



**Garden
Spot of
Colorado**

BLOCK DIVERSITY/ ARCHITECTURE GUIDELINES Information Sheet and Checklist

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The purpose of Block Diversity (Section 30-2-116) and the Architectural Guidelines are to foster new residential development with attractive four-sided architectural designs that create diversity and variety along residential streets. All architectural elevations will need to be approved by the Town in accordance with these guidelines before building permits can be applied for. A Block Diversity Plan is a prerequisite to a building permit for every residential builder and an updated map showing compliance will be required for every building permit.

Single Family Detached Block Diversity Plans are reviewed on the following criteria:

In addition to having unique model types, each model shall have a minimum of two (2) unique architectural elevations. Each elevation shall be distinguishable from one another and shall have at least four (4) of the listed building elements which clearly and obviously distinguish it from other elevations of the same model:

- a. Unique porches and front entries that include different architectural styles, building materials, sizing, or placement;
- b. Exterior materials (e.g. stucco, natural wood, cement fiberboard, rock, brick, etc.);
- c. Garage orientation and point of access. Unique garage styles will also be considered (e.g. carriage doors, raised panel, contemporary, etc.);
- d. Roof types (e.g. gable, hip, lean-to, dormer, etc.);
- e. Creative design alternatives not stated above
- f. Any two elevations that are distinctly different architectural styles (e.g. colonial, cottage, craftsman, farmhouse, French country, modern, ranch, traditional, Tudor, Victorian, etc.) shall be exempt from these requirements.

Block Diversity submittal checklist:

- Complete Block Diversity Application For Each Filing**
- All proposed exterior elevations of proposed structures/graphic visual aids**
 - Provide complete staff-approved building elevations with materials to be used as per the Block Diversity Plan.
- All Color Schemes**
 - Provide complete color scheme package, including trim and body colors to be used as per the Block Diversity Plan.

❑ **Block Diversity Map**

- Copy of Filing Map depicting all lots owned by the builder.
- Legend organized by address with the model, and elevation plan, referencing only the models and elevations submitted with the Block Diversity Plan, (Ex. Colorado Plan Elevation A, is shown on the legend by address). The Block Diversity Plan may either be provided with the Block Diversity Plan submittal, or updated with each building permit (i.e. a reference to the model, elevation, and color scheme can be provided on the permit instead of updating the block diversity map) unless asked for by Town Staff.
- Legend with color scheme (same process as model and elevation) address and only color schemes to be utilized in filing.

Architectural Checklist:

The checklist below outlines the major aspects found in the Berthoud Architectural Guidelines and will be expected to be followed for all new construction in the Town of Berthoud. The guidelines can be found in full on www.berthoud.org.

❑ **Massing**

- Changes in massing are used to avoid blank walls on *all* sides. Architectural importance should be placed on each elevation (four-sided architecture) with particular importance placed where a building is visible from public right-of-way or multi-use path.
- Overly complicated massing and faux windows are avoided.
- Changes in massing should extend a minimum of several feet out from the plane of the façade in order to create a distinctly different mass.

❑ **Materials**

- More than one quality material is used on the exterior of the building.
- Changes in material occur at interior corners or at horizontal planes.

❑ **Front Entrances**

- Transitions such as landscaping, paving, porches, stoops, or canopies are used at individual entrances to residences and from the sidewalk to the door.
- Roof covers for the front door and porch have a height that relates to the pedestrian scale of the street and fit with the overall form of the building mass.
- No uncovered wood decks or perches are located along the front façade.

❑ **Exterior Façade**

- Any vertical steps or fluctuations in the roof ridge should be a minimum of a few feet in difference.
- Windows should be generally consistent across all facades and should generally align with each other in a regular pattern.
- Large areas of blank walls are strongly discouraged along all facades of the house.
- All building facades need to feature building elements that break up the over mass and scale.

❑ **Garage**

- Garages facing the street should be set back several feet behind the plane of the front façade.
- If a third car garage is present, the third space should be setback and within a different massing than the two-car module.

All staff reviews are free of charge and may take from one to three weeks.