ENCORE

DESIGN GUIDELINES

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1.0 Introduction

1.1 PURPOSE AND INTENT OF THE GUIDELINES

Encore is a master-planned community located along Highway 34 approximately 1.5 miles east of Interstate 25. 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 3. Civic uses should follow the guidelines for the areas in which they are located and will be reviewed on a case by case basis. Definitions can be found in the last section.

The Design Guideline sections are as follows:

- Introduction
- Community-Wide Design Elements
- General Design Guidelines for Development
- Guidelines Specific to Land Use Type
- Definitions

The Preliminary and Final Development Plans, 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 and regulations, in place at the time of project submittal, shall apply. Interpretation of conflicts within the zoning documents and the land use code shall be resolved by the Johnstown Board of appeals. 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 Board 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, retail and schools 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 of I-25 and US 34 on land that has historically been used for farming. The site is bordered on the south by Highway 34, both a natural amenity and open space asset. Other open space areas occur adjacent to a the existing irrigation 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 mountains. Major vehicular access points are located along Highway 34 ,High Plains Boulevard and Colorado Boulevard. Proposed access points are illustrated in the proposed land use plan. Existing utility easements and rights-of-way are discussed in Section 3.2.

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	Side Setback
Single-Family Residential	30%	15' front & 10' rear	5'
Multi-Family Residential	15% South of Canal & 25% North of Canal	See note 1 below	See note 1 below
Retail & Office	15%	See note 2 below	See note 2 below
Light Industrial, Flex & Outdoor Entertainment	15%	20'	20'

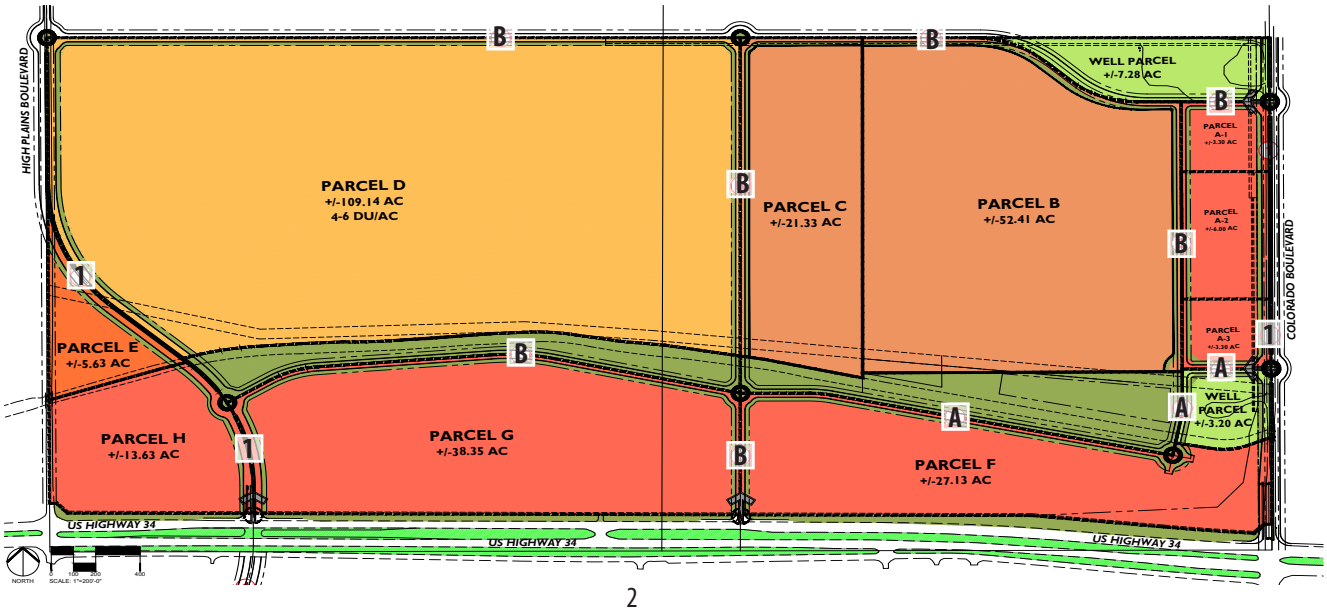
1. MultiFamily setbacks- -25' side and rear setback from property line and 5' front setback in parcel's C, B and A. In Parcel's E,F,G and H- front setback shall be 5' min. side and rear setback shall be 5' min for stand alone multifamily buildings. -For mixed use residential buildings the front set back shall be 5' min and 0' for side and rear setbacks when a part of a mixed use building or in line commercial

2. Retail and Office setbacks- For stand alone buildings front setback shall be 5' min. side and rear setback shall be 5' min. -For in-line or condo buildings the front set back shall be 5' min and 0' for side and rear setbacks..

1.5 LAND USES

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.

PARCEL A	548,862	12.60	RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL B	2,283,096	52.41	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL C	929,217	21.33	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL D	4,753,994	109.14	RESIDENTIAL & OPEN SPACE	35' MAX.
PARCEL E	245,445	5.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	65' MAX. (150' WITH SPECIAL REVIEW)
PARCEL F	1,181,851	27.13	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL G	1,670,385	38.35	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL H	593,771	13.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
OPEN SPACE	869,022	19.95		
WELL PARCELS	456,508	10.48		
TOTAL	13532151	310.66		



1.5.1 RESIDENTIAL PRINCIPAL USES

A. Single-family detached dwellings
B. Single-family attached dwellings

1.5.2 RESIDENTIAL SECONDARY USES

A. Fee simple townhomes
B. Condominiums

1.5.3 PUBLIC PARKS AND RECREATION AREAS

A. Public recreation

1.5.4 RESIDENTIAL PERMITTED ACCESSORY USES

A. Private garages and paved parking areas
B. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools and tennis courts
C. 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
D. Service buildings and facilities normally incidental to the use of a park or recreation area
E. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.5.5 MULTI-FAMILY RESIDENTIAL USES

A. Multi-family dwellings including by way of example apartments, condominiums, lofts, flats, rowhomes, and townhomes.
B. Private recreation
C. Private clubhouse, club, and lodge
D. Mixed-Use buildings containing both commercial and residential uses.

1.5.6 MULTI-FAMILY RESIDENTIAL PERMITTED ACCESSORY USES

A. Leasing or sales offices and facilities.
B. Maintenance shop and facilities.
C. Private garages, parking structures, and paved parking areas.
D. Storage facilities for on-site residents.
E. 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
F. 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
G. Service buildings and facilities normally incidental to the use of a public park or recreation area
H. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.5.7 RETAIL PRINCIPAL USES

A. Retail stores including, but not limited to, food stores, delicatessen, bakery goods store, liquor store, hardware store, drugstore, regional department stores, general merchandise, grocery, clothing, membership and wholesale clubs, showroom warehouse, sporting goods, specialty shops etc.
B. Customer service establishments including, but not limited to, barber and beauty shops, restaurants and/or bar, drive-thru and drive-in restaurants, shoe repair shop, coin- operated laundromat and dry-cleaning establishment, fine art studio, etc.
C. Banks and financial institutions
D. Medical and dental clinics and other health care
E. Commercial lodging
F. Travel Centers
G. Theater, performance and music venues, both indoor and outdoor.
H. Rental and servicing establishments. Minor repair of consumer products like musical instruments, tools, appliances, cell phones, computers etc.
I. Passenger transportation terminals
J. Convenience/gasoline service stations and travel centers
K. Motor vehicle sales, parts and service
L. Retail sales of furniture, fixtures, equipment, home supplies and hardware
M. Health clubs, exercise establishments, and recreation facilities
N. Mixed-Use buildings containing: (i) a combination of commercial uses or (ii) a combination of commercial and residential uses, provided that residential uses shall not exceed 50% of the Gross 1st Floor Building Area, excluding any internal or structured parking facilities.
O. Indoor and/or outdoor and family entertainment and/or recreation facilities

1.5.8 RETAIL PERMITTED ACCESSORY USES

A. Garages for storage of vehicles used in conjunction with the operation of business
B. Brewing and/or distillation of alcoholic beverages in conjunction with the operation of a restaurant, bar or tap room
C. Off-street parking and loading areas
D. Commercial parking facilities

1.5.9 OFFICE PRINCIPAL USES

A. Business and professional offices
B. Banks and financial institutions
C. Call centers
D. Hospitals, surgery centers, skilled nursing centers, medical and dental clinics and other health care
E. Public administrative offices and service buildings
F. Public utility offices and installations
G. Public library
H. Private club or lodge
I. Research and development, laboratories
J. Commercial lodging
K. Passenger transportation terminals
L. Vocational and trade schools, colleges and universities, distance learning, early childhood and daycare.
M. Elementary, Middle, Junior and Senior High Schools. Outdoor storage will be allowed for storage of components necessary for school use
N. Laboratory and research facilities

1.5.10 OFFICE PERMITTED ACCESSORY USES

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

1.5.11 LIGHT INDUSTRIAL PRINCIPAL USES

A. Manufacturing, assembly, processing and fabrication plants
B. Transportation terminals, including trucking
C. General warehousing
D. Brewing and distillation of alcohol
E. Distribution centers
F. Data centers
G. Experimental, testing and research laboratories
H. Printing and publishing houses and related activities
I. Automobile repair shops, motor vehicle storage, repair and/or service
J. General contractors and special trades contractor specializing in one or more trades of which the following are examples: plumbing and heating, painting and decorating, electrical work, glazing, insulation, carpentry and masonry
K. Public utility offices and installations
L. Self, mini and other similar enclosed storage facilities

1.5.12 LIGHT INDUSTRIAL ACCESSORY USES

A. Office, enclosed storage, power supply, warehouse distribution and other such uses normally auxiliary to the principal industrial use. Outdoor storage will be allowed for storage for necessary components of production. Outdoor storage shall be screened according to section 3.22.8.
B. Parking and service areas
C. Residential quarters for guards or caretakers
D. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
E. Outside storage with screening as specified in section 3.1.6

1.5.13 FLEX PRINCIPAL USES

A. Experimental, testing and research laboratories
B. Printing and publishing houses and related activities
C. Special trades contractor
D. Special trades contractor specializing in one or more trades of which the following are examples: plumbing and heating, painting and decorating, electrical work, glazing, insulation, carpentry and masonry
E. Public utility offices and installations
F. General administrative offices
G. Business and professional offices
H. Public administrative offices and service buildings
I. Public utility offices and installations
J. Call centers
K. Passenger transportation terminals
L. Data Centers
M. Mini-storage facilities
N. Enclosed Climate Controlled Storage Facilities
O. Brewing and distillation of alcohol

1.5.14 FLEX ACCESSORY USES

A. Office, enclosed storage, power supply and other such uses normally auxiliary to the principal industrial use. Outdoor storage will be allowed for storage for necessary components of production
B. General warehousing
C. Distribution centers
D. Parking and service areas
E. Residential quarters for guards or caretakers
F. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.5.15 OUTDOOR AND INDOOR FAMILY ENTERTAINMENT

A. Restaurant
B. Offices
C. Educational classrooms
D. Facilities for games of skill, athletic competition, and/or recreation (for example driving ranges, bowling alleys, ice rinks, swimming), electronic entertainment

1.5.16 OPEN SPACE PRINCIPAL USES

A. Public or private parks and recreation areas
B. Public, private, commercial and private group outdoor recreational facilities
C. Buffers
D. Trails
E. Native areas
F. Wildlife habitat

1.5.17 OPEN SPACE ACCESSORY USES

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

2.0 Land Use Plan

SITE DATA

PARCEL	APPROX. GROSS AREA (SF)	APPROX. GROSS AREA (AC)	ANTICIPATED USES	BUILDING HEIGHT
PARCEL A	548,862	12.60	RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
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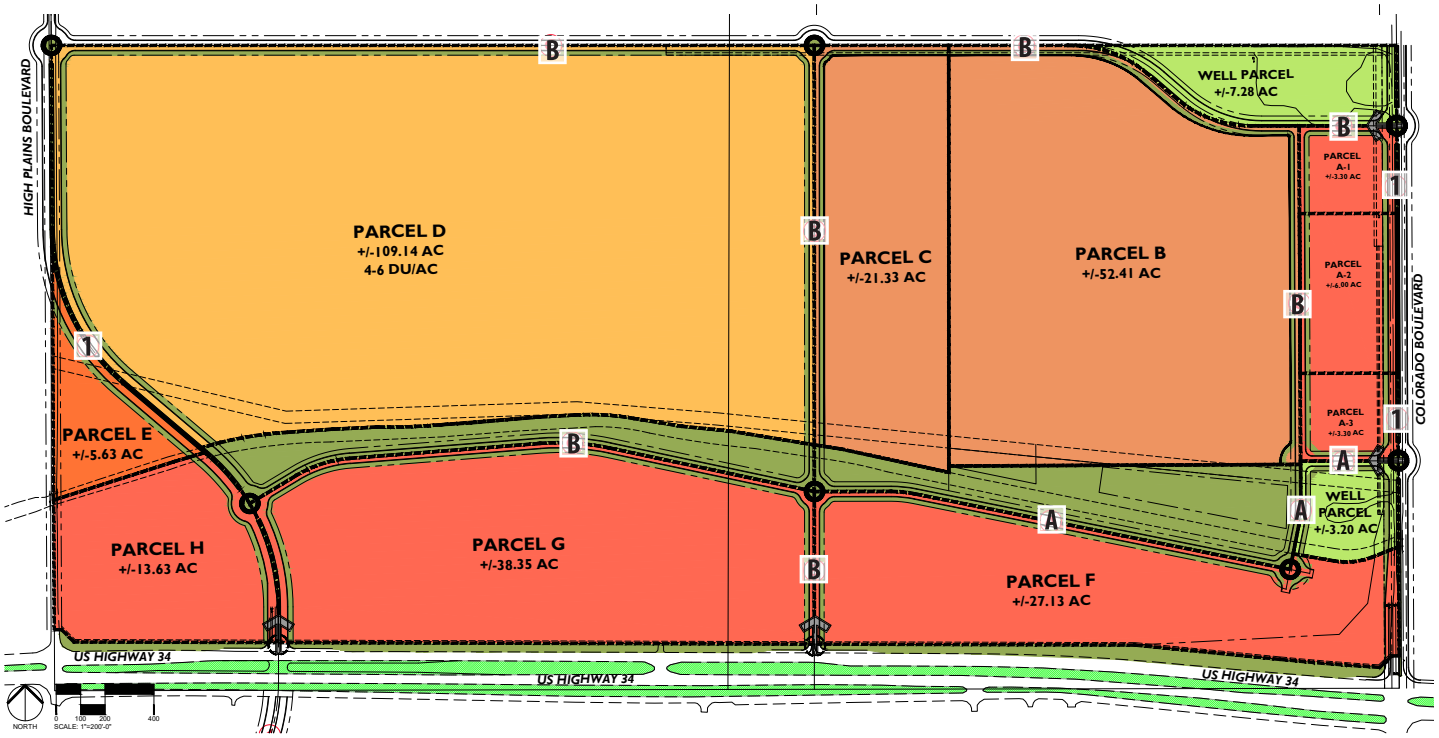


2.6 Design Review Committee & Procedures for Submittals & Approvals for Development Projects

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 and serve as the design standards for the Encore Master Association.

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.

2.7 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 Civil Engineer with a minimum of ten years of experience in land planning or development, one Landscape Architect/Architect/Planner with a minimum of ten years of experience in land planning or development, two Encore development property owners and one representative from a commercial real estate brokerage or development company with a minimum of ten years of experience.

2.7.1 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 Planning & Development Director. 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 as needed with submittals, 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.

DRC process includes:

- Pre-design Conference
- Design Development (includes plans and elevations)
- 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 packet.

2.8 JOHNSTOWN REVIEW COMMITTEE (JRC)

The Town's Review Committee will be composed of members prescribed by Johnstown Municipal Code, or currently established process. 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.

2.8.1 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 Town 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.

2.8.2 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:

A. To informally discuss the overall context and development objectives for the proposed project.
B. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
C. 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.

2.8.3 FINAL DEVELOPMENT PLAN SUBMITTAL AND PROCESS

All development projects shall be submitted in compliance with current Town standards and codes. Accompanying the application shall be all required fees 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 90 days for site plans (subdivisions will be subject to public hearing and not part of the 90 day time frame). Review periods for site plans shall be 21 days. Said 90-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.

2.9 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 and any and all applicable codes, standards, and regulations. If not addressed within the Encore Design Guidelines the latest Town of Johnstown standards, codes and regulations shall apply. 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.

2.10 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 forty-five (45) days of the of the date of the transmittal of the JRC's decision. The Johnstown Town Council shall hear the appeal within forty five (45) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council on the appeal shall be final.

2.11 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.

2.12 VARIANCES

The DRC 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.

2.13 FINAL PLAN AMENDMENTS

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

2.14 RELATIONSHIP TO OTHER DOCUMENTS

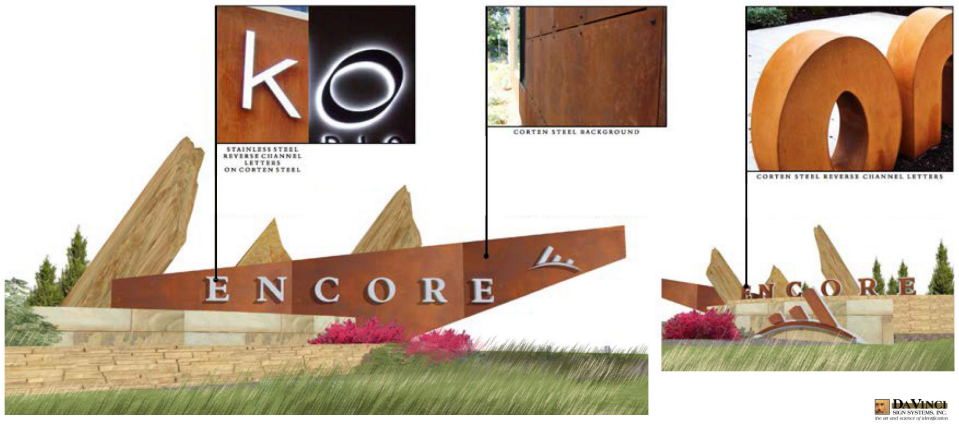
The Design Guidelines establish the guiding principles for review and processing of each development. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the Design Guidelines. The version currently in place at the time the project is submitted.

A. Town of Johnstown Municipal Code
B. Town of Johnstown Comprehensive Plan- April 1, 2001
C. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan-May 2003
D. Town of Johnstown Landscape Standards and Specifications
E. Johnstown Criteria and Construction Regulations-April 2004
F. Johnstown Transportation Plan
G. Governing Documents of the Encore Master Association

2.15 OVERALL DESIGN ELEMENTS

2.15.4 IMAGE FRAMEWORK PLAN

The image framework plan illustrates the locations of the community identification elements within Encore. Two primary entrance signs are located along US 34 to create a gateway and emphasize entrances for people going east from I-25 and people driving west along US 34. The secondary entrances will benefit more local traffic and address the minor roadway entrances to the development. 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.



2.15.5 ENCORE SIGNAGE SYSTEM

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

2.15.6 PRIMARY ENTRY SIGN

Primary entry signs are located at the intersections of High Plains Blvd & US 34 and Colorado Blvd & US 34.

2.15.7 SECONDARY ENTRY SIGN

Secondary entry signs will be located at High Plains Blvd & east/west road.

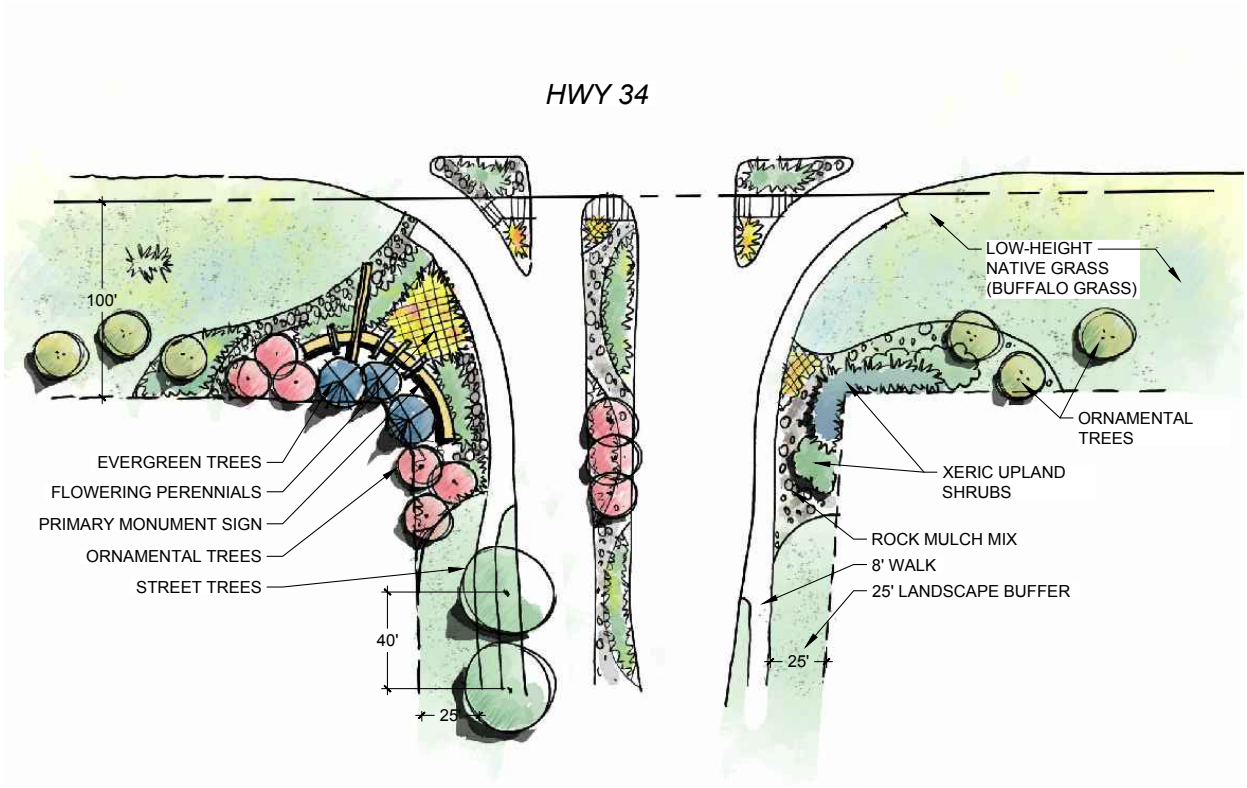
2.16 STREETSCAPE DESIGN

2.16.1 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.

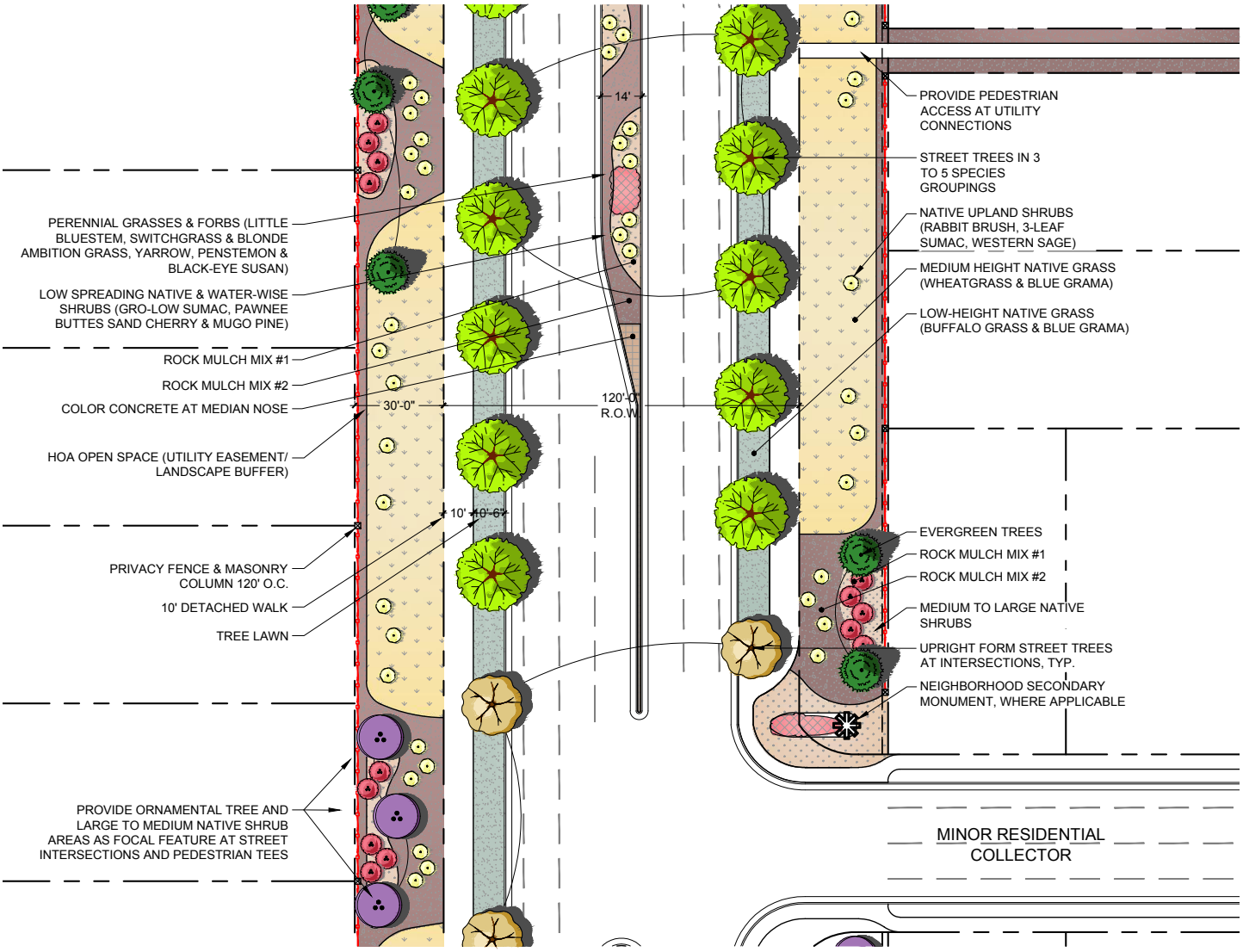
2.16.2 US 34

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 landscaping. 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.

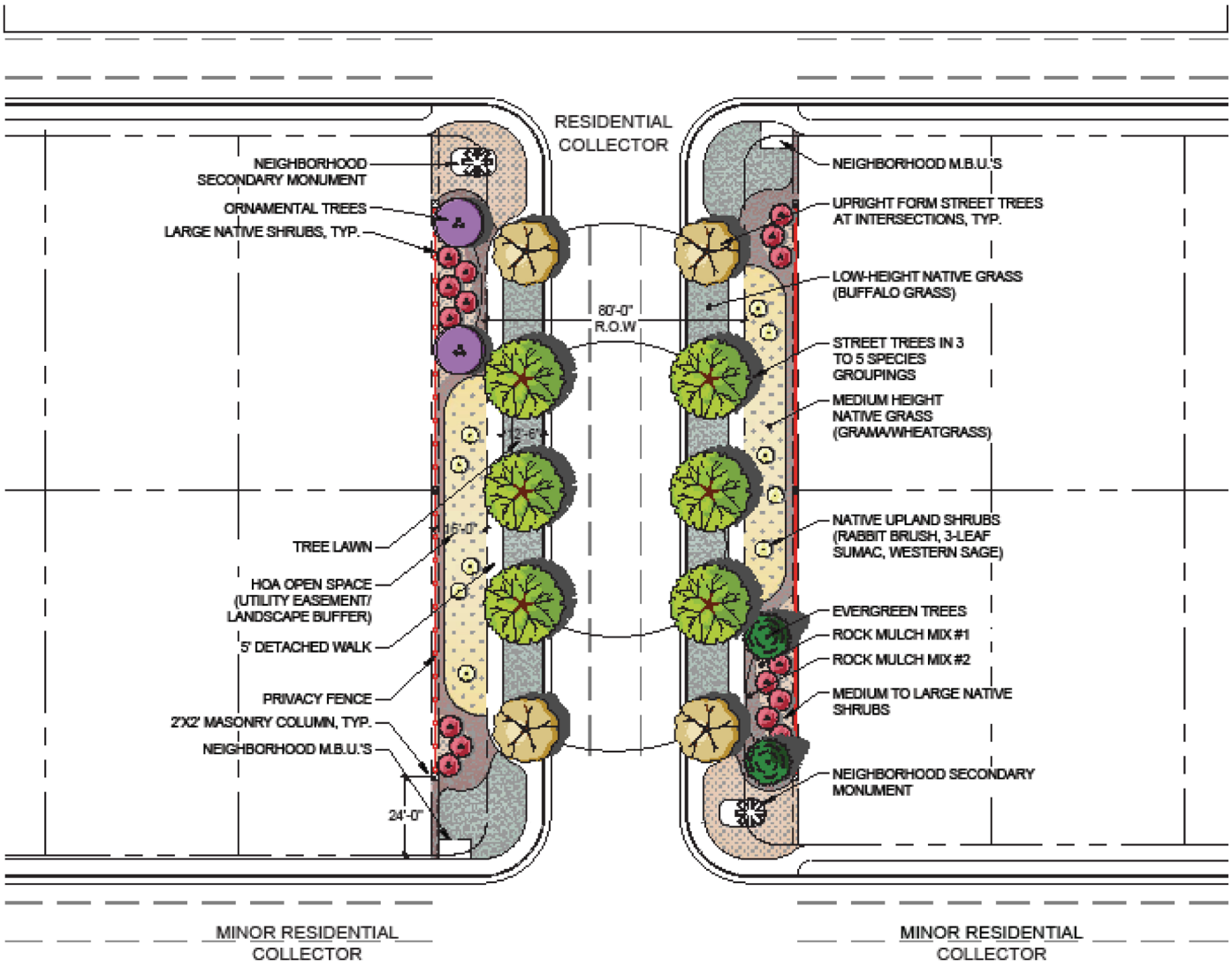


2.16.3 ARTERIALS AND COLLECTORS

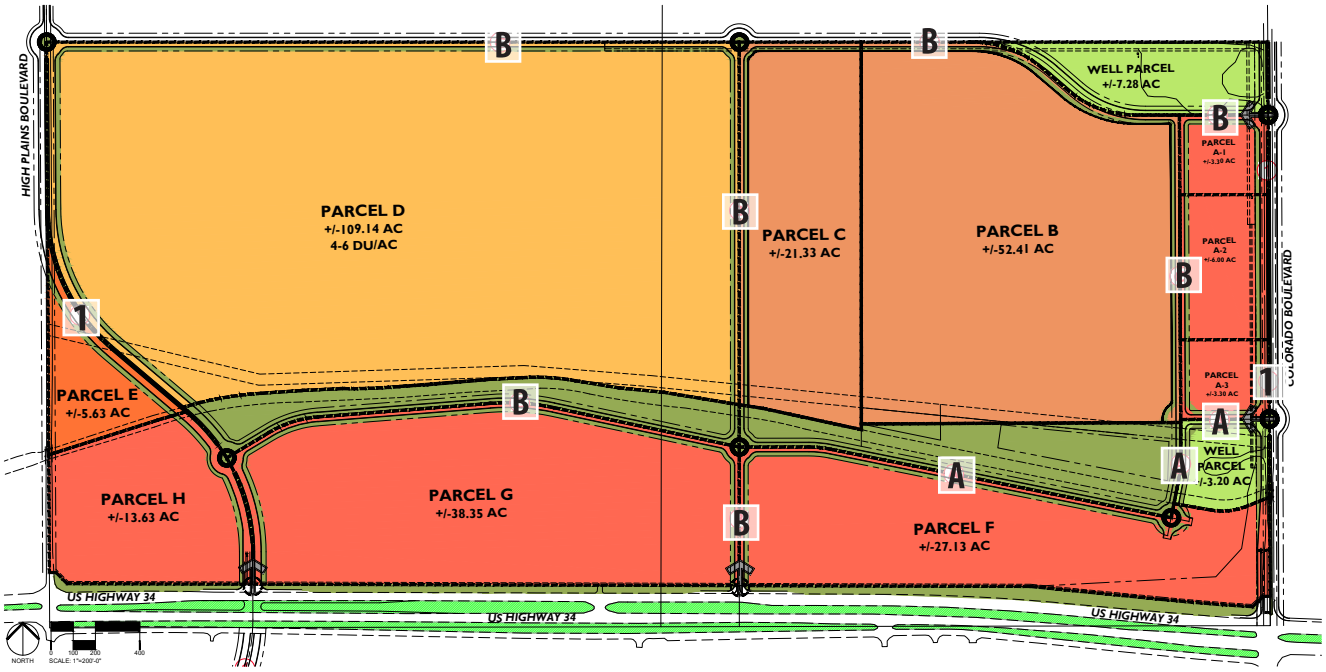
Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles and a unique look that sets Encore apart. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and stone will be used for the ground-cover 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 or will be constructed of colored & stamped concrete.

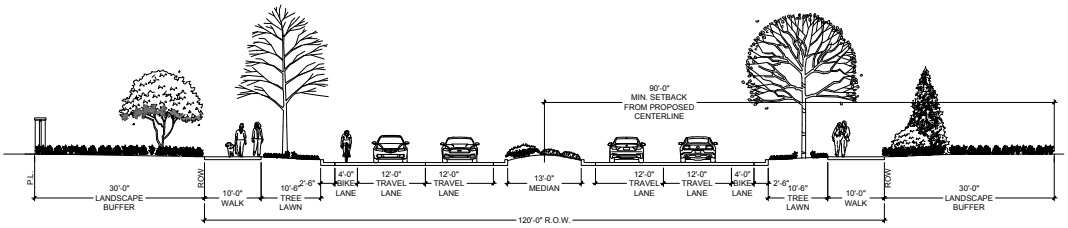


ARTERIAL STREET PLAN

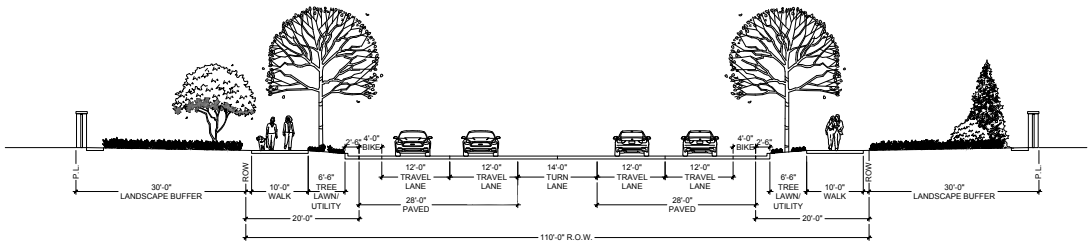


COLLECTOR STREET PLAN

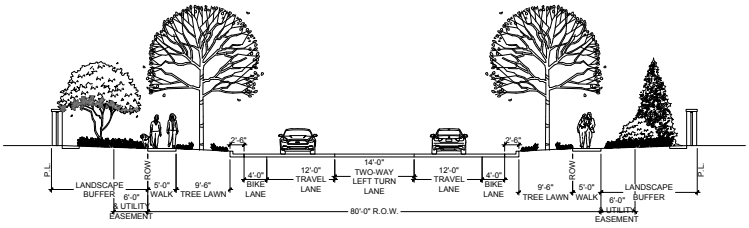




ARTERIAL - 1



MINOR ARTERIAL A
W/CENTER TURN LANE



COLLECTOR B

2.17 LANDSCAPE GUIDELINES FOR PUBLIC PROPERTY

2.17.1 ARTERIAL 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. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas. The right-of-way will be landscaped with at least one (1) tree for every fifty (50) linear feet of right-of-way and 50% of the landscape areas shall be covered with plant material within five (5) years of installation.

A. Trees will be placed to create a street tree canopy that provides an aesthetic gateway along arterial streets and also functions to cool streetpavement.
B. No single tree species may constitute more than 25% of all trees, either on a specific site or ROW landscaping associated with a project.
C. Xeric landscape design and principals are encouraged
D. 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).
E. 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.
F. Overstory/shade trees will be provided between the curb and the sidewalk with at least one (1) overstory/shade tree for every fifty (50) linear feet of right-of-way.
G. 50% of the landscape areas shall be covered with plant material within five (5) years of installation.
H. Xeric landscape design and principals are encouraged
I. Arterial ROW landscaping shall be completed at time of road construction.

2.17.2 GUIDELINES FOR PRIVATE DRIVES

A. All Private Drives to be a part of new development shall be constructed to full section width including full depth asphalt, curb and gutter along both sides.
B. Where Private Drives are existing, and adjustments or damage occurs due to new development, such new developments are responsible for patching and repairing the drives per Town Standards.
C. Alternate materials such as grass pavers may be approved for emergency access lanes not used for primary traffic at the discretion of the DRC /JRC, the Town and Loveland Fire and Rescue Authority.

2.17.3 PARKS, OPEN SPACE, REGIONAL DETENTION AND NATURAL AREAS

A. Parks, trail, and open space shall be in conformance with the needs of the Town, as well as all applicable standards, specifications, and codes, at the time of project submittal.

3.0 General Design Guidelines for Development

3.18 SITE ENGINEERING

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.

3.18.1 SITE PLANNING & DESIGN

Site Design, Building Placement and Orientation

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

3.18.2 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.

A. 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.
B. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
C. 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.
D. 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.
E. Surface drain systems and detention ponds shall be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary.
F. 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.
G. No concentrated drainage over walks, drives or trails shall occur.
H. 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:
    a. Dryland grass or other approved vegetation will be the primary ground cover. All areas within the floodplain, 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.
    b. 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.
    c. Clusters shall be separated by a minimum of twenty (20) feet as measured at maturity.

3.18.3 UTILITIES, EASEMENTS & RIGHTS-OF-WAY

A. At the time of adoption, the following guidelines for easements were required. It is the developer's responsibility to confirm the validity of these guidelines at the time of development.
B. There are existing utility easements along Highway 34 and County Road 13.
C. 50 foot Gas Pipeline Easement. Proposed activity within the easement shall be consistent with governing documents.
D. Loveland Greeley Canal. Activity within the easement shall be consistent with governing documents.
E. US 34 Right-of-Way. Access is permitted at designated access points, subject to any CDOT and/ or Johnstown approvals.
F. Proposed infrastructure within Encore will be designed to meet the Town of Johnstown Design Criteria and Construction Regulations at the time in which the Project is submitted are adopted.

3.18.4 GRADING

A. Provide positive drainage away from foundations.
B. Site buildings to minimize cut and fill earthwork operations.
C. There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners.
D. Maximum slopes 3:1. Maximum 4:1 slopes for areas that require mowing.
E. With grading design:
    a. Avoid un-natural rectilinear forms, abrupt grade transitions, slopes greater than 3:1 max. side slopes
    b. Provide Irregular forms imitate nature, smooth transition to adjacent grades, varied side and bottom slopes, gentle side slopes and constant side and bottom slopes where possible

3.19 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

3.19.1 WALKWAY DESIGN CRITERIA

A. 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.
B. Arterial streets shall have detached sidewalks and sidewalks shall adjoin the curb and gutter at all intersections.
C. Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
D. Provide logical pedestrian connectivity from the street and parking areas to the buildings main entrance.
E. 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).

3.19.2 BIKE LANES

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

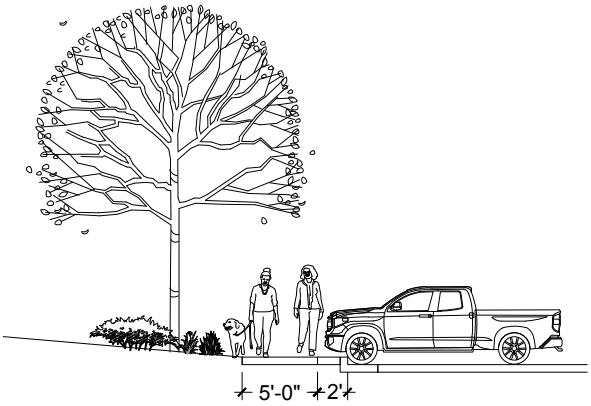
3.19.3 RECREATIONAL PATHS & TRAILS

Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan at the time in place at the time the project is submitted.

3.20 VEHICULAR ACCESS & CIRCULATION

3.20.1 PARKING OVERHANG

Design of vehicular drives/roadways and parking areas shall meet the criteria as established in the Town of Johnstown Design Criteria and Construction Regulations and all other Town standards, specifications and regulations in place at the time of project submittal.



3.20.2 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, (latest version at time of project submittal)

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 five (5) years of experience in round-about design.

3.20.3 EMERGENCY ACCESS

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

3.20.4 SIGHT TRIANGLES

Shall meet the AASHTO requirements and the Town of Johnstown standards, specifications, and regulations in place at the time of project submittal.

3.20.5 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.

A. Drive-through facilities shall be located on the site and not on public right-of-way.
B. There shall be no stacking of waiting vehicles into the public right-of-way, primary interior circulation routes or across pedestrian walkways.
C. Drive through windows, menu boards and stacking areas shall be subject to the same set back and screening requirements as parking lots.
D. 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
E. Provide vehicular and pedestrian access to existing and future adjacent properties where feasible.

3.21 PARKING

3.21.1 PARKING LOT DESIGN

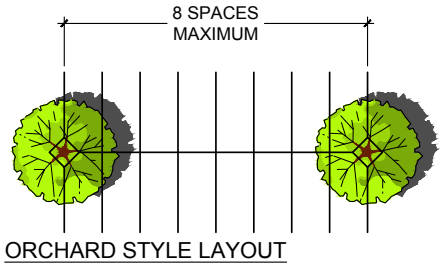
Sufficient parking should be provided for each development so as to avoid conditions that lead to parking on public streets and private drives.
The dimensions of parking spaces will be per the Town of Johnstown Of-street Parking Regulations, at the time in which the Design Guidelines are adopted, or the approved development plan for the property. Where a use falls under multiple categories listed below the more specific use requirement will apply. Minimum parking requirements are listed in the following table. The DRC & JRC, at their discretion, reserve the right to require a parking study for any new development. If a permitted use is not identified below, the DRC may exercise reasonable discretion based on similar uses listed below or, if similar uses are not noted below, based on research of other adequately parked similar uses.

USE	***PARKING REQUIREMENTS***
Single-family residence	2 spaces per dwelling unit
Multifamily residence	1 bed:1.5 spaces per dwelling unit 2 bed: 2 spaces per dwelling unit 3 bed: 2.5 spaces per dwelling unit
Elementary schools	2 spaces for every classroom
Junior High Schools	2.25 spaces per classroom
Senior High Schools	1 space for every 4 students of max capacity
Hospitals	1 space for every 2 beds
Clinics	1 space for every 250 sq. ft. of G.L.A.
Warehouse and Distribution	1 space for every 1,250 sq. ft. of G.L.A. & 1 trailer space per dock door
Flex, Flex R&D, & Trade Contractors	1 space for every 350 sq. ft. of G.L.A.
Manufacturing	1 trailer space per dock door & the greater of: (i) 1 space for every 2 employees or (ii) 1 space for every 1,250 sq. ft.
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.
Call Centers	1 space for every 100 sq. ft. of G.L.A.
Restaurant and/or Bar	5 spaces for every 1000 sq. ft. minimum of G.L.A. & 1 space for every 200 sq. ft. of cumulative patio/deck area for a single user. Patios and/or decks under 500 sq. ft. are exempt.
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 churches, theaters, auditoriums, etc.	1 space for every 3 seats seated audiences
Heath Clubs	7 spaces for every 1000 sq. ft. of G.L.A.
Sports Facilities	Applicant to provide parking study to determine parking requirements
Independent senior living parking standard	1 space per dwelling unit and 1 space per 3000 s.f. of non-residential space excluding utility rooms.
Assisted living and memory care facilities	0.5 spaces per bed

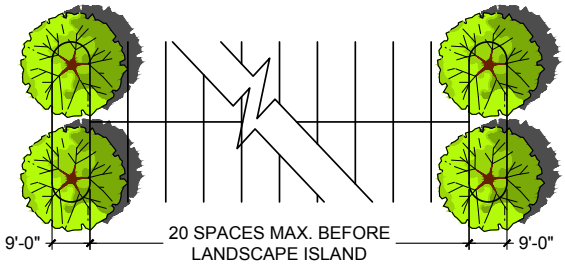
3.21.2 DESIGN OF PARKING LOTS

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.

A. 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.
B. 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
C. Overstory shade trees will comprise at least 75% of the trees within the landscape area.
D. In a development, parking lots for each use shall be integrated within the development to the extent possible.
E. All striping in parking areas shall be white.



ORCHARD STYLE LAYOUT



3.21.3 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. Interim parking lots shall be limited to 1 year (12 months with 2-6 month extensions) of use.

3.21.4 BICYCLE PARKING

A. Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.
B. 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.
C. 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.
D. 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.
E. 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.
F. If the bicycle facility is to be used at night it should be sufficiently illuminated.

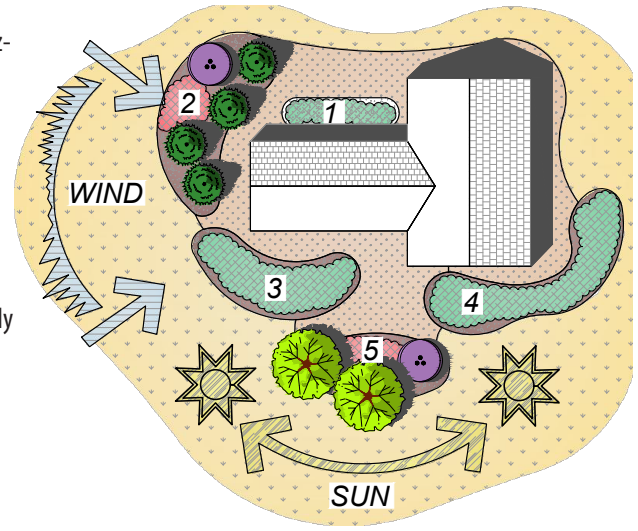
G. Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.
H. Provide protection from the elements. Specific considerations include the following:
I. Shelters and bike lockers are encouraged but not required.
J. Protected overhangs incorporated into a buildings design are a desirable solution.
K. Shelter design and materials should compliment the architectural design of the primary building.

3.22 LANDSCAPING

3.22.5 LANDSCAPE DESIGN PRINCIPLES

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

A. Provide biodiversity that relates to the area's natural systems.
B. Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements and the use of herbicides and pesticides.
C. Use environmentally friendly, "green" materials where possible.
D. 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.
E. 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.
F. 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.
    a. Plant species more susceptible to sun, wind & cold temperatures in sheltered areas.
    b. Evergreen trees to provide shelter from winter winds.
    c. SW facing plants should tolerate summer heat & drying winds.
    d. Eastern facing areas allow some shelter from sun & wind.
    e. Deciduous trees shade in summer and let light through in winter.



3.22.6 MICROCLIMATIC CONSIDERATIONS

A. Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
B. Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.
C. Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
D. Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
E. Design and manage irrigation systems to achieve peak efficiency.
F. No turf grass shall be allowed in landscape areas less than eight (8) feet in width.
G. Rock mulch shall be used in all planting beds. Wood mulch may be used in perennial beds but will not be accepted along property boundaries.
H. Native seed shall be limited to areas adjacent to regional detention or the existing natural area & is required to be irrigated until establishment.

3.22.7 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 and the drainage area west of the site.

A. Locate site and building improvements to preserve significant natural vegetation to the extent reasonably practicable.
B. 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.
C. Incorporate tree wells or retaining walls as necessary in the landscape plan to protect existing trees and to maintain historic drip lines.
D. 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.
E. 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.

F. 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.

G. 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.

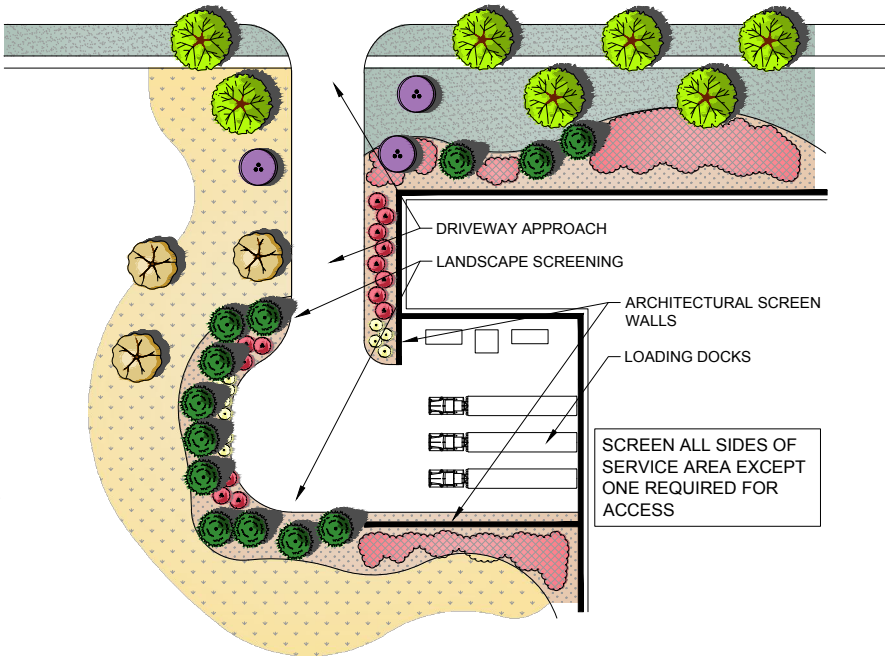
3.22.8 SCREENING

Large Truck Parking, Utility Appurtenances, Loading, Storage and Service Areas, Trash storage/pickup

A. These requirements apply but are not limited to above-ground utility appurtenances, loading docks, storage areas, and open areas where machinery, vehicles or equipment are stored or repaired.

B. Areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are minimized and 75% screened from adjacent properties.

C. Loading areas shall be paved with concrete, asphalt or other approved hardened surface materials 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 outdoor storage, truck parking, 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 buildings away from public streets where possible.



D. 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.

E. Service areas should ideally 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 less than the greater of:

   a. 60 db as measured at the lot line of the adjoining property or
   b. ambient sound from adjacent highways. Noise emissions may increase by up to 10 db for no more than 15 minutes in a one-hour period.

3.22.9 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 – General Design Guidelines.

3.22.10 OFFICE, FLEX & LIGHT INDUSTRIAL LANDSCAPING

A. 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.

B. Provide one (1) tree within 50 feet of the structure for every 50 lineal 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.

C. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 2 – Overall Development Guidelines.

3.22.11 PARKING PERIMETER LANDSCAPING REQUIREMENTS

A. 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.
B. Where two (2) parking 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.
C. Where parking areas are located directly adjacent to residential development, both the parking lot buffer requirement and the nonresidential buffer requirements shall apply.

3.22.12 PARKING INTERIOR LANDSCAPING REQUIREMENTS

A. 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.
B. Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
C. 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 20 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.
D. Landscape islands will contain rock mulch or irrigated grass. Turf shall only be used in medians when highlighting a special design element. Turf areas must be at least 10' wide and occupy no more than 15% of the median's landscape area.
E. 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.
F. 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.
G. Planting trees and non-low-growing shrubs in the vehicle overhang area is not allowed.

3.22.13 SINGLE FAMILY LANDSCAPE GUIDELINES

A. At least 75% of the yards adjacent to the street will be treated with landscape materials. At least four (4) shrubs will be planted on every lot containing a one-family dwelling. At least one (1) tree of one and one-half (1-1/2) inch caliper shall be provided for each lot of 70 foot frontage or less and at least two (2) trees for every lot in excess of 70 foot frontage. For corner lots, the same quantities shall be required for each street. The trees shall be located so as not to interfere with sight distances at driveways. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
B. The trees and shrubs will be installed prior to certificate of occupancy unless it is not practical to install the landscaping prior to occupancy because of weather or other necessary delay, as approved by the Planning Development Director.
C. Front yard shall have no more than 50% irrigated turf and rear yard no more than 75% irrigated turf

3.22.14 COMMON OPEN SPACE

Common Open Space is land commonly owned and maintained by an owner's association or metro district. Common open space required in all subdivisions and PUDs shall be landscaped as follows:

A. Common open space areas will have 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.
B. All ground cover, ornamental turf and turf shall have an irrigation system that is designed to meet the needs of the plants and that is designed to meet Town Standards. 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.
C. Up to 30% of the required shrubs may be substituted by trees at the rate of one (1) tree for ten (10) shrubs.
D. At least 50% of the trees will be overstory/shade deciduous species and 25% of the trees will be coniferous species, where appropriate.
E. 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.
F. No single tree type shall make up more than 25% of all trees

3.23 LANDSCAPE FOR NON-SINGLE FAMILY RESIDENTIAL USES INCLUDING PUDS & MULTI-FAMILY RESIDENTIAL

A. Fifteen percent or more of the lot/parcel will be landscaped, common open space.
B. 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.
C. Buffer landscaping will be provided as follows:
    a. At least ten (10) feet wide adjacent to minor collector and local street rights-of-way.
    b. At least twenty-five (25) feet wide adjacent to arterial streets and major collector rights of-way.
    c. Buffers will be designed to provide one tree and five shrubs for every 750 square feet.
    d. 25' buffer between light industrial and residential
D. Where nonresidential, multifamily or group living uses are adjacent to existing or projected single-family 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.

3.23.15 LANDSCAPE PERFORMANCE STANDARDS

A. 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. No letter of credit or surety is required if the landscaping is to be performed by the Metropolitan District.
B. All landscape plans for a non-residential use shall be prepared by a professional landscape architect.

3.23.16 IRRIGATION SYSTEMS

All landscape areas shall have an automatic clock-activated irrigation system - Landscape areas without an irrigation system and bearing live plant material will require temporary irrigation until the plants are established and a reliable water source sufficient to sustain plant life is provided.

A. Irrigation systems shall meet the following criteria:
    a. All irrigation systems shall be non-potable where possible and coordinated with the Encore Master Association.
    b. All irrigation systems shall be designed and installed to the specifications of the Encore Master Association Irrigation Guidelines.
    c. All potable water systems shall be equipped with a backflow prevention device.
B. 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:
    a. Plant selection, design, installation specifications and site conditions combine to create a microclimate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
    b. 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.
    c. 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.
    d. The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
    e. The Developer has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.

3.23.17 SOIL AMENDMENT

Soil amendment is only necessary in planting beds and blue grass/ fescue turf areas. 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. Regardless of existing soil conditions tree and shrub pits shall be backfilled using a mixture of one- third existing site soil, one-third topsoil and one-third organic matter.

3.23.18 PLANT SELECTION AND DIVERSITY

Plant selection and diversity will be per Town Standards. Tree species prohibited within the Town per Town Standards will be removed by the developer in existing landscape areas, when appropriate, and will not be planted in new landscape areas.

A. All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
B. The plants listed in the Town of Johnstown Landscape Standards and Specifications Appendix A should be used as a guideline for recommended use. Due to the variety of available plants, non-prohibited species that are not on the list may be planted provided they are replaced by an approved species if they fail to survive. Plants selected should be appropriate for the specific location and purpose.
C. 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) and Silver Maple (Acer saccharinum). 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.
D. 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:
E. 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.
F. 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.
G. 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.
H. 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.
I. 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.

3.23.19 STREET TREE MINIMUM STANDARDS

A. 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.

B. Trees prohibited from planting within the Town of Johnstown include the following: cotton-bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian or Chinese Elm, Russian Olive and Ash trees (Fraxinus spp.).

C. 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, Cottonwood (all varieties), and Silver Maple.

D. 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.

E. Planting sizes for required landscapes:
   a. Deciduous shade trees: 2-inch caliper
   b. Ornamental trees: 1-1/2-inch caliper
   c. Evergreen trees: 6 foot – 8 foot height (with a minimum of 25% at 8 foot height)
   d. Multi-stem ornamental trees: 8 foot – 10 foot height
   e. Shrubs: 5-gallon container
   f. Vines: 1-gallon container
   g. Ground cover/perennials: 2-1/4 inch pots

3.23.20 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.

A. 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.

B. 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.

C. The developer may request Town maintenance of arterial rights-of-way where there will not be a property owners association in the development or subdivision. The following standards shall apply:

D. Acceptance of maintenance will be based on the determination that the public interest is served by Town maintenance.

E. The developer will maintain the improvements for two (2) years following construction acceptance by the Metro District of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.

F. The developer may request Town maintenance of other facilities not included above. The following standards shall apply:

G. Acceptance of maintenance is based on the determination that the public interest is served by Metro District maintenance.

H. Installation of all improvements shall meet or exceed Town Standards.

I. The developer will maintain the improvements for two (2) years following construction acceptance by the Town of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.

J. 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 over-watering.

3.24 SITE DEVELOPMENT SIGNAGE

3.24.21 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, tenant logos and graphics are allowed. The following signage requirements are congruent with Town of Johnstown Sign Code, any variations are noted.

3.24.22 PROHIBITED SIGNS

The following signs are prohibited:

A. Any sign which would violate sight distance triangle requirements.
B. Any nonpublic sign on the right-of-way or on a property other than that which it advertises.
C. Any sign which, even though in general conformance with the standards and requirements of this sign code, is a dangerous sign due to interference with a traffic control device by being in direct line between the control device and oncoming traffic or otherwise in visual competition with a traffic control device or resembling a traffic control device.
D. Any sign that is erected in such a location as to interfere with motor vehicle traffic.
E. Any sign employing a lighting or control mechanism which causes radio, radar, television, or telecommunication interference.
F. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as a means of egress or ingress or for firefighting purposes, or any sign so placed as to interfere with any opening required for light or ventilation.
G. Flashing, blinking or other moving signs and searchlights/klieg lights.
H. Animated signs, including revolving, whirling, twirling or any other sign which uses motion, either implied or actual, except that barber poles (not exceeding five (5) feet in length which are not roof-mounted), windmills and time and temperature signs are permitted.
I. Structurally unsafe signs as determined by the chief building official, based upon criteria established in the adopted Town codes.
J. Roof signs.
K. Box signs.*
L. Wheeled advertising devices, except for currently licensed, operative vehicles which are primarily used by their owners for service, delivery or general transportation on a regular basis.
M. Any merchandise displayed outside of a building in such a way as to attract attention when viewed by the general public by placement upon a pole, a fence, a platform, roof or other similar device or structure shall be considered as a sign and shall be prohibited unless otherwise approved by the Planning and Zoning Commission. This shall not, however, be construed to prohibit merchandise customarily stored outside of buildings and placed upon shelves or tables, such as automobiles, campers, boats, plant materials, produce or lumber.
N. Any sign regulated by the State of Colorado Department of Transportation rules and regulations pertaining to outdoor advertising not approved by the CDOT. (Ord. 682, § 1, 2001) *Varies from Town of Johnstown Sign Code

3.24.23 SIGN AREA MEASUREMENT AND ALLOWANCES

(Allowable sign areas and sizes shall be per the standards listed below)

A. Animated:
   a. Size of sign is based upon the sign type (i.e., freestanding, wall or projecting)

B. Arcade:
   a. Maximum Height cannot exceed bottom of eave, balcony, canopy, awning or other structural overhang or passageway to which it is attached.
   b. Minimum height, seven (7) feet above grade.
   c. Maximum one (1) per building entrance for nonresidential uses.
   d. Maximum area, four (4) square feet for nonresidential uses.
   e. Must be placed on an approved wall area.

C. Awning Sign:
   a. Permitted on the bottom eighteen (18) inches of 1st floor awnings.
   b. Allowed at 0.5 square feet per linear foot of awning.
   c. Maximum of twelve-inch letter height.
   d. Maximum of one (1) per awning.
   e. Must be located on an approved wall area.
   f. May be illuminated.

D. Bulletin Boards:
   g. Nonresidential, nonagricultural and multiple-family uses only.
   h. Maximum area, thirty-two (32) square feet.
   i. Maximum height, eight (8) feet.
   j. Maximum one (1) per street frontage.
   k. Must be set back a minimum of ten (10) feet from any private property line and from a public right-of-way; one (1) foot setback for signs up to six (6) feet in vertical height; one (1) foot for every foot of height greater than six (6) feet.

E. Freestanding residential districts:
   a. Permitted in residential zones only.
   b. Maximum sign area is one hundred (100) square feet.
   c. Maximum of one (1) per street frontage, said street being on the boundary of the development.
   d. Maximum height all residential districts, six (6) feet.
   e. Maximum height in all multiple family use districts, twelve (12) feet.
   f. Must be set back from any private property line and from a public right-of- way one (1) foot setback for signs up to six (6) feet in vertical height; one
   g. (1) foot for every foot of height greater than six (6) feet.
   h. May be illuminated.

F. Residential development entryway signs:
   a. One (1) for each major entryway;
   b. Not to exceed twenty (20) square feet in area or six (6) feet in height; Freestanding-type signs must be set back onto the property a minimum of ten (10) feet, unless incorporated into a traffic island entrance, then twenty-five (25) feet back from the face of the street curb and three (3) feet from the edge of the traffic island;
   c. Fence or wall-incorporated-type signs may be placed parallel with and at the property line following the same height and sight distance requirements as for a wall or fence.
   d. Subject to a revocable permit in favor of the Town if situated in the right-of- way.

G. Freestanding nonresidential districts:
   a. Maximum height: Twenty-five (25) feet.
   b. Maximum number of signs per development: one (1) per street frontage, not to exceed two (2) per development, except as may be permitted by a master sign plan approved by the Board of Trustees.
   c. All such signs shall be set back from the property line a distance equal to the height of the sign, except a sign six (6) feet in height shall be set back from the property line a distance of one (1) foot.

H. Maximum sign area, based upon the following table:

Maximum Sign Area		
Floor Area of Building	***Single Use Development***	***Multiple Use Development***
0-1,500 s.f.	35 s.f.	60 s.f.
1,500-5,000 s.f.	35 s.f. plus 1 s.f. per each additional 50 s.f. of floor area over 1,501	40 s.f. of floor area over 1,500
5,000-50,000 s.f.	100 s.f. plus 1 s.f. per each additional 1,000 s.f. of floor area over 50,001 up to a maximum size of 300 s.f.	300 s.f. plus 1 s.f. per each additional 1,000 s.f. of floor area over 50,001 up to a maximum size of 400 s.f.

I. Illuminated signs:
   a. Within one hundred (100) feet of residential use or district, internal lighting only.
   b. Over one hundred (100) feet from a residential district, any type of lighting source is allowed, except search or flashing lights, or directed so that the light shall not adversely affect surrounding premises or safe vision on public or private roadways, including highways.

J. Portable signs:
   a. A-frame or pedestal style only;
   b. Maximum area: Six (6) square feet;
   c. One (1) per street frontage;
   d. Must be set back a minimum of ten (10) feet from the street right-of-way line if over forty-two (42) inches or two (2) feet if forty-two (42) inches high or less;
   e. Must be anchored to the ground or weighted sufficiently to prevent movement by force of wind.
   f. May not interfere or block pedestrian or vehicular traffic.

K. Projecting signs:
   a. Maximum height: top of wall or parapet; not to be roof-mounted;
   b. Maximum projection: Shall be in accordance with building codes, requirements for "Construction in Public Right-of-Way."
   c. Maximum size: Two (2) square foot for each one (1) foot of height of the building wall to which the sign is to be attached;
   d. Projecting and wall sign not permissible on same wall;
   e. Maximum number: One (1) per street frontage.

L. Public information signs:
   a. As defined with the approval of the Town Administrator or designee.

3.24.24 TEMPORARY SUBDIVISION SIGNS

A. Temporary model home signs:
   a. One (1) per model home;
   b. Not to exceed twelve (12) square feet each and not over six (6) feet in height if a freestanding type; and
   c. Must be set back from property lines a minimum of ten (10) feet or a distance equal to height, whichever is greater.
   d. Temporary residential subdivision signs.
   e. Temporary signs are prohibited upon public rights-of-way. Temporary signs found by an enforcement officer to be located within Town rights-of-way shall be removed by such enforcement officer with no requirement of notice.
   f. Construction signs shall not exceed thirty-two (32) square feet and twelve (12) feet in height. One (1) per street frontage is allowed between the time a building permit is issued and the time a certificate of occupancy is obtained.
   g. Political and real estate signs may be located on property only by permission of the landowner.

B. Temporary commercial/industrial signs:
   a. Banners are permitted for any non-residentially zoned or used property to advertise special events or sales subject to the following provisions:
   b. May be placed upon a building wall or roof or a fence but shall not be attached to landscaping, freestanding posts or utility poles;
   c. The total size allowed for any single banner or total combination of multiple banners shall be determined using the same criteria that applies to wall signs. If the banner is to be affixed to a fence, size shall be the same as if it was attached to the nearest adjacent building wall having street frontage;
   d. Any banner that becomes discolored, ragged, shredded, detached, etc., shall be removed or repaired.
   e. 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.
   f. Under canopy signs
   g. Minimum clearance from the sidewalk is eight (8) feet.
   h. One (1) sign per frontage.
   i. Not counted against other allowed signage.

C. Wall or painted:
   a. Maximum area to be no larger than two (2) square feet for every linear foot of the side of the building having a public entrance and facing a public street, alley or parking lot to which it is affixed. Signs affixed to attached or detached canopies and marquees or awnings shall be considered wall signs and shall be calculated based upon the length of the wall to which they are attached or adjacent.
   b. Each ground floor tenant or use shall have the right of wall signage upon any wall which fronts upon a public street, or if not fronting upon a public street, upon any wall which fronts upon a major interior drive having direct access to a public street. For uses that have a rear entry or delivery door, one (1) non-illuminated wall sign per use, not to exceed ten (10) square feet, is permitted.
   c. For buildings with flat roofs, wall signs shall not extend above the top of parapet or mansard, shall not extend more than three (3) feet above the deck line.
   d. May not extend more than fifteen (15) inches beyond the surface of the wall and may not extend beyond the side of the wall.
   e. Commercial, industrial, multiple-family, public and semipublic uses only.
   f. Cannot be used on the same wall as a projecting sign.
   g. Must be placed on an approved wall area.

3.24.25 FREESTANDING SIGNS

A. Retail:
   a. Single tenant signs are highly discouraged, commercial/retail uses should be combined into an overall sign with multiple tenants where possible. When single tenant signs are necessary, provide a smaller version of a sign that is sympathetic to the intent of the design shown. Individual user logos may be used, however they should be sized uniformly or in a proportional manner (i.e. Large tenant size, Small tenant size half the proportion of the large tenant.
   b. Office/Flex/Light Industrial: Signs shall be uniform in size and colors shall be contained within an earth-tone palette. The Encore base shall be used. However, the sign area may be customized to fit the needs of the user. Each parcel is allowed one identification sign unless approved by the DRC and JRC.

B. Residential Identity Signs:
   a. Individual residential developments shall use materials within the materials palette and should design elements complementary to the Encore signage.

C. Fuel/Convenience Store Canopy Signs
   a. 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.

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

*Monopole signs are prohibited

3.24.26 OTHER DISPLAY AND INFORMATIONAL ELEMENTS

A. Banners:
    a. 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.
B. Window Signs:
    a. 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.
C. Building Entry Information:
    a. 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.
    b. 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.
    c. 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.
D. Flags:
    a. 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.

3.25 SITE FURNISHINGS

3.25.27 SITE FURNITURE

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

3.25.28 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.

3.25.29 FENCING & WALLS

Fencing materials such as simulated rod iron and / or concrete or masonry may be required depending upon screening needs and compatibility with adjacent uses. 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.

3.25.30 LIGHTING

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

B. 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 it does not produce glare.

C. 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.

D. Street light poles and fixture housing shall be black in color. All roadway lighting should be of the same family of style, and all parking lot lighting shall have a color temperature of 4000 Kelvin and be of the same family of style; however roadway and parking lot lighting need not match.
E. Temporary lighting – Holiday lighting only November 1 through January 31. No "chasing" lights (Nonresidential only).
F. Minimize lighting in parking areas when not in use.
G. All lighting is subject to approval by DRC and JRC.
H. Unless sharing parking lots & drives, all lighting shall be contained within the subject property, and shall not spill over onto adjacent property.

Minimum / Maximum allowable lighting (per IESNA standards):

Non-residential building, surrounding area, and parking	1.0 / 7.0 footcandles
Residential building surrounding and parking	0.1 / 0.5 footcandles
Under canopy fueling areas and drive-ups	5.0 / 25.0 footcandles

3.26 RETAIL BUILDING DESIGN STANDARDS

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.

3.26.31 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.

3.26.32 BIG BOX RETAIL STORE DESIGN

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.
F. 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.
G. Treat all facades of a building with similar materials

3.26.33 ROOF AND TOP TREATMENTS

A. 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.
B. The average parapet height may not exceed 15% of the supporting wall height.
C. Vary parapet and/or roof heights to add interest and consider the use of overhangs and cornice features for decorative interest.
D. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
E. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
F. Large sloped roofs must have variations in height or offsets to break up the large plane- maximum 50 linear feet of one plane.

3.26.34 FREESTANDING STRUCTURES / ELEMENTS

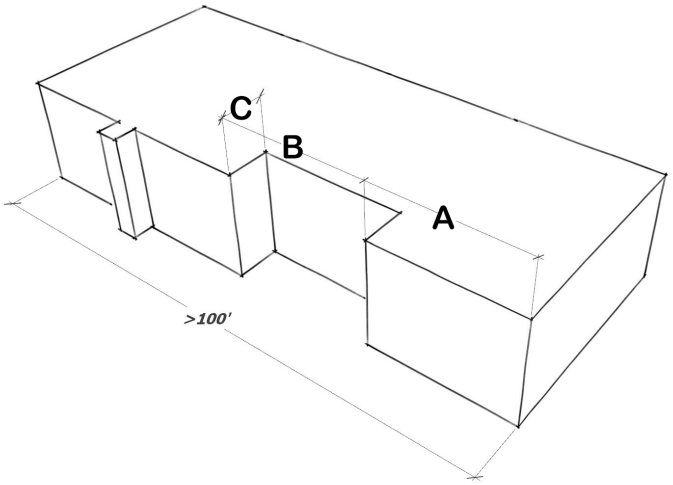
A. Gas canopies shall not be taller than seventeen (17) feet and should match the principal building architecture. Support columns should relate to the building architecture in finish materials and scale.
B. Vending machines/kiosks must be incorporated into nooks or other features integral to the main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

3.26.35 MATERIALS AND COLORS

A. Primary facade and roof colors shall have a low reflectance, and be a subtle, neutral or
B. earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
C. 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). Vivid colors are defined as bright colors, such as primary colors.
D. 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, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
E. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
F. Prohibited predominant materials are smooth-face concrete block and uninsulated, non-textured flat metal panels. These materials may be used as accent but shall occupy no more than 35% of a facade.

3.26.36 FACADES

A. 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.
B. 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.
C. 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.
D. BUILDING FACADE PROPORTIONS:
    a. Max. 30% of facade length or 100' without interruption
    b. Min. 20% of facade length
    c. Project or recess 3% min. of façade length



3.26.37 BUILDING ENTRANCES

A. 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

3.27 DESIGN STANDARDS FOR VEHICLE SALES AND SERVICE ESTABLISHMENTS

A. Building footprint should be a minimum of 10% of the parcel size and building should be permanent
B. Total acreage of all motor vehicle dealerships within Encore shall not encompass a total of more than thirty five (35) acres of land unless the Town and the Developer consult and agree to any additional area.
C. 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.
D. All automobile service areas must adhere to screening requirements as designated in these design guidelines

3.28 DESIGN STANDARDS FOR OUTDOOR & FAMILY ENTERTAINMENT

A. Outdoor and Indoor family entertainment is defined as a smaller amusement park geared towards family fun. Family entertainment centers, or FEC's as they're commonly called, are generally smaller and cost less than a traditional amusement park. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in Overall Development Guidelines and are supplemental to the requirements in this section. Common attractions include, but are not limited to:

Bumper boats	Bowling
Go-Karts	Batting cages
Music and dancing	Laser tag
Miniature golf	Indoor children's play equipment
Video game arcade	Banquet facilities
Ground level kiddie rides	Meeting rooms
Mild thrill rides	Outdoor event areas
Snack bar/restaurant	Water slide
Golf / driving range	

B. It is required that specific photographs with dimensions be provided to illustrate all vertical elements on site. A site plan identifying these vertical elements must be submitted with the photographs.
C. Lighting: The lighting allowed for attractions may be modified from the other standards in the Design Guidelines due to safety concerns. To the extent possible, the same fixtures should be used for the lighting of attractions as are used elsewhere in Encore. The lighting design should keep the lighting contained within the attraction.
D. Safety and Boundary Restraints: It is understood that safety of guests and employees is paramount in the design and operation of attractions. For example, boundary restraints are required on the go cart track for safety purposes. The use of vinyl coated chain link fence rather than netting in areas that require reinforcement such as batting cages is necessary and appropriate to provide a safe environment for patrons. The allowable design solutions for safe operation of attractions shall take into account state of the art design and materials, usual and customary industry practices, safety, maintenance, and appearance. The DRC and JRC shall have the discretion to decide whether a design solution or improvement meets the intent of the design guidelines on a case by case basis. In considering the appropriate solution for inclusion in a proposed project, applicants shall advise the DRC and JRC of the best currently available and affordable design or practice, irrespective of whether it is incorporated in their proposed solution.
E. Architecture: The design of attractions and accessory buildings may take many forms to create the necessary effect within a Family Entertainment Use. Given the wide variety of attractions that could be proposed, the DRC and JRC will consider the concepts inherent in an applicant's business model. The DRC and JRC recognize that such attractions may not fit within the architectural guidelines applicable to other uses in Encore. The DRC and JRC will have oversight as to which attractions and accessory buildings are allowable given the size, location and nature of the attraction and discretion to decide whether a proposal is acceptable within the development.

3.29 OFFICE / FLEX / LIGHT INDUSTRIAL

A. These guidelines apply to: single and multi-tenant office buildings; multi-tenant, single-story structures designed as flexible space for offices, light industrial and professional services; and single-tenant light industrial or research and development type uses. The guidelines contain additional information on landscaping and how to design structures. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in Overall Development Guidelines and are supplemental to the requirements in this section.

B. Building Design - Compatibility with Existing Development and Site Design
   a. 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:
   b. Repetition of roof lines.
   c. Use of similar proportions in building mass and outdoor spaces.
   d. Similar relationships to the street.
   e. Similar windows and door patterns.
   f. Building materials with similar colors and textures.
   g. Site design for flex uses should incorporate, where possible, central, common service/ loading areas.
   h. Treat all sides with similar materials.

C. All facades of a building shall have similar materials - Materials and Colors
   a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth- tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
   b. Trim and accents of brighter colors, including primary colors, are allowed.
   c. Vivid colors shall be used sparingly (3% or less of a façade). Vivid colors are defined as bright colors, such as primary colors.
   d. 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, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
   e. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality Aluminum Composite Material Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
   f. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat 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.
   g. Corrugated Metal Panel shall occupy no more than 25% of a façade.

D. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 100 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
   f. 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 30% of the length of the facade.

E. Building Entrances - 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 landscape areas and/or places for sitting
   g. Special landscape or site feature

F. Roof and Top Treatments
   a. 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.
   b. The average parapet height may not exceed 15% of the supporting wall height.
   c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
   d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
   e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
   f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.

G. Accessory Buildings
   a. Shall be of the same character and materials as primary buildings.

3.30 WAREHOUSING & DISTRIBUTION

A. These guidelines apply to warehousing and distribution uses, which typically have a comparatively high volume of truck traffic, multiple loading docks and large volume spaces for material or product storage. Indoor light manufacturing uses that possess these characteristics are also subject to these guidelines. The guidelines contain additional information on landscaping and how to design structures. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in Overall Development Guidelines and are supplemental to the requirements in this section.

B. Landscaping
   a. 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 lineal 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 – Overall Development Guidelines.

C. Architecture
   a. Compatibility with Existing Development
   b. Treat All Sides with similar materials
   c. Materials and Colors
   d. Primary facade and roof colors shall be a low reflectance and subtle, neutral or earthtoned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
   e. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors are defined as bright colors, such as primary colors.
   f. Preferred predominant facade materials include: glazing, brick, native or cultured stone, tinted and textured concrete masonry units, site cast tilt-up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
   g. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.

h. Prohibited predominant materials are smooth-face concrete block, full ceramic walls and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent, but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.

i. Facades that face a street or public parking area shall not have a blank, uninterrupted length exceeding 100 feet without including at least two (2) of the following:
   - Change in plane
   - Change in color
   - Change in texture or pattern
   - Glazing
   - Columns, piers or equivalent element that subdivides the wall

j. Publicly visible 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 façade and occupy at least 30% of the length of the facade.

k. Building Entrances - Primary public entrances shall be defined and provide shelter from the sun, wind, rain and snow, and include one (1) of the following:
   - Canopy, arcade or portico
   - Overhang or recess
   - Raised corniced parapet
   - Peaked roof or arch
   - Architectural detail such as columns, tile work, stone or moldings integrated into the building structure
   - Integral planters or wing walls and incorporate landscaped areas and/or places for sitting

D. Roof and Top Treatments
   a. 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.
   b. The average parapet height may not exceed 15% of the supporting wall height.
   c. Vary parapet and/or roof heights to add interest and consider the use of overhangs and cornice features for decorative interest.
   d. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
   e. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
   f. Large sloped roofs must have variations in height or offsets to break up the large plane with maximum 100 linear feet of one plane.
   g. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.

E. Accessory Buildings
   a. Shall be of the same character and materials as primary buildings.
   b. No pre-engineered metal buildings.

3.31 SINGLE FAMILY RESIDENTIAL

3.31.1 Single Family Residential Site Design

A. Strategic views of the mountains and other natural features shall be encouraged in the development.
B. Minimum sizes are regulated for estate and single-family lots and houses. Patio homes and townhomes need not follow these regulations and will be reviewed on an individual basis by the DRC and JRC.

SINGLE FAMILY	***Livable space as defined by building code***
Min. Lot size	4,000 SF
Min. Ranch house	1,500 SF
Min. Two-story house	2,000 SF

C. Pedestrian circulation should be continuous throughout the development and connect to adjacent attractions.
D. Outdoor recreation opportunities for children and their parents should be provided.
E. Entryways to the neighborhood should be emphasized with signage, fencing, walls and/or landscaped medians.
F. Homes should be varied in location along lots to create variety along the street.
G. Landscape plans shall be designed by a landscape design professional and shall include at least two (2) trees and four (4) shrubs planted on every lot containing a one-family dwelling. At least one (1) tree and four (4) shrubs will be planted in the front yard of non-corner lots. At least two (2) trees (one in the front yard and one in the side yard adjacent to the street) and four (4) shrubs (in the front or side yard adjacent to the street) will be planted on corner lots. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
H. Landscaping to be installed as soon as weather permits, but in any event no later than six (6) months after a home is certified for occupancy.
I. Perimeter fencing shall be two-rail, post and dowel wood. "Mesh" type material will be allowed on the inside of the perimeter fencing. Other types of fencing may be allowed with DRC and JRC approval.
J. Neighborhoods should have, at a minimum, six (6) foot privacy fencing along arterial and collector streets. Preferred arterial fence type is 1x6 cedar pickets with top and bottom rail and 36 inch masonry columns with pitched cap every 100 feet. Arterial fencing should noticeably deviate away from the straight fence line to create small landscaped "pockets". Opportunities include entryways, street corners or fencing that runs over 600 feet. These pockets may be located within easements to allow consistent irrigation and maintenance along with the arterial landscaping.
K. Free-standing flag poles are not allowed. One wall-mounted bracket per home shall be allowed.
L. All elevations are also subject to Town staff approval prior to permit.

3.31.2 RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

A. General Conditions for Single Family Residents
   a. Housing model variety is strongly encouraged and each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from other housing models. The characteristics shall include different floor plans, exterior elevations, exterior materials, roof lines, garage placement, and the placement of the footprint on the lot and/or building face.
   b. To the extent feasible every front facade shall face the street and all units shall provide for a walk (hard surface) connection to the public walk system.

B. Front Elevation
   a. The front facade elevation shall consist of a mix of materials to provide an interesting and pleasing residential unit and streetscape.
   b. The front facade shall include a minimum of 20% stone or brick. The garage door, front door and windows shall not be included in the calculation for percentage.
   c. The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of tan, brown, charcoal, or gray, or variations of blues, yellows, and greens are recommended. However, occasional accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors or an accent color for the entry / front door may be used. A maximum of two colors each for the field and trim is encouraged. Light tones which unduly contrast with the surrounding landscape may be prohibited by the DRC.

C. Front Porches
   a. It is encouraged to provide a front porch or a well-defined entry for all residential homes.
   b. A front porch shall have a minimum depth of 4'-0" (as measured from the front facade to the posts, railings and spindles) and a minimum length of 4'-0".
   c. A front porch can intrude 4' into setback but must remain outside the utility easement.
   d. Posts and railings or a short "sitting wall" shall enclose all porches with a floor elevation more than 30 inches above finish grade.
   e. A well-defined front entry shall be a minimum of 4 feet wide and 4 feet deep. The width of the entry at its outer opening shall be a minimum of 2 feet wider than the width of the entry door, unless a Variance is approved under Section 1.9.

D. Garages
   a. If a three car garage is to be built, then one garage bay will be offset from the primary façade of the dwelling or a covered porch by at least two feet.
   b. With car garage doors that are visible as part of front building elevations, shall not comprise more than sixty five (65) percent of the ground floor street-facing linear building frontage. Corner lots are exempt from this condition. Three car garages may comprise a higher percentage.
   c. Each detached single family dwelling shall include an attached or detached two car garage and may include a larger garage up to three (3) cars only.
   d. Garage doors will be detailed with grids or panel patterns, and/or windows with decorative trim features. Garage colors will be complementary in color and design to the house exterior. Other DRC solutions to mitigate the impact of garage doors may be considered if approved by the DRC.
   e. Garage doors may be located on another side of the dwelling (side loaded) provided that the side of the garage facing the street has windows or other DRC features that mimic the features of the living portion of the dwelling.
   f. Tapering driveways at the street curb unless the driveway is of sufficient length to allow vehicles to park in the driveway without blocking access to other garage doors shall be discouraged.

E. Roofs
   a. Residences shall have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment
   b. Multiple axis roof lines to reduce building scale and increase individuality and diversity shall be encouraged.
   c. Roof pitches of 5/12 shall be encouraged for the dominant roof surface, except where styles incorporate flat or lower pitched roof design as an expression of deliberate architectural appearance.
   d. Eave lines that vary vertically to improve visual quality and break up building mass shall be encouraged.
   e. High-profile/random asphalt shingles with a minimum of a 30 year life shall be used. Three (3) tab asphalt shingles are not allowed. Weather wood, or similar tone colors, or other complimentary shingle color for the paint scheme for the unit shall be used.
   f. Other roofing materials shall be approved on an individual case basis and may include, but is not limited to metal, concrete, file or simulated fiberglass cedar shake shingle roofs in earth tones, shall be encouraged.
   g. Patios by Builders
   h. The builder shall provide each residence with a rear patio from the back door of the building.

3.32 Multi-Family Residential

A. Landscaping
   a. 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 lineal 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 – Overall Development Guidelines.

B. Building Design
   a. Compatibility with Existing Development and Site Design - 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:
   b. Repetition of roof lines.
   c. Use of similar proportions in building mass and outdoor spaces.
   d. Similar relationships to the street.
   e. Similar windows and door patterns.
   f. Building materials with similar colors and textures.
   g. Site design for flex uses should incorporate, where possible, central, common service/ loading areas.
   h. Treat all sides with similar materials.
   i. Multi-family building facades shall be articulated with porches, balconies, bays or other offsets.
   j. Accessory buildings should be similar in character and materials as primary buildings.
   k. All facades of a building shall have similar materials.

C. Materials and Color***s***
   a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
   b. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a façade). Vivid colors are defined as bright colors, such as primary colors.
   c. 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, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color. Cementitious siding
   d. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
   e. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat 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.

D. 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.
   f. 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.

E. Building Entrances - 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.

F. Roof and Top Treatments

a. 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.
b. The average parapet height may not exceed 15% of the supporting wall height.
c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.

G. Accessory Buildings

a. Shall be of the same character and materials as primary buildings.

4.0 Definitions

Animated sign - A moving sign that utilizes motion, implied or actual, in a horizontal or vertical plane or both. The only animated type 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 non-dependent upon support from a building or other structure, including signs placed upon fences or non- supporting 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 complementary 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.
Heavy Industrial - Heavy industry typically involves large and heavy products or large and heavy equipment and facilities (such as heavy equipment, large machine tools, and large buildings); or complex or numerous processes. Because of those factors, heavy industry involves higher capital intensity than light industry.
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: refer to Town Code at the time of application for allowable home occupation uses.
JRC- Johnstown Review Committee
Light Industrial - Light industrial shall mean uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including precessing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Further, light industrial shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories or the like. Light industrial shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal or related industries. In addition, all uses allowed in section 1.5.11 shall be included in the definition of light industrial
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.
Manufacturing - The processing of raw materials or parts into finished goods through the use of tools, human labor, machinery, and chemical processing. Manufacturing is a value-adding process allowing businesses to sell finished products at a higher cost over the value of the raw materials used
Mixed-Use – A Site or Building that incorporates more than one use. This could be a site that has both residential and non-residential on the same site or it could be the use of a structure that combines or integrates both residential and non-residential uses in the same structure/building.
Multi-family - Multifamily residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with multiple buildings of the same classification are located on a single lot. Units can be next to each other, or stacked on top of each other and are for rent rather than owned by the residents.
Office - A type of land-use where the order of work is service related rather than production of goods or retail sales
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/Setback- 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:
Public: Facilities owned and operated by a government agency for limited or general public use.
Private commercial: Facilities owned and operated by a group for profit as a business, whether or not open to general public use.
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.
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.
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.
Single-family - Is an independent residential structure that sits on its own land and is designed to be used as a single dwelling unit.
Single-family Attached - A dwelling unit on an individual lot attached to another dwelling unit on an adjoining lot (ie. duplex or townhome)
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.