

ORDINANCE NO. 888

AN ORDINANCE AMENDING PORTIONS OF THE TOWN OF BERTHOUD DEVELOPMENT CODE.

Be it ordained by the Board of Trustees of the Town of Berthoud, Larimer and Weld Counties, Colorado that the Town of Berthoud Development Code is hereby amended with the following additions and deletions:

Section 1.

Chapter 30-15 is hereby amended to be titled "Design Standards and Guidelines".

Section 30-15-201 A shall be amended to add two new paragraph (#3 and #6) and to renumber paragraph B as number 4 and 5 as follows:

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.

Section 30-15-400 is hereby amended to be titled Neighborhood Form Standards and Guidelines

Section 30-15-403 C is hereby added as follows:

C. To the extent possible, utility pedestals shall be minimized in tree lawns and yards that abut streets.

Section 30-15-409 is hereby amended to read as follows:

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.

Section 30-15-600 is hereby amended to be titled Residential Architecture Guidelines

Section 30-15-605 is hereby added as follows:

30-15-605 Building Variation Within an Area

A. Within a city block and within several blocks the architecture of buildings should have appreciable changes to create interest. The changes should be enough to avoid the impression that the homes were not mass produced with little thought given to craftsmanship or the individuality of the residents.

Section 30-15-700 is hereby added as follows:

30-15-700 Commercial Design Standards and Guidelines

30-15-701 Introduction

The following commercial design standards and guidelines are intended to improve the quality of commercial areas and how these areas relate to the rest of the Town. Major goals are to improve the pedestrian aspects, compatibility with surrounding neighborhoods, architectural quality, and allow flexibility to promote creativity and avoid monotonous design. Standard corporate design of site layout or architecture may need to be modified to meet the following standards and guidelines.

30-15-702 Pedestrian Connectivity, Building Location and Orientation, and Parking Location

Buildings shall have pedestrian connections with streets and other areas that generate pedestrians on or off site. Connections are needed where pedestrians are concentrated and must be visible and safe from vehicular traffic

in a manner acceptable with the best common practices. This includes the use of corner bulbouts, raised median walkways buffered by landscaping, painted crosswalks, and/or a change in paving material, color, or height.

Building orientation shall be determined with respect to the type of building, type of adjacent streets, and surrounding land uses. Unless a campus style development with lots of landscaping is used, buildings shall be located to provide a frame or edge to streets by abutting the street rather than having large setbacks. Buildings with quality architecture, high quality landscaping, or other amenity shall be located at the street intersections since these are important focal points that need special treatment.

To the extent practical, small retail shops shall be congregated adjacent to wide pedestrian sidewalks and on-street parking with pedestrian friendly street designs as occurs in Berthoud's downtown. To the extent practical, projects should include a mix of uses to encourage pedestrianism, diversity, and demand for goods and services throughout the day.

Within a project the parking location should include shared on-street parking if feasible and appropriate given the site's context. On-site parking lots shall have the majority of spaces located either to the side or rear of buildings as viewed from the street. Generally no more than a single lane with double loaded parking shall be placed between a building and a public right-of-way.

30-15-704 Architectural Dimensions and Facades

Within and relative to the context of an area, buildings shall avoid a single, large, dominant building mass. Changes in mass shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities and not merely for cosmetic effect. Poorly designed false fronts or parapets create an insubstantial appearance and are discouraged. The use of well designed false windows is encouraged to balance the need for attractive architecture and interior need for limited windows.

Building facades shall include a mix of the following features: articulation, changes in texture or pattern, balanced window spacing, changes in roof plane, architectural details, awnings, color variation, landscaping, and the use of quality materials. These elements must be combined in scale with the building and the context of the area to create interest, compatibility, and human scale proportions.

To promote creativity and flexibility, the requirement is for an architectural balance achieved by using various amounts of the above elements. The "context of the area" is a combination of the existing and planned land uses and building types within an area. For example, this means that industrial areas require a different building architecture than retail areas.

Although the main goal is quality architecture, the use of the major elements of Berthoud's historical downtown commercial architecture, as shown in the photo below, is encouraged. These elements include bringing the building up to the sidewalk, a predominance of brick, tall or vertical windows spaced proportionately, recessed entryways, awnings, and architectural details along a squared off roofline.



Photo courtesy of the Little Thompson Valley Pioneer Museum

The following photos provide examples of building facades within the Town of Berthoud that generally meet the above standard of architecture within the context of their area. The photo only refers to what can be seen in the photo and not the entire building or other portions of the building. Also the photos should not be interpreted to mean all the architectural elements shown are desirable.



565 3rd Street

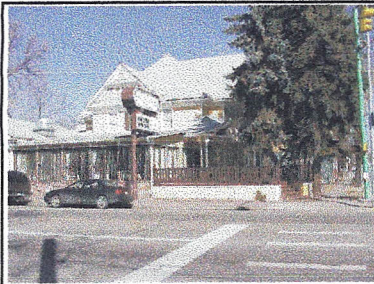


328 Massachusetts Ave.



340 & 344 Mountain Ave.

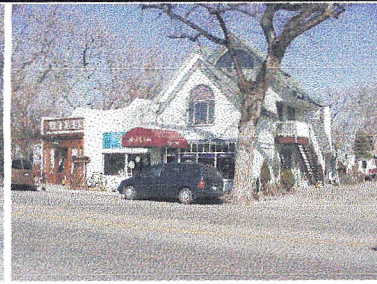
These buildings reflect the historic architecture of Berthoud and have the elements discussed above.



400 Mountain Ave.



908 Mountain Ave.



434 Mountain Ave.

These older buildings represent quality conversions to from residential to commercial. The buildings have varied rooflines, interesting details, balanced window spacing, facade articulation, and variation in color and materials.



505 Mountain Ave.



415 Mountain Ave.



807 Mountain Ave.

These buildings show examples of quality architecture for recent construction of medium sized commercial buildings in Town.



909 Mountain Ave.



220 Bunyan Ave.



705 2nd Street

These photos show how the use of architectural features and landscaping can improve a site.

30-15-800 Compatibility Between Land Uses and Structures

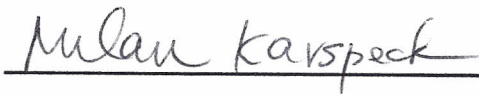
Compatibility between land uses and structures on neighboring properties depends on many factors. Interpretations of what is compatible vary greatly among individuals. The purpose of this section is to ensure general compatibility between properties and to raise the level of discussion on the issue.

The elements involved in compatibility include land uses, architecture, building and lot sizes, site design, quality of materials, screening, separation, access to sunlight, and historical determinations of what is acceptable compatibility. Judgment of compatibility must be based on whether a project's design incorporates best common practices reasonably available to create harmony among properties. This judgment must be done within the context of the development and the property rights landowners have associated with their land.

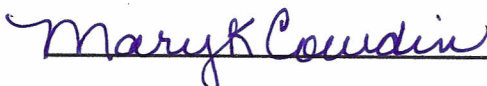
Compatibility among uses must not be interpreted so as to create monotonous repetition or remove the positive interest sometimes created by having stark contrast. Expectations of the level of compatibility must be lower within transition zones of differing land uses, such as between retail and residential. Some elements of compatibility on adjacent properties can be slightly "incompatible" as long it is balanced with higher degrees of compatibility in other elements. For example, high quality architecture limits the need for landscaping, such as occurs in the commercial downtown area. Another example, is the use of quality landscape buffers between residences and highways.

Section 2.

This Ordinance was introduced and read at the regular meeting of the Board of Trustees on March 13, 2001 and a public hearing set for March 27, 2001. At the regular meeting of the Board of Trustees on March 27, 2001 this Ordinance was adopted by the Board of Trustees. This ordinance shall be published and take effect thirty days after publication.



MAYOR: Milan Karspek



Town Clerk: Mary Cowdin

PUBLISH: 3-29-01