

30-15-100 PURPOSE

Berthoud is fortunate to have an established character and identity. Tree lined streets laid out in a grid pattern, cottage and Victorian style architecture combine with the colonial brick buildings of the downtown area to create an aura of the typical farm town of the west. The planning of residential neighborhoods was intended to create an attractive street and pedestrian environment. With automobiles parked on the sides of homes or in the rear alleys, the street scene is predominated by pedestrian walks and large canopy trees overhanging the streets. Today much of the visual character of Berthoud is a reflection of the earlier community planning. The intent of this section is to provide regulations that will aid in preserving that character and enhancing the overall community image as future development and redevelopment occur.

These requirements are established to guide and direct future development in a way that reinforces the existing character of the community. By providing written and graphic information the requirements will enable persons wishing to develop or redevelop property to have sufficient direction to enable them to properly plan proposed subdivisions and commercial properties, as well as to give direction on proposed redevelopment and renovation work that may be done on existing properties.

30-15-200 APPLICATION OF STANDARDS AND GUIDELINES

30-15-201 Design Review

A. The requirements outlined below are to be used by those proposing construction and development in the Town of Berthoud. The requirements will be used by Town staff, the Planning Commission and the Town Board in evaluating development proposals. It is required that proposed projects be found to be consistent with these requirements. In determining that a proposal meets the intent the following findings should be made:

- 1). The proposed project's site plan, landscape plan, and architectural character for proposed structures and other site improvements are consistent with those elements of the Town of Berthoud;
- 2). That the proposed project contributes to the overall character of the Town as specified in these Design Requirements;

3). Statements including the word "shall" are considered a standard or requirement (except as allowed for in #4 below), whereas statements utilizing the word "should" are guidelines that will be used in judging whether a proposal meets the intent of this chapter as a whole. Statements including "to the maximum extent possible" or equivalent language mean that all reasonable efforts must be made to comply, considering the costs and benefits to all parties concerned. Noncompliance must be associated with mitigation of potential harm or adverse impacts of noncompliance.

4). It is understood that some degree of flexibility is desired to allow applicants to meet unforeseen situations. If the applicant can demonstrate that alternative design solutions are more consistent with these requirements and with the positive characteristics of the project's immediate area than the standards and guidelines, the Town may deviate from certain of these design standards and guidelines. Any such deviation should be considered not to be precedent setting, but should be made due to specific circumstances with the welfare of the overall neighborhood and community in mind. Written evidence shall be provided for justification of any deviation.

5). In the event of conflicts between these requirements and any applicable, more restrictive zoning, subdivision, or other code requirements, those more restrictive regulations shall apply unless specific variances are granted by the Town Board of Adjustment.

6). Appeals of staff decisions will be heard by the Town Board of Adjustment.

30-15-300 NEIGHBORHOOD DESIGN STANDARDS AND GUIDELINES

30-15-301 Site Considerations

A. Steep or unstable land and/or areas having inadequate drainage shall not be subdivided into building lots unless the sub-divider makes adequate provision to prevent the same from endangering life, health or other property.

- B. Any land subject to flooding or any natural drainage channels shall not be platted as building lots unless adequate provisions to eliminate or control flood hazards in the subdivision or on the building site, or other affected lands are made by the sub-divider and approved by the Town engineer.

30-15-400 NEIGHBORHOOD FORM STANDARDS AND GUIDELINES

30-15-401 Background

The character of Berthoud has evolved from its roots as an agricultural community. The grid form and tree lined streets are common to most early farming communities in the western United States. Today Berthoud retains this character for the most part. There are a few subdivisions that have not followed the original grid concept and have instead been patterned after the so called "Garden City" movement which was predicated on the design of curving streets, with collectors and cul-de-sacs. This model was based on the curving hillsides common in the eastern United States and was appropriate for hilly countrysides. With Berthoud's location on the plains of Colorado, the topography is generally flat with rolling topography generally being over very large areas with little in the way of relief except at riverbanks, and valleys which are in floodplain. The intent of these guidelines is to preserve the historic fabric of the community and retain the gridded street pattern common to agricultural communities.

30-15-402 Lots and Blocks

Block size shall be designed to create blocks that are generally rectilinear in shape, a modified rectilinear shape or another distinct geometric shape. Amorphously shaped blocks are generally discouraged, except where topography or other conditions necessitate such a configuration.

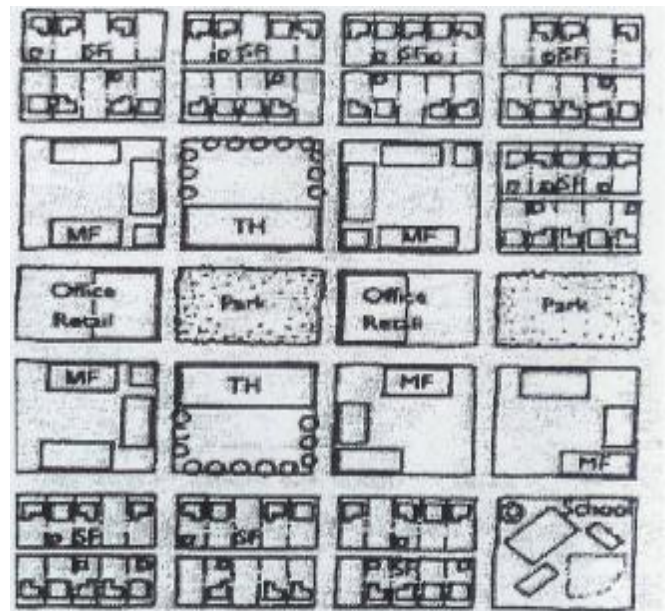
30-15-403 Street Grid Layout/Streets/ Alleys/Easements

- A. Street Alignment. The following criteria shall apply:
 - 1). Streets shall be aligned to join with planned or existing streets and formed to augment the existing grid pattern. Intersections of streets shall be at right angles unless approved by the Town Board of Trustees. In areas where the grid pattern has not been followed, new

subdivisions should be designed to return to the grid pattern to the maximum extent possible. Streets shall be designed to connect through to future subdivisions.

- 2). The street layout shall form an interconnected system of streets primarily in a rectilinear grid or modified pattern. The use of cul-desacs and other roadways with a single point of access is discouraged. To the greatest extent possible, street shall be designed to have a maximum length of four hundred (400) feet from intersection centerline to intersection centerline.
- 3). New developments should interconnect with existing neighborhoods wherever possible, through street, trail and open space connections.
- B. Dead-end streets shall be discouraged except in cases where such streets are designed to connect with future streets on adjacent land, in which case a temporary turnaround easement with a turnaround diameter of eighty (80) feet may be required. Turnarounds may not be required if no lots in the subdivision are dependent on the street for access.
- C. To the extent possible, utility pedestals shall be minimized in tree lawns and yards that abut streets.

Typical Street Pattern



30-15-404 Front yards and streets

- A. Much of the demise of the sense of neighborhood in modern suburbs can be attributed to the proliferation of fences bordering both sides of collector and arterial streets, as well as lots which back to public streets (double frontage lots). It is the intent of this guideline to build upon the existing Town character and to minimize extensive screen fencing, as well as lots backing onto streets.
- B. Neighborhoods shall be designed to minimize or eliminate any streets with rear lot lines abutting streets. Every effort should be made during the subdivision layout process to front lots onto all streets. Rear lot lines abutting arterial or collector streets are strongly discouraged.

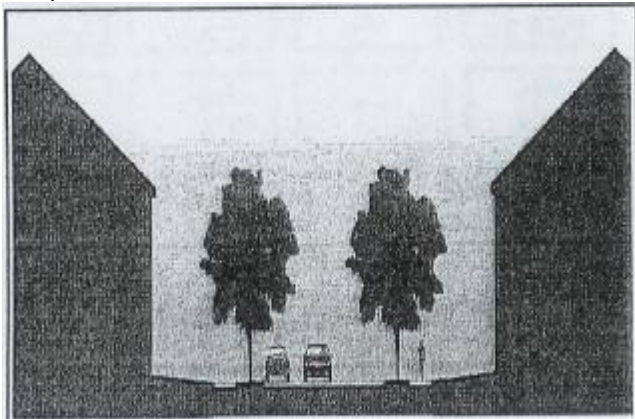
30-15-405 Alleys

The use of alleys to provide access to residential lots is encouraged. Alleys are an important part of the visual image of Berthoud because they provide rear access for automobiles and related service vehicles. They minimize the amount of on street parking required and significantly reduce the amount of pavement visible because they eliminate or reduce the number of driveways facing onto the street. They also eliminate the garage dominant facade created by' neighborhoods without alleys. .

30-15-406 Residential Streets

Local residential streets are intended to provide the main form of vehicular movement throughout Berthoud. These streets should be designed to provide tree lawns and to always have homes fronting or siding onto them.

Sample Local Street



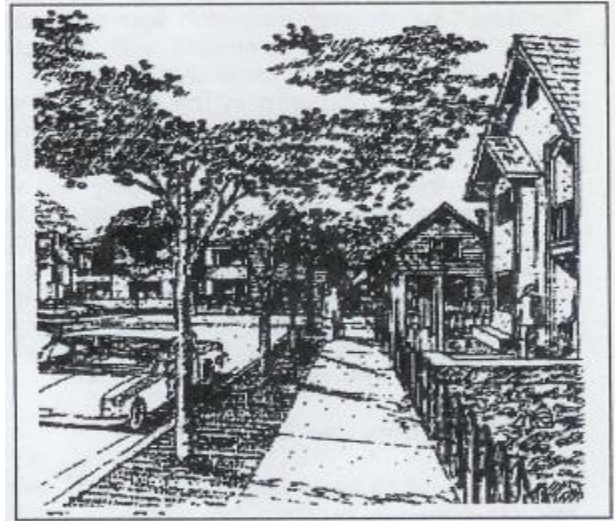
30-15-407 Collector and Arterial Streets

- A. The provision of collector streets in residential neighborhoods should be minimized. Collector streets, when provided, shall be developed such that they have side yards and preferably front yards facing the street.

30-15-408 Tree Lawns/Detached Sidewalks

- A. Much of the character of Berthoud can be attributed to its tree lined streets. The intent of this guideline is to carry on the tradition and expand the number and quality of tree lined streets.

Tree Lawn with Detached Sidewalk



- B. Tree lawns shall be provided in all new residential, and commercial developments within the Town of Berthoud. Tree lawns are defined as a landscape strip located between the street curb and the sidewalk, and shall include a minimum of ten feet (10') landscape strip, and a four (4) to five (5) foot wide detached sidewalk. A hard surface is allowed in lieu of the landscape strip in commercial areas with high pedestrian traffic.
- C. Canopy tree plantings shall be required within the tree lawn area. Canopy trees shall be planted at a spacing of thirty (30) to forty (40) feet from centerline of trunk to centerline of trunk. Tree plantings should be coordinated with any existing tree plantings on adjacent properties. Tree species should be from the approved tree planting list for the Town and a minimum of twenty (20) feet from all street lighting.
- D. Individual property owners shall be responsible for maintenance (including tree

replacement if necessary) of tree lawns.

- E. Entry walks to the home entrances are permitted in the tree lawn. The property owner shall be responsible for maintenance.

30-15-409 Parks and Open Space

- A. Neighborhood image is formed predominantly through major common use elements such as parks, schools, trails, natural areas, major roadways, or other significant non-residential land uses. In order to provide neighborhood identification, it is the intent through this guideline to use parks as opportunities for recreation as well as to help in the formation of neighborhood identity.
- B. In the planning of neighborhoods, all homes within the Town should be within a 750 feet walking distance of a park or similar amenity.

30-15-500 RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

30-15-501 Introduction

The architecture of Berthoud is an important part of the overall image and character of the community. Elements of buildings such as style, scale, mass, form, and materials all play important roles in defining the overall image of the community. Berthoud has a long heritage of architectural styles that can be traced to a variety of influences. Originally an agricultural community, the qualities of the historic parts of town provide a rich architectural heritage that is historically significant and also considered desirable as a model for future development. The following standards and guidelines are intended to guide new developments in a way that does not replicate the old but is still sensitive to the past.

30-15-502 Applicability

The following standards apply to all new residential developments. Temporary uses and structures are exempt from these standards, but are subject to all other regulations and restrictions of the applicable zoning district.

30-15-503 Intent

Architecture plays an important part in developing an identity for neighborhoods and dwellings. Thus, the Town of Berthoud wants to build upon the architectural traditions of the town, yet allow for diversity of expression. In addition, the Town wants to encourage a variety of housing types, sizes and

prices in each neighborhood to allow people to remain in the community, as their housing needs change.

30-15-504 Housing Diversity/Neighborhood Identity

Housing diversity is an important goal for new residential development in Berthoud. In support of this, the integration of detached and attached single-family dwellings, and multifamily dwellings, within neighborhoods, even in the same block, is encouraged.

30-15-505 Single-Family Detached and Duplex Dwellings

The intent of this section is to foster new development in Berthoud that includes a significant proportion of single-family detached and duplex dwellings with architectural designs that relate homes to the street, that create diversity and variety along residential streets, that have front porches, rear-loaded garages or alternatively loaded street-accessed garages.

- 1). Streetscape Diversity. Single family detached building requirements are intended to ensure that an adequate mix of models and styles are offered within a neighborhood and within each block face. Before the building of single-family and duplex dwellings may commence on a block and prior to the issuance of a building permit within the block, the applicant shall illustrate, through the use of a Block Diversity Plan, how the development will comply with the requirements set forth in this section. Final development plan approval cannot be given without approval of a Block Diversity Plan for the initial stage of development. Developments of three (3) dwelling units or less are exempted from this provision. A Block Diversity Plan shall include, at a minimum, the following:
 - a. A map that illustrates the model and elevation for each building on the block.
 - b. The color palette to be used.
 - c. A written statement that specifies how the provisions of this section of this Code will be met.

In order to allow for flexibility in sales, a Block Diversity Plan may be modified over time, subject to approval by the town, provided the minimum

requirements of this section are met.

- 2). Enhancements at Corners' and Double Frontage Lots. At Corners and Double Frontage Lots, buildings shall address the side street, public rights-of-way or open space. Corner lots shall be wide enough to allow for side and/or rear elevation enhancements. At least two (2) of the following lettered enhancements are required:
 - a. A side or wrap-around porch, or a bay window. Wrap-around porches are encouraged.
 - b. Windows or glazed doors that face the side street or open space.
 - c. A change in the vertical or horizontal wall plane.
 - d. Brackets, projections, belt courses, or other such details.
- 3). Model Diversity. Each block face (model) shall contain at least three (3) different models or duplex buildings that have significant variations in floor plan configuration and massing. Differentiation in block face requires all of the following variations:
 - a. Entry component;
 - b. Floor plan configuration;
 - c. Massing;
 - d. Size;
 - e. Color scheme;
 - f. Use of exterior material;
 - g. Garage component (at street-access condition); and
 - h. Garage access (at street-access condition).

Each block face shall contain no more than two (2) of the same model or duplex building with the same general style.

Significant variation in the range of wall colors on a building elevation is encouraged. Use different colors on adjacent building facades. Treat a block face as a unified composition.

Each block face shall contain at least three (3) roof colors.

The same model with the same general style shall not be placed adjacent to each other or directly across the street from one another.

- 4). Architectural Style. New residential architecture shall be of a character that resembles the architecture commonly found in traditional Colorado neighborhoods as well as more modern designs. The goal is to create the memorable character, identity, and appeal that these neighborhoods display, not to provide exact replicas of historic buildings. Photographs that illustrate the basis of the proposed architectural styles shall be provided.
- 5). Massing. The mass of a house or duplex should strongly reflect its architectural style and be scaled to provide visual interest and depth, reduce boxiness, and achieve an articulated form on all four sides.

Buildings shall use single-story elements such as distinctive front entries or covered porches as transitional elements to larger scaled upper-story building masses.
- 6). Roof. The roof forms and pitches of a house or duplex shall strongly reflect its architectural style. In general, a simple dominant roof form should be used in combination with complimentary secondary and minor roof forms and elements.

Roof overhangs, eaves, fascias and soffit detail shall be detailed appropriately for the architectural style of the building.

The character and placement of dormers, when used, shall also reflect the architectural style of the building.

Alternative roofing material shall be permitted, such as synthetic, fiberglass, concrete, steel and tile, as appropriate to the design of the home.

Create both horizontal and vertical roof articulations. A variety of roof breaks shall be provided.

The minimum roof overhang for all main body roof forms shall be consistent and complimentary with the dwelling's architectural style.

- 7). Covered Entries and Porches. A covered entryway for the front door is encouraged.

At least a fifty percent of the buildings on each block face shall have a front porch.

Porch designs shall reflect the architectural style of the building. Where provided, a porch shall be at least six (6) feet deep, eight (8) feet wide, and be defined by a railing, columns or similar architectural features that are scaled and detailed to reflect their style.

Raised porch floors, sixteen (16) inches or more above the finished grade are encouraged. A complimentary front entry, consistent and complimentary with the neighborhood architectural style or covered porch shall be provided for each dwelling unit that faces a public street.

Recessed entries should be a minimum of 20 square feet in area, with a four (4) foot minimum depth.

Covered entry and porch steps shall be consistent and complimentary with the dwelling's architectural style.

Covered porches shall be a minimum 40 square feet in area with a five-foot minimum depth.

- 8). Front Doors. Front doors shall be designed, detailed and located to be prominent architectural elements visible from the street. The door style, scale and trim shall complement the architectural style of the building.
- 9). Windows. The window type, composition, proportions, and trim for a house shall strongly reflect its architectural style. To create a smaller scale the use of muntins is encouraged where appropriate.
- 10). Exterior Embellishments. Bays, projections, brackets, trim, and material changes and roof fixtures that are appropriate for the expression of the architectural style of a building are encouraged.
- 11). Wall Articulation. Avoid long unbroken walls and box-like forms. The following wall articulation techniques shall be used to mitigate blank facades:
 - a. Recessed entry
 - b. Covered porch
 - c. Changes in material, texture and color

- d. Building projections two-feet deep, four-feet wide or as appropriate to the architectural style.

Front elevations for one-story buildings shall have at least two (2) wall planes separated by at least a one-foot off set.

Front elevations two-story buildings shall have at least three (3) wall planes separated by at least a one-foot off set.

Rear elevations shall have at least two (2) wall planes separated by a one-foot off set

Side and rear elevations visible from public view shall be enhanced through the use of architectural elements and embellishments compatible with the front elevation of the house.

- 12). Exterior color. The skillful use of color variation is especially important.

Monotonous color palettes are strongly discouraged.

Strong colors should be muted shades or tints of the pure hue to ensure that colors are subdued and appropriate to the architecture style. High gloss paints are discouraged. Use saturated color hues sparingly as accents.

Wall, trim, accent, roof and masonry colors shall be reasonably coordinated.

A minimum of two (2) colors (material or paint) not including roof material (color) is required. Generally, corner trim should be of similar or lighter value than the main body color.

- 13). Decks. All vertical elements (columns, beams, railing, stairs, supports), fascias, and overhead elements of elevated and walkout decks shall be architecturally consistent with the design of the home and finished appropriately to ensure their appearance and longevity.

Deck posts shall be a minimum of four (4) inches in section unless grouped (two [2] or more posts) and/or enhanced with a built-up wood or masonry wrap or cladding.

- 14). Balconies, Patios and Staircases.

a. Projecting balconies shall be designed to complement and emulate the design of the front porch. Balconies shall be designed in proportion and scale with the architecture of the main building.

b. Patios shall be defined by using elements such as low garden walls, fencing or landscaping that is designed to enclose semi-private outdoor space.

Individual patios shall be screened from other patios by fin walls or other building elements to increase privacy.

c. Exterior staircases shall be designed to reflect or compliment the architecture of the building. Staircases, including posts, handrails, and treads, shall be composed of similar materials and colors as the main building.

15). Allowable Building Extensions. Cornices, canopies, eaves or similar architectural features may extend from the building into a required yard not more than two (2) feet. Open, unenclosed, uncovered porches at ground level may extend into a required yard not more than six (6) feet, excluding roof overhangs.

16). Garages. Homes, not garages, shall have the emphasis on residential streets. The intent is that residential streets have variety and that garages not dominate homes and streets. Alley accessed garages are strongly encouraged.

Requirements for Garages with Access from the Street

a. Variety of Garage Placement. Varying the placement and design of street-accessed garages on adjacent and opposing lots is encouraged to create diversity and avoid repetition.

b. Recessed Garage Doors. Streetfacing garage doors shall be setback at least twenty-two (22) feet from the sidewalk or property line and six (6) feet or more behind either the front facade of the ground floor living area or a covered porch. No more than twenty-five (25) percent of these, however, are allowed on one block face.

c. Deep recessed and rear garages with side yard drive and maximum twelve (12)

foot driveway curb cut are encouraged.

d. Swing-in (side-loaded) garages are encouraged. However, such garage projections shall be minimized so that they appear integrated with the overall structure and do not become a dominant feature of the streetscape.

e. Side or Rear-loaded Garage. All street facing facades of sideloaded or rear-loaded garages shall include at least one window, which is of a scale and detail compatible with the habitable portion of the dwelling.

f. Three-Car Street Accessed Garages. Three car, front-facing garages are prohibited on lots with less than sixty-five (65) feet of street frontage. On lots with greater than sixty-five (65) feet of street frontage, three car, front facing garages are allowed when consistent with two (2) of the following components:

Three car garages shall have a recessed or projected third bay not less than one-foot from the face of the other two garage bays.

Three (3) separate garage bays and associated garage doors.

Garage doors shall compliment the trim around the doors and windows.

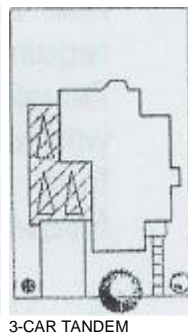
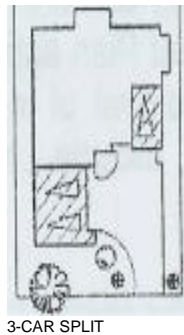
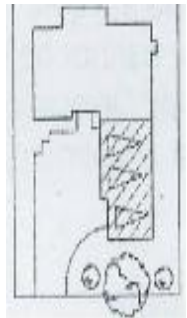
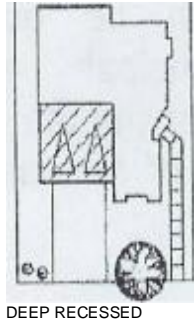
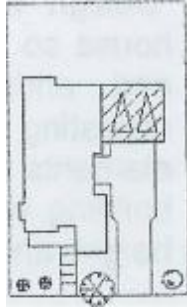
Garage doors include panel or other architectural treatments. Garage windows are encouraged.

Swing-in garages, split garages, and tandem garages are encouraged.

g. Maximum Driveway Curb Cut Width. The width of a driveway curb cut is limited to twenty (20) feet.

h. Garage Doors. Individual single garage doors with upper level windows are encouraged.

ALLOWED TYPES OF STREET ACCESSED SINGLE FAMILY RESIDENTIAL GARAGES



Compliance

The applicant shall include in the application for approval of the final development plan, documentation showing how the development will comply with this requirement.

30-15-506 Multi-Family Stacked Units, Including Condominiums And Apartments

The intent of this section is to build multi-family stacked units that achieve a harmonious balance between repetition and variety. Each multi-family dwelling containing more than three (3) dwelling units shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics. The following specific standards shall apply to multi-family stacked units, including condominiums and apartments:

- a. Individual Building Identity. For all developments of three (3) or more multi-family stacked buildings, a floor plan may be repeated; however, identical building facades must not be replicated more than twice within the development. Before building may commence on a block and prior to the issuance of a building permit within the block, the applicant shall illustrate, through the use

of a Block Diversity Plan, how the development will comply with the requirements set forth in this section. Final Development Plan approval cannot be given without approval of a Block Diversity Plan for the initial stage of development. A Block Diversity Plan shall include, at a minimum, the following:

- a. A map that illustrates the model and elevation for each building on the block.
 - b. The color palette to be used.
 - c. A written statement that specifies how provisions of this section of this Code will be met.
2. Articulation. Each multi-family dwelling or condominium shall be articulated with projections; recesses, covered doorways, balconies, box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions. Each multi-family building shall feature walls that are articulated by a least two (2) of any of the following elements within every thirty-six (36) foot length of the facade:
 - a. Recesses, projections or significant offsets in the wall plane;
 - b. Distinct individualized entrances;
 - c. Chimneys that project from the wall plane;
 - d. Balconies and/or other outdoor living space; or
 - e. Bay or box windows.
 3. Roofs. Each multi-family building shall feature a combination of primary and secondary roofs. Primary pitched roofs shall be articulated by at least one (1) of the following elements:
 - a. Changes in plane and elevations;
 - b. Dormers, gables or clerestories; or
 - c. Transitions to secondary roofs over entrances, garages, porches, or bay windows.
 - d. The roof forms and pitches of a house or duplex shall strongly reflect its architectural style. In general, a simple

dominant roof form should be used in combination with complimentary secondary and minor roof forms and elements.

- e. Roof overhangs, eaves, fascias and soffit detail shall be detailed appropriately for the architectural style of the building.
 - f. The character and placement of dormers, when used, shall also reflect the architectural style of the building.
 - g. Alternative roofing material shall be permitted, such as synthetic, fiberglass, concrete, steel and tile, as appropriate to the design of the home.
 - h. The minimum roof overhang for all main body roof forms shall be consistent and complimentary with the dwelling's architectural style.
 - i. Create both horizontal and vertical roof articulations. A variety of roof breaks shall be provided.
4. Color. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.
5. Garages. No street-facing facade shall contain more than four (4) garage fronts. Resident garages or parking that is internal to the block is encouraged. On-street parking should be made available for visitors.

30-15-507 Townhouses And Row Houses (Single-Family Attached Dwellings)

The intent of this section is to build townhouses and row houses with architectural designs that relate buildings to the street, and that achieve a harmonious balance between repetition and variety.

1. Individual Dwelling Identity. 'The composition of a row house grouping requires repetition of architectural elements like entries, bays, cornices and parapets. At the same time, visual interest and streetscape diversity are promoted by variation. Achieving balance between repetition and variety creates harmony.'¹

"Row house groupings rely on the continuity of well-defined architectural elements to establish strong street presence. However,

each unit must be expressed so that the composition reads as the sum of the individual parts".¹

"Design the primary facade of each row house so it is evident where the unit begins and ends. This can be achieved by repeating the principal architectural elements and subtly varying the offsetting of building walls, choice of materials, parapet height, and color."¹

Before building may commence on a block and prior to the issuance of a building permit within the block, the applicant shall illustrate, through the use of a Block Diversity Plan, how the development will comply with the requirements set forth in this section. Final Development Plan approval cannot be given without approval of a Block Diversity Plan that shall include, at a minimum, the following:

- a. The color palette to be used.
 - b. A written statement that specifies how the provisions of this section of this Code will be met.
2. Articulation. "Because repetition is important to the composition of the row houses, sufficient articulation of architectural elements on the primary facade of each row house is essential. Groupings of row houses are often repeated along the street, requiring techniques to promote architectural interest and streetscape diversity."¹

"A row house articulation is defined as a covered entry element, a dormer facing the street, a horizontal offset of at least two (2) feet in the principal building wall for a minimum of four (4) feet in width, a bay or projection, or a significant change in the parapet height and design."¹

"The primary row house elevation towards the street needs at least two (2) articulations, but not more than three (3) articulations. The required articulation refers to an individual row house, not the entire grouping."¹

"Side elevations of row houses facing a street are subject to the same articulation requirements as the primary façade"¹

"Row house groupings of six (6) units or more (or groupings over one hundred twenty [120] feet in length) require two different articulation combinations."¹ ¹ Stapleton Design Book published by Forest City Stapleton, Inc., September 2000, pp. 111.20 -111.22

30-15-508 Accessory Structures, Perimeter Walls, Garages, And Carports

Accessory structures shall be architecturally compatible with the design of primary multifamily dwellings. Accessory structures, such as sales/lease offices, mother-in-law quarters, recreation buildings, and laundry buildings, shall be designed to harmonize with the form, material, color, and details of multi-family dwellings.

1. **Trash Bins.** Trash bins shall be enclosed within noncombustible, decorative enclosures that are compatible with the form, material, color, and details of adjacent multi-family dwellings.
2. **Mailboxes.** Where common mailboxes occur, the mailboxes shall be logically located in close proximity to the dwellings that they will serve. Where stand-alone mailbox structures occur, stand-alone mailbox structures shall be designed to complement building architecture in terms of form, materials, and color.
3. **Perimeter Walls.** Multi-family developments shall be designed so as to minimize the need for perimeter walls along public roadways.
4. **Garages and Carports.** Carports and garages shall be de-emphasized from the public view by their location, massing, integration, and other design approaches.
 - a. Enclosed garages and carports shall be designed as an integral part of the architecture of the townhome or multifamily building.
 - b. Detached garages and carports shall incorporate compatible materials, scale, colors, and details as are used on the primary townhome and multi-family structures.
 - c. Carports shall be composed of hipped or gabled roof forms as are used on the townhome and multi-family structures. Flat-roofed carports are not allowed. Pre-fabricated carports are not permitted.
 - d. Garage doors shall be designed to include wood trim, decorative panels, windows, and other architectural embellishments to provide shadow lines and depth. Carports and common garages shall be limited to no more than six bays.

30-15-509 Fences

The following criteria shall be considered:

1. Front yard fencing shall be designed to be consistent and complimentary with the dwelling's architectural style. Front yard fencing shall be no higher than four (4) feet.
2. Rear yard perimeter fencing is discouraged. Rear yard fencing if used is encouraged to be no higher than four (4) feet. A visually permeable fence is preferred.
3. Limited rear yard fencing to enclose a patio or deck is acceptable. A maximum of two hundred fifty (250) square feet is permitted. Maximum height is six feet.