip lines.
- All existing plants that are incorporated into the design will be adequately protected from damage during construction by an orange construction fence (4 feet high) secured with steel t-posts at the drip line of each tree. Sufficient posts shall be used to maintain the fence in erect condition at all times. Hand grading only shall be allowed within the limits of the construction fencing. No more than 6 inches of cut or fill shall be allowed within the drip line of any tree designated to remain.
- If on-site replacement is not possible, the developer shall provide an equal replacement of caliper lost or a ratio of three new trees to one existing tree on-site as mitigation for any desirable trees lost due to or prior to construction.
- Existing landscaping may be used to satisfy the quantity requirements of landscape guidelines.
One existing tree or shrub may be considered as satisfying one tree or shrub requirement.
- All existing trees over 6 inches in diameter will be surveyed as part of the landscape requirements and have location, species, size, and condition or health noted. Trees that are of good or better quality, and are a desirable species, should be incorporated into the design in their existing location whenever possible. If design solutions create undue hardship, as determined by the DRC and JRC, replacement shall be made per requirements above.

3.2.5 Screening: Large Truck Parking, Utility Appurtenances, Loading, Service Areas and Trash storage/pickup

These requirements apply to, but are not limited to above-ground utility appurtenances, loading, service areas and trash storage/pick-up.

- These types of uses, shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are minimized. Areas shall be 75% screened from adjacent commercial properties and 100% screened from residential users.
- Loading areas shall be paved with concrete, asphalt or other approved hardened surface as approved by DRC and JRC. A concrete pad shall be provided in the access drive immediately adjacent to trash enclosures serviced by trash trucks and in the enclosure itself.
- Areas for trash collection or compaction, loading or other such uses shall be at least 75% screened from abutting streets unless otherwise approved by the DRC and JRC. These service areas should be located within a central core or on the side of a building away from public streets where possible. These areas shall be 100% screened when adjacent to residential uses.
- Non-enclosed areas for seasonal sale of inventory shall be permanently defined and screened with walls and/ or fences that conform to those used as predominant materials and colors on the building.
- Service areas should not be located directly adjacent to residential areas. If this situation occurs, no delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the owner submits evidence the sound barriers effectively reduce noise emissions to a level of 45 dB as measured at the lot line of the adjoining property.

3.3 Pedestrian, Bicycle and Other Non-motorized Circulation

3.3.1 Walkway Design Criteria

- All streets shall have sidewalks. The minimum width of sidewalks shall be five (5) feet for residential and collector streets and ten (10) feet for arterial streets.
- Arterial streets shall have detached sidewalks and sidewalks shall adjoin the curb and gutter at all intersections.
- Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
- Provide logical pedestrian connectivity from the street and parking areas to the buildings main entrance.
- Provide minimum five (5) feet clear walking area after car overhang (seven (7) foot minimum walk width adjacent to head-in parking and five (5) foot minimum walks apply in all other cases).

3.3.2 Bike Lanes

- Bike Lanes shall maintain a minimum four (4) foot width on all arterials and collector roads.

3.3.3 Recreational Paths & Trails

- Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan in effect at the time the improvements are constructed.

3.4 Vehicular Access & Circulation

Design of vehicular drives/roadways and parking areas shall meet the criteria as established in the Town Johnstown Design Criteria and Construction Regulations in effect at the time the improvements are constructed.

3.4.1 Roundabouts

Roundabouts are often an effective tool for traffic management. They are used largely to: reduce motor vehicle speeds, increase capacity level, increase safety, and to reduce noise and air pollution. Therefore, the use of roundabouts will be considered at arterial/collector street intersections and shall be designed to the standards contained in the Federal Highway Administration (FHWA) publication Roundabouts: An Information Guide, June 2000 and subject to town approval.

- The Town Traffic Engineer shall approve the use and design of roundabouts.
- The configuration of proposed roundabouts shall be designed by a licensed Transportation Engineer with a minimum of five (5) years' experience in roundabout design.

3.4.2 Emergency Access

Provide access for fire, police, ambulance, and other emergency vehicles to buildings in accordance with Loveland Rural Fire Protection District Development and Construction Requirements. Such access should be fully capable of supporting such vehicles. Where possible, connect emergency access routes between adjacent properties.

3.4.3 Sight Triangles

- Shall meet the criteria as established in the Town of Johnstown Design Criteria and Construction Regulations.

3.4.4 Bus Stops

- Bus stops should be provided off street within parcels where it is easy and logical for people to access. The actual locations and shelter designs shall be coordinated with the transit provider and the DRC and JRC at the time transit service is provided.
- Shelters, if deemed necessary, shall be designed with a solid roof, enclosed on one or more sides, and provide seating within the protected area. Landscaping can also be used as wind breaks around transit facilities.
- Locate bus shelters in close proximity to primary pedestrian walkways and where possible, locate bus shelters behind the sidewalk so the sidewalk passes between the shelter and the street.
- In order to provide safe loading and unloading of buses, sidewalks shall be designed so that a paved surface is provided at both the front and rear doors of the bus when the bus is parked at the facility. Coordinate design of these facilities with the transit provider.

3.4.5 Drive-Through Facilities

Drive-through facilities are a convenient service, however they may create barriers to pedestrian movement and present an unattractive appearance unless they are thoughtfully designed and located.

- Drive-through facilities shall be located on the site and not on public right-of-way.
- There shall be no stacking of waiting vehicles into the public right-of-way, primary interior circulation routes or across pedestrian walkways.
- Drive through windows, menu boards and stacking areas shall be subject to the same set back and screening requirements as parking lots and shall be screened from all public streets.
- Each drive-through restaurant shall be permitted no more than two (2) free-standing or wall-mounted menu boards, which shall not exceed 35 square feet in area or six (6) feet in height and shall be located adjacent to and oriented toward the drive-through lane. One (1) order confirmation board may also be permitted per menu board and shall not exceed a four (4) foot height and three (3) square foot sign area.

3.4.6 Access Between Adjacent Parcels

Provide vehicular and pedestrian access to existing and future adjacent properties where feasible.

3.5 Parking

3.5.1 Parking Lot Design

- The dimensions of parking spaces will be per the Town of Johnstown Design Criteria and Construction Regulations, at the time in which the Design Guidelines are adopted, or the approved development plan for the property. Minimum parking requirements are listed in the following table.

| USE | PARKING REQUIREMENTS |
|--|--|
| Single-family residence | 2 spaces per dwelling unit |
| Multifamily residence | 1.5 spaces per dwelling unit |
| Elementary schools | 2 spaces for every classroom |
| Junior and Senior High Schools | 1 space for every 5 students of max capacity |
| Hospitals | 1 space for every 2 beds |
| Clinics | 1 space for every 250 sq. ft. of G.L.A. |
| Industrial Uses | 1 space for every 2 employees |
| Commercial Office Buildings | 1 space for every 300 sq. ft. of G.L.A. |
| Retail Stores | 1 space for every 250 sq. ft. of G.L.A. |
| Gun Range | 2 spaces for every gun range lane |
| Customer services establishments | 1 space for every 200 sq. ft. of G.L.A. |
| Restaurant or Bar | 1 space for every 100 sq. ft. of G.L.A. |
| Planned Shopping Center | 1 space for every 250 sq. ft. of G.L.A. |
| Outdoor and Indoor Family Entertainment | 1 space for every 250 sq. ft. of G.L.A. |
| Public assembly facilities provided for seated audiences (churches, theaters, auditoriums, etc.) | 1 space for every 3 seats |

- Design parking lots to current Americans with Disabilities Act (ADA) standards. Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.
- Except where orchard style planting is used, large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of 250 parking spaces. Landscape areas used to break up large parking areas shall be a minimum of fifteen (15) feet in width.
- Landscape areas separating parking blocks will have at least one (1) overstory/shade tree or two (2) ornamental trees and five (5) shrubs for every 50 linear feet along the length of the median. Overstory shade trees will comprise at least 75% of the trees within the landscape area.
- In a development, parking lots for each use shall be integrated within the development to the extent possible.
- All striping in parking areas shall be white.

3.5.2 Perimeter Landscaping Requirements.

- Perimeter landscaping requirements for parking areas include a minimum seven and one-half (7.5) foot wide landscape area with one (1) tree and five (5) shrubs per 600 square feet or portion thereof. When combined with adjacent properties requirements, this perimeter landscape will become fifteen (15) feet wide.

- Where two (2) perimeter landscape areas abut each other, the first to develop shall provide the tree requirement. The tree requirement for the abutting development need not be met, however, the second developer is responsible for installing the shrub requirement.
- Where parking areas are located directly adjacent to residential development, both the parking lot buffer requirement and the nonresidential buffer requirements shall apply.

3.5.3 Interior Landscaping Requirements.

- Interior rows of parking spaces will provide a landscape island at the end of each row of parking spaces. Landscape islands will also be provided within the row of parking spaces so that there are no more than twenty (20) consecutive parking spaces without a landscape island.
 - o Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
 - o Islands will be landscaped at a rate of at least one (1) overstory/shade tree and three (3) medium or five (5) small shrubs for each 9 foot by 18 foot parking island. Overstory/shade trees will comprise at least 75% of the trees within the landscape islands. Evergreen trees shall be prohibited in parking lots unless island widths are sized to accommodate mature growth.
 - o Landscape islands will contain rock, mulch or irrigated grass. No turf grass shall be planted in parking lot islands or medians unless the turf area is at least ten (10) feet wide.
- Where orchard style planting is proposed in parking lots, internal landscaping shall be provided at a rate of one (1) tree and two (2) shrubs for every ten (10) parking spaces. At a minimum, one (1) diamond-shaped tree, planting pit shall be provided for every eight (8) parking spaces. No shrubs shall be planted in the diamond tree planting pits and will be located in end islands and other landscape islands instead.
- A concrete pedestrian walk, at least six (6) feet wide, will be provided along the length of the landscape median closest to the building entrance. The walk will connect to perimeter pedestrian walks, whenever possible, and include raised and striped crosswalks.
- Planting trees and non-low-growing shrubs in the vehicle overhang area is not allowed.

3.5.4 Interim Parking Lots

- With DRC and JRC approval, on-grade interim parking may be allowed if weather delays asphalt or concrete paving. It must be landscaped and paved with an all weather material. Internal parking lot landscaping is not required for interim parking areas, but perimeter landscape treatments shall be consistent with the landscape requirements for permanent parking lots.
- The Town of Johnstown requires a surety bond the months of November through March.

3.5.5 Bicycle Parking

Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.

- Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.
- Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.

- For security reasons, bicycle-parking areas should be located so they are highly visible from building entrances and convenient for employees, yet not generally visible from roadways.
- It is recommended that bicycle parking facilities be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.
- If the bicycle facility is to be used at night it should be sufficiently illuminated.
- Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.
- Provide protection from the elements. Specific considerations include the following:
 - o Shelters and bike lockers are encouraged but not required.
 - o Protected overhangs incorporated into a buildings design are a desirable solution.
 - o Shelter design and materials should compliment the architectural design of the primary building.



3.6 Landscaping

3.6.1 Landscape Design Principles

All development shall demonstrate adherence to the following landscape design principles:

- Provide biodiversity that relates to the area's natural systems.
- Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements and the use of herbicides and pesticides.
- Use environmentally friendly, "green" materials where possible.
- Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Northern Colorado where possible. (See the plant list in the Appendix). Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
- Locate plants in microclimatic conditions that are appropriate for that species. Only use high water-requiring plants in areas where they will naturally benefit from runoff or available ground water. Do not rely solely upon an irrigation system to provide water to high water-requiring plants.
- Group plant materials of similar water needs and arrange in concentric circles or layer of progressively less water use in order to maximize the efficiency of applied irrigation.
- Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
- Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.

- Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
- Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
- Design and manage irrigation systems to achieve peak efficiency.
- No turf grass shall be allowed in landscape areas less than eight (8) feet in width.
- Common Open Space is land commonly owned and maintained by an owner's association and shall be landscaped as follows:
 - o Common open space areas will have irrigated live ground cover over at least 75% of the area, unless otherwise approved by the Town. Bluegrass is not the only option for these areas and the Town encourages the Developer to pursue water saving goals as listed in Section H.12 of these Standards.
 - o All ground cover shall have an irrigation system that is designed to meet the needs of the plants and that is designed to meet Town Standards. Any dryland-seeded areas approved by the Town shall have a temporary irrigation system provided for establishment purposes.
 - o Common open space in one-family subdivisions or PUDs or portions of subdivisions or PUDs containing one-family dwellings shall be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 4,500 square feet of landscaped area.
 - o Up to 30% of the required shrubs may be substituted by trees at the rate of one (1) tree for ten (10) shrubs.
 - o At least 50% of the trees will be overstory/shade deciduous species and 25% of the trees will be coniferous species, where appropriate.
 - o The developer shall have all landscaping improvements completed and in acceptable condition prior to the Town's construction acceptance of public improvements and prior to turning the common open space areas over to a property owners association for maintenance.

3.6.2 Multi-Family Residential

- Fifteen percent or more of the lot/parcel will be landscaped, common open space.
- Common open space that is not a detention pond will be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 1,000 square feet, except as required for parking lot screening and buffers, which may require additional plant materials.
- Buffer landscaping will be provided as follows:
 - o At least ten (10) feet wide adjacent to minor collector and local street rights-of-way.
 - o At least twenty-five (25) feet wide adjacent to arterial streets and major collector rights of-way.
 - o Buffers will be designed to provide one tree and five shrubs for every 750 square feet.
 - o Where nonresidential, multifamily or group living uses are adjacent to existing or projected residential or duplex uses, one of the following shall be provided:
 - a) A fifteen (15) foot wide on-site landscape area with berming and one (1) tree and five (5) shrubs per 600 square feet or portion thereof; or
 - b) A ten (10) foot wide on-site landscape area with one (1) tree and five (5) shrubs per 400 square feet or portion thereof with intermittent six (6) foot privacy fencing; or
 - c) A five (5) foot wide on-site landscape area one (1) tree and five (5) shrubs per 250 square feet or portion thereof with a continuous six (6) foot privacy fence.

3.6.3 Landscape Performance Standards

- Landscaping shall be completed prior to Certificate of Occupancy (C.O.). If landscaping cannot be completed due to cold weather, the Town may grant a C.O. upon receipt of a sufficient letter of credit or cash surety and a written schedule for completion. Not letter of credit or surety is required if the landscaping is to be performed by the Metropolitan District.
- All landscape plans for non-residential use shall be prepared by a professional landscape architect or landscape designer.

3.6.4 Irrigation systems

All landscape areas shall have an automatic clock-activated irrigation system unless waived by the Town. Non-potable water irrigation is encouraged where possible. Irrigation systems shall meet the following criteria:

- All potable water irrigation systems shall be designed with a 6:00 p.m. – 8:00 a.m. watering window to minimize evaporative loss. Systems shall also be designed with zoning to minimize tap sizes.
- An automatic controller shall activate the system. Remote control valves shall operate each zone valve.
- The system shall provide head-to-head coverage to all landscaped areas. The system shall not spray or irrigate impervious surfaces, including sidewalks, streets and parking areas.
- All potable water systems shall be equipped with a backflow prevention device.
- All mainline piping shall be Class 200 PVC.
- Drip irrigation shall be provided for all trees and shrubs located in shrub beds and in all native seeded areas (even those areas approved for temporary irrigation for native seed). Trees located in irrigated turf areas shall not receive drip. Drain valves shall be included at the end of each drip lateral pipe.
- Along arterial rights-of-way, where ultimate improvements are not required, the area between the Initial Phase curb and the future Ultimate Phase curb and/or existing edge of asphalt shall be irrigated with zones separate from the rest of the right-of-way system.

Portions of irrigation systems may be comprised of temporary irrigation components to irrigate native areas if the Town determines that all of the following standards are met. A clear description of proposed temporary irrigation must be provided on the landscape plan and approved by the Town.:

- Plant selection, design, installation specifications and site conditions combine to create a micro climate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
- All portions of the landscaped area served by temporary irrigation will be within 150 feet of an exterior water source to enable hand watering during extended dry periods.
- Above ground temporary irrigation systems shall be approved on a case-by-case basis only if the native area is large enough to warrant the use. Above ground systems will be the responsibility of the Developer until grasses are established and the system is removed. No such system shall be permitted to be turned over to a Homeowner's Association for maintenance.
- The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
- The Developer has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.

3.6.5 Soil Amendment

Given the condition of the existing soil, soil amendment is only necessary where designated by the DRC and JRC. Where soil amendment is necessary, minimum requirements for soil preparation shall include three (3) cubic yards of organic material for 1,000 square feet of existing soil tilled to a minimum depth of six (6) inches. Tree and shrub pits shall be backfilled using a mixture of one-third existing site soil, one-third topsoil and one-third organic matter.

3.6.6 Plant Selection and Diversity.

Plant selection and diversity will be per Town Standards.

- All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
- Plants selected should be appropriate for the specific location and purpose.
- Up to one-third of the proposed trees for a project may be of fast-growing varieties, such as cottonless Cottonwood (*Populus sargentii*), Aspen (*Populus tremuloides*), Silver Maple (*Acer saccharinum*) and Autumn Purple Ash (*Fraxinus americana* ‘Autumn Purple’). Two-thirds of the proposed trees shall be slower growing, long-lived trees, such as Norway Maple (*Acer platanoides*), Oak (*Quercus* sp.), Linden (*Tillia* sp.), Honeylocust (*Gleditsia triacanthos inermis*) and other hard Maples (*Acer saccharum* or *rubrum*). The variety shall be sufficient to minimize the effect of plant disease.
- Recognizing that it is undesirable to plant a large percentage of one tree species which may result in uniform disease susceptibility and eventual extinction of that species, the following diversity standards shall be required:
 - o For any one proposed development project (including common open space areas), no more than 15% of any one species of tree (for trees considered hardy in this area), or 10% of any one (1) species of tree considered marginally hardy for this area, shall be proposed. This shall be measured per total trees in the development, including existing trees.
 - o For small development projects, exceptions to the above diversity requirement may be allowable where the size of the development makes minimum diversity percentages unreasonable. A variance request is to be made by a note on the landscape plans and shall be subject to approval by the Town Planner.
 - o Coniferous trees shall comprise 25% of any landscaped area, where suitable. Unsuitable areas include areas where icy conditions may be created with the use of conifers at road intersections, road curves, bike path intersections, bike path curves site distance restricted areas or narrow areas. Locate conifers so mature spread will not overgrow streets or walks.
 - o Ornamental trees can only replace large canopy trees at a rate of three (3) ornamental trees to one (1) large canopy tree (not to exceed 25% of the total tree requirements). Fruit bearing or thorny trees shall not be permitted within five (5) feet of sidewalks or streets, as calculated from mature canopy width of tree.
- Shrubs shall be a mixture of evergreen and deciduous varieties. Small shrubs shall be used between the bike path and the curb along street rights-of-way to avoid safety obstructions.
- Street tree minimum standards are as follows:
 - o Species that generally have branches less than fifteen (15) feet above the roadway at maturity shall not be used as street trees unless they are located such that no interference with the roadway will occur at maturity. Minor trimming and branch removal should be performed to maintain the fifteen (15) foot requirement and eight (8) foot minimum clearance over sidewalks and bike paths.

- o Trees prohibited from planting within the Town of Johnstown include the following: cotton- bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian or Chinese Elm, and Russian Olive.
- o Trees prohibited from planting within street right of ways include the above plus the following: Fruit and/or thorn bearing trees (prohibited from within five (5) feet of bike path as measured from edge of mature canopy), willow (all varieties), Tree of Heaven, Cotton wood (all varieties), and Silver Maple.
- o Trees recommended for use within the Town of Johnstown include those listed in Plant Materials List found in appendix of the Town of Johnstown Landscape Guidelines.
- Planting sizes for required landscapes:
 - o Deciduous shade trees: 2-inch caliper.
 - o Ornamental trees: 1-1/2-inch caliper.
 - o Evergreen trees: 6 foot – 8 foot height (with a minimum of 25% at 8 foot height).
 - o Multi-stem ornamental trees: 8 foot – 10 foot height.
 - o Shrubs: 5-gallon container.
 - o Vines: 1-gallon container.
 - o Ground cover/perennials: 2-1/4 inch pots.

3.6.7 Landscape Maintenance

- Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking, and bike path snow and ice removal per standard horticultural practices and Town code. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material will be replaced according to an approved landscape plan. An initial inspection of landscaping installation will be done at the time of development or change in use.
- The developer and subsequent owner(s) shall be responsible for maintaining all on-site and common landscaping as shown on an approved landscape plan or as existing if an approved landscape plan does not exist.
- The developer and subsequent owner(s) shall be responsible for maintaining the landscaping public improvements on all adjacent rights-of-way as shown on an approved landscape plan or as existing if an approved landscape plan does not exist, unless a maintenance agreement is reached with another entity. The Town, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way per Town standards.
- The developer and subsequent owner(s) shall be responsible for maintaining all irrigation systems in sound condition and so all plant material receives the necessary amount of water. Leaks and other broken and/or non-performing equipment shall be repaired in a timely manner. Systems shall be periodically adjusted to eliminate water spraying onto paved surfaces. Watering times shall be regularly adjusted to meet the seasonal needs of the plants while minimizing overwatering.

3.8 Site Furnishings

3.8.1 Site Furniture

Shall be compatible with the architecture, and if part of a larger complex of buildings, compatible with the other site furnishings in that complex. Site furniture for the overall Encore site should be similar or compatible with the following examples shown pending approval of the DRC and JRC.



Examples of site furnishings

3.8.2 Art

Art in public places is highly encouraged. The proposed piece must be vandal resistant, appropriate subject material for public viewing and complementary with the theme, materials, and colors of Encore as determined by the DRC and JRC.

3.8.3 Fencing & Walls

Chain link is not permitted. No wood retaining walls are allowed (nonresidential only). Fencing and walls shall match building architecture. All fences and walls subject to DRC and JRC approval.

3.9 Lighting

The lighting design concept for Encore uses decorative lighting to enhance the main entries of the development. LCR3 and LCR1E/WCR13, north of the major east/west road in the development, will be a combination of decorative lighting and functional roadway lighting. The DRC/JRC will work with Xcel to approve a decorative feature that builds upon the character of the development.

- All light sources shall be contained in cut-off fixtures that obscure the source from direct view. Pedestrian-scale lighting that has secondary decorative visible light source may be acceptable provided that it does not produce glare.
- Up lighting is acceptable as long as they are subdued and angled towards surfaces and not lit straight into the sky. No searchlights are permitted.
- Roadway lighting should be of the same family of style, and all parking lot lighting shall be of the same family of style; however roadway and parking lot lighting need not match.
- Minimum / Maximum allowable lighting:
 - o Non-residential building, surrounding area, and parking 1.0 / 2.0 foot-candles
 - o Residential building surrounding and parking 0.1 / 0.5 foot-candles
 - o Under canopy fueling areas and drive-ups 1.0 / 10.0 foot-candles
- Temporary lighting – Holiday lighting only November 1 through January 31. No “chasing” lights (Nonresidential only).
- Minimize lighting in parking areas when not in use.
- All lighting is subject to approval by DRC and JRC.



4.0 Guidelines Specific to Land Use Type

4.1 Retail Developments

These guidelines apply to high-visibility neighborhood, community and regional-scale commercial areas, including retail, professional services, lodging, hospitality uses, outdoor family entertainment, restaurants and related uses, and contain additional information on how to place and design structures, sites and landscapes. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in General Design Guidelines and are supplemental to the requirements in this section.

4.1.1 Landscaping

- Big box retail stores (one primary tenant) with square footage greater than 20,000 sf must provide a planting bed at least six (6) feet wide along a minimum of 50% of the length of wall visible from public use areas. Provide one (1) tree within 50 feet of the structure for every 50 lineal feet of building face. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 2.0 Overall Design Elements.

4.1.2 Building Design

- Compatibility/Complementary with Planned Retail Project Development
 - o The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the predominant architectural character of such areas. Compatibility may be achieved through techniques such as:
 - a) Repetition of roof lines.
 - b) Use of similar proportions in building mass and outdoor spaces.
 - c) Similar relationships to the street.
 - d) Similar windows and door patterns.
 - e) Building materials with similar colors and textures.
 - o Select buildings that have unique, high quality architecture associated with a brand, or that serve as an architectural focal point that may be allowed in otherwise “themed” developments if they are determined to add interest and vibrancy to the rest of the development.
- Treat all facades of a building with similar materials
- Materials and Colors
 - o Primary facade and roof colors shall have a low reflectance, and be a subtle, neutral or earth-toned color.
 - o Trim and accents may be brighter colors, including primary colors. Vivid colors shall be used sparingly (10% or less of a facade on buildings less than 20,000 sf and 7% on buildings larger than 20,000 sf).
 - o Preferred predominant facade materials include: brick, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete or stucco. Exposed concrete shall have an attractive texture and/or color.
 - o Prohibited predominant materials are smooth-face concrete block and metal panels. These materials may be used as accent, but shall occupy no more than 35% of a facade.

- Facades
 - o Facades must include a repeating pattern at intervals of no more than 50 linear feet that shall include a change in plane no less than one (1) foot in width such as an offset, reveal or projecting rib.
 - o Facades greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and occupy at least 20% of the length of the facade.
 - o Where principal buildings contain separate stores with separate exterior entrances that occupy less than 25,000 square feet of the gross floor area, the street level façade shall be transparent between the height of three (3) feet and eight (8) feet above the adjacent walkway grade for no less than 60% of the building facade of the separate store.



Varied Building Facades

- Building Entrances
 - o Each building shall have clearly defined customer entrances with no less than two (2) of the following:
 - a) Canopy, arcade or portico.
 - b) Overhang or recess.
 - c) Raised corniced parapet.
 - d) Peaked roof or arch.
 - e) Architectural detail such as columns, tile work, stone, detailing or moldings integrated into the building structure.
 - f) Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
 - g) Display windows.
- Roof and Top Treatments
 - o Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
 - o The average parapet height may not exceed 15% of the supporting wall height.
 - o Vary parapet and/or roof heights to add interest and consider the use of overhangs and cornice features for decorative interest.
 - o Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
 - o Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
 - o Large sloped roofs must have variations in height or offsets to break up the large plane maximum 50 linear feet of one plane.

- Freestanding Structures / Elements
 - o Gas canopies shall not be taller than seventeen (17) feet and should match the principal building architecture. Support columns should relate to the building architecture in finish materials and scale.
 - o Vending machines/kiosks must be incorporated into nooks or other features integral to the main building.

4.1.3 Design Standards for Automobile Sales and Service Establishments

- Building footprint should be a minimum of 15% of the parcel size.
- Each individual motor vehicle dealership may encompass no more than a maximum of three (3) acres, unless such dealerships have the approval of both the DRC and JRC.
- Pre-owned motor vehicle dealerships are not allowed unless approved by both the DRC and JRC.
- Parking requirements for automobile sales and service establishments are a maximum of one (1) parking space per 75 square feet of G.L.A. Site design should accommodate provisions for pedestrians through the frontage spaces and other locations where customers are anticipated to park. All parking areas, including for-sale cars and parking for vehicles to be serviced, shall be designed according to the parking and landscaping standards contained in these design guidelines. No cars shall be parked outside of designated striped parking areas.
- All automobile service areas must adhere to screening requirements as designated in these design guidelines



4.2 Office Developments

4.2.1 Landscaping

- Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall. Provide one (1) tree within 50 feet of the structure for every 50 linear feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 2.0 Design Elements.

4.2.2 Building Design

- Compatibility with Existing Development and Site Design
 - o The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas.

Compatibility may be achieved through techniques such as:

- a) Repetition of roof lines.
 - b) Use of similar proportions in building mass and outdoor spaces.
 - c) Similar relationships to the street.
 - d) Similar windows and door patterns.
 - e) Building materials with similar colors and textures.
 - o Site design for flex uses should incorporate, where possible, central, common service/loading areas.
- Treat all sides with similar materials.
 - All facades of a building shall have similar materials.
 - Materials and Colors
 - o Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or earthtoned color.
 - o Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a façade).
 - o Preferred predominant facade materials include: glazing, brick, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete or stucco. Exposed concrete shall have an attractive texture and/or color.
 - o Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated metal panels. These materials may be used as accent, but shall occupy no more than 30% of a façade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.
 - o Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 50 feet without including at least two (2) of the following:
 - a) Change in plane.
 - b) Change in color.
 - c) Change in texture or pattern.
 - d) Windows.
 - e) Columns, piers or equivalent element that subdivides the wall.
 - o Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 20% of the length of the facade.
 - Building Entrances
 - o Primary building entrances shall have clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
 - a) Canopy, arcade or portico.
 - b) Overhang or recess.
 - c) Raised corniced parapet.
 - d) Peaked roof or arch.
 - e) Architectural detail such as columns, tile work, stone or moldings integrated into the building structure.
 - f) Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
 - g) Special landscape or site feature.

- Roof and Top Treatments
 - o Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
 - o The average parapet height may not exceed 15% of the supporting wall height.
 - o Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
 - o Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
 - o Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 50 linear feet of one plane.
- Accessory Buildings
 - o Shall be of the same character and materials as primary buildings.



4.3 Multi-Family Residential

Multi-Family Residential Dwellings and accessory uses are permitted in the area depicted as Parcel G on the Proposed Land Use Plan.

4.3.1 Landscaping

The landscaping requirements for Office uses (defined in Section 4.2.1) shall also apply to Multi-Family Residential.

4.3.2 Building Design

Except as otherwise noted below in this section 4.3.2, the building design requirements for Office uses (defined in Section 4.2.2.) shall also apply to Multi-Family Residential.

- Multi-family building facades may be articulated with porches, balconies, bays or other offsets.
- Accessory buildings should be similar in character and materials as primary buildings.

5.0 Definitions

- Animated sign - A moving sign that utilizes motion, implied or actual, in a horizontal or vertical plane or both. The only animated types of signs that are permitted are “time and temperature” and “barber pole” signs.
- Awning - A temporary hood, cover or shelter which may be fixed or retractable, and which projects from the exterior wall of a building over a window, walk, door or similar building feature. An awning is often constructed of fabric, metal or glass and is not supported by the ground.
- Berm - An undulation in terrain creating a new landform within a landscape to be utilized for wind protection, screening or a point of focal interest.

- Buffer - The use of open space, architecture, or landscape materials to minimize the visual and/or noise impacts of development.
- Building - Any structure used, designed or intended for the roofed shelter, enclosure or protection of persons, animals or property.
- Canopy - A roof-like structure serving the purpose of protecting vehicles and/or pedestrians and which may be freestanding or attached to a building, is provided with supports, and is open on three (3) sides if attached and on all sides if freestanding.
- Clinic, medical or dental - Offices organized as a unified facility to provide medical or dental treatment as contrasted with an unrelated group of such offices, but not including bed-patient care.
- Convenient center - A small group of retail stores and service establishments which serve a local neighborhood, including, by way of example but not of limitation, a food store, drugstore, hardware store, barber shop, restaurant, shoe repair shop or laundromat.
- Development - A single lot, parcel or tract of land or portions or combinations of lots, parcels or tracts of land which are held in single or common ownership and which exist as a distinct functional entity. Multi-use buildings and multiple building complexes which are held in singular or common ownership, either by individual, corporation, partnership or other legally recognized entity, shall be considered a development for the purpose of signage.
- DRC - Encore Design Review Committee
- Flashing sign - A sign that is illuminated with intermittent lighting, animated lighting or with varying intensities of light at intervals of fifteen (15) seconds or less, including a moving light or lights.
- Flex - Flex space lends itself to a variety of uses. The building is designed for multiple tenants, divided in spaces running front to rear. Office space is located at the front of the building with warehouse space, typically accessed by delivery doors at the rear elevation of the building. The proportion of office vs. warehouse space in each tenant space is not determined until the user occupies the space. The space may subsequently be re-proportioned to accommodate the current occupant or a new occupant's changing needs. The space may include such uses as offices; retail and wholesale stores; warehousing, manufacturing, light industrial, or scientific research functions.
- Freestanding sign - A sign that is permanent and self-supporting, being nondependent upon support from a building or other structure, including signs placed upon fences or nonsupporting walls.
- General Warehousing - Establishments primarily engaged in operating merchandise warehousing and storage facilities, including mini-storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such a forklifts, pallets, and racks. Warehousing facilities should be oriented away from public view and located adjacent to compatible uses.
- Gross leasable area (G.L.A.) - The total floor area of commercial buildings, which floor area is designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any; expressed in square feet and measured from the center line of joint partitions and from outside wall faces.
- Home occupations - In any district where home occupations are permitted as an accessory use, The establishment and continuance of a home occupation shall be subject to the following general requirements: use shall be conducted entirely within a dwelling and carried on principally by the inhabitants thereof; use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the residential character thereof; total area used for such purposes shall not exceed the equivalent of one-half (½) the

- floor area, in square feet, of the first floor of the user's dwelling unit; no advertising, display or other indications of home occupation on the premises; there shall not be conducted on the premises the business of selling stocks, supplies or products, provided that incidental retail sales may be made in connection with the permitted home occupations; no exterior storage on the premises of material used in the home occupation; no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line, as a result of the home occupation;
- Home occupations examples: teaching, with musical instruction limited to two (2) pupils at a time; dressmaking or millinery; child care. A home occupation shall not include the following: medical or dental clinic, funeral home, restaurant, antique shop, veterinarian's office or any use similar to the foregoing excluded uses.
 - JRC- Johnstown Review Committee
 - Lot - A single parcel of contiguous land occupied or intended to be occupied by such structures and uses as permitted, together with the open spaces required, and abutting on a public street or officially approved way.
 - Lot area - The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.
 - Lot lines - The lines bounding a lot as defined herein.
 - Off-street parking space - The area on a lot designed to accommodate a parked motor vehicle as an accessory service to the use of lot and with adequate access thereto from the public street.
 - Offset - The horizontal distance between any structure and a lot line, other than a street right-of-way line.
 - Open space - The gross area of a lot or tract of land minus all streets, driveways, parking lots, and building areas, which is to be or has been landscaped or developed for use by the public or by the residents of the lot or tract of land for private, common or public enjoyment or recreational use.
 - Outdoor recreational facilities - Land and structure, along with accessory equipment, designed and utilized for leisure time activities of a predominantly "outdoor" nature and of more specific purpose than passive park-like open areas, and further classified as follows:
 - a) Public. Facilities owned and operated by a government agency for limited or general public use.
 - b) Private commercial. Facilities owned and operated by a group for profit as a business, whether or not open to general public use.
 - c) Private group. Facilities owned and operated by a group for the exclusive use of the members of such group and their guests and not for profit as a business.
 - d) Private residential. Facilities owned by an individual, located on the same lot or adjoining lot to his or her family and guests.
 - Overstory Street Canopy - Large, deciduous shade trees with high branch systems at maturity that are located within the public right-of-way between the edge of the street and the edge of private or common property or in street medians. Typically these trees are located between the bike path or sidewalk and the street edge.
 - Passenger transportation terminals - Bus and rail depots, but not including airports, airstrips, and landing fields. Any such use shall be located not less than one hundred (100) feet from any residential district boundary
 - Private lodge or club - A structure or grounds used for regular or periodic meetings or gatherings of a group of persons organized for a nonprofit purpose, but not groups organized to render a service customarily carried on as a business.
 - Professional office - The office of a doctor, dentist, architect, landscape architect, engineer, lawyer or other similar recognized profession.

- Retail store - A commercial establishment for the sale of material goods or commodities in relatively small quantities directly to the consumer.
- Roof sign - A sign erected, constructed and maintained above the eaves and attached to the roof of a building. Roof signs are specifically prohibited.
- Screen - To use landscape materials, walls, fencing, etc. to shield an area from view and to mitigate noise impacts.
- Setback - The horizontal distance between any structure and the established street right-of-way line.
- Sight distance triangle - That area formed by drawing a straight line back from intersecting property lines twenty-five (25) feet from said intersection and connecting same with a separate line, creating a triangle.
- Sign - Any structure or part thereof or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossing or other technique to a structure for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.
- Stormwater Detention - Containment of controlled runoff temporarily for storage. Typically the water is stored in a pond for a limited period of time.
- Stormwater Retention - Containment of controlled runoff temporarily for storage. Typically the water is stored in a pond for an extended period of time.
- Structure - A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration. The word structure includes buildings. Exception: Not including fences six (6) feet or less in height.
- Use, Accessory - A use subordinate to and customarily incident to the permitted principal use of the property or buildings and located upon the same lot as the principal use.
- Use, Permitted - That utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located.
- Use, Principal - The main or primary use of property or structures as permitted on such lot by the regulations of the district in which it is located.
- Xeriscape - An environmentally friendly landscape design approach where some or all of the following techniques are utilized: selecting low water demanding plants, grouping plants by their cultural needs, reducing turf areas, using turf types with low water requirements, using plants native to the region being designed, using mulches to cover soil and save moisture, irrigating by zoning plants together with similar water needs and by using efficient head layout and water distribution patterns, and performing regular maintenance to preserve the landscape and conserve water.