Subarea 4 - Northwest Residential

Note: Italic text indicates statements unique to this subarea.

Location of Subarea 4
Illustration II 4.1

II 4.1 General Subarea Character Statements: Existing and Desired

4.1.1 Existing character

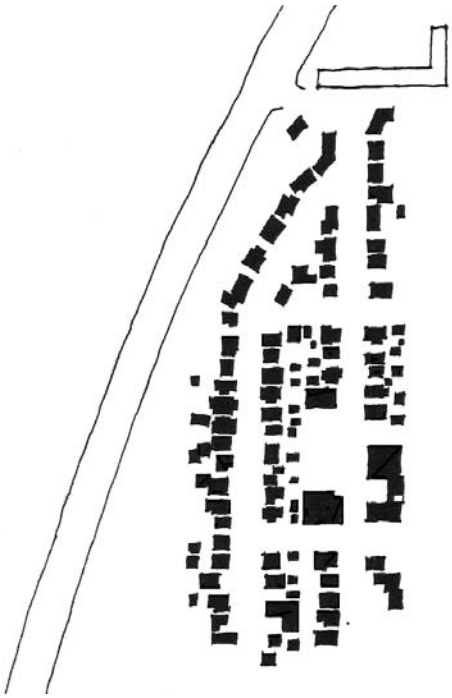
Similar to the character of the northeast residential area, the existing neighborhood character is largely established by smaller, gable or hipped roof frame houses with porches. Many houses are clad in wood lap siding, but a number are also clad in metal or hardboard siding. The majority of the houses are painted white, but some other colors are in evidence: blues, taupes, greens and yellows. Some stucco or brick houses are scattered through the neighborhood.

4.1.2 Desired character

New development, whether residential or commercial/mixed use, should continue the residential character as much as possible, and maintain the traditional gabled roof/porch/lap siding character of the neighborhood even with higher density building types. New buildings should be clad in either horizontal lapped, shingled or ribbed siding, or stucco. These claddings should be coated or painted white or other light colors in keeping with the essential character of the neighborhood, and in contrast with the red-brown brick character of the Main Street core.

It is not necessary to replicate the neighborhood's older residential character in the design of new buildings. However, complimenting the older residential character of the neighborhood is desirable

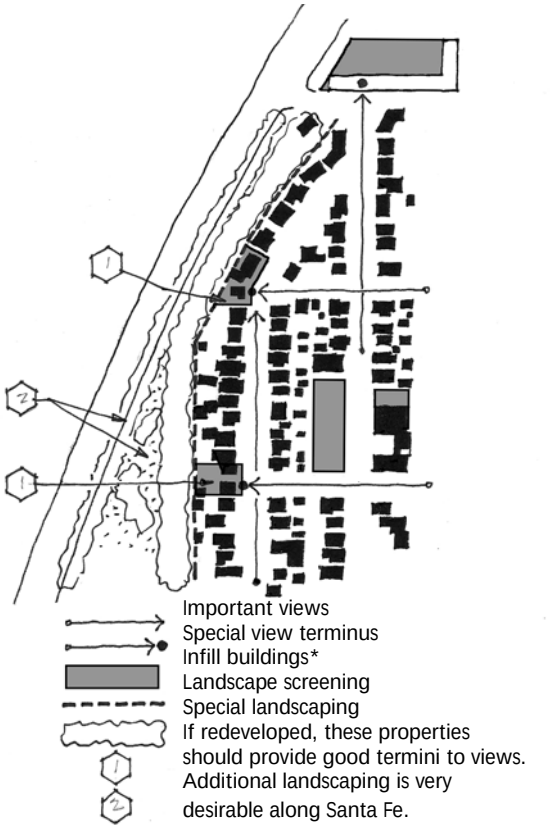
The residences along the west side of Curtice Street back up against South Santa Fe Drive. These lots are on a small bluff which used to form the east bank of the South Platte River. Many trees and much brush remain from the early riverbank environment, which helps screen the back yards of the houses. If and when these houses redevelop, much of this landscaping may be lost, and new structures such as garages, two to four story residential structures, and/or high walls or fences may be constructed. Since this edge presents an important image of downtown Littleton to thousands of passing motorists, it is critical to control this edge in order to create an attractive image, and reinforce its dense landscaping.



EXISTING CHARACTER: Building Pattern
Illustration 4.1.1

II 4.2 Urban Design / Site Plan

4.2.1 Building and use orientation



* Note: On an interim basis, landscape screening may be used to define the edge of a street or open space.

DESIRED CHARACTER: Building Pattern
Illustration 4.1.2

Existing backyards along Santa Fe
Illustration 4.2.1.o9

Objectives

4.2.1.o1 To orient front facades and main entries toward streets and open spaces.

4.2.1.o2 To provide informal observation of streets and open spaces from adjoining buildings.

4.2.1.o3 To create a generally continuous or consistent building edge to the street, which helps to define a sense of place, and focuses pedestrian activity within the public realm of the street.

4.2.1.o4 To coordinate the forms and orientation of buildings to frame views of attractive features along streets, and across open spaces.

4.2.1.o5 To provide an attractive view or focal point at the terminus of streets or designated view corridors.

4.2.1.o6 To orient and design buildings in ways that help define the passage from one subarea to another.

4.2.1.o7 To provide facades that face the public realm (such as streets and parks) with the building's highest level of design attention, and the building's best quality materials.

4.2.1.o8 To design the building's rear or side facades with sufficient design attention and quality of materials to maintain the value of adjoining properties and, in renovations, the value of the existing building itself.

4.2.1.o9 ***To design the rear facades of the principal building and/or its ancillary buildings such as garages and sheds, with sufficient design attention and quality of materials to present a good image to South Santa Fe Drive.***

4.2.1.o10 To edge a street or public open space with active uses at the ground level.

Standards

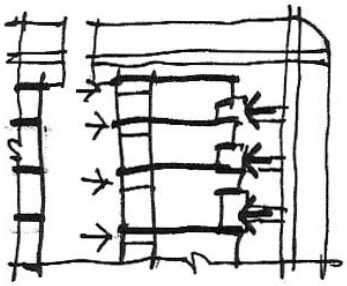
4.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.

4.2.1.s2 ***Facades that face South Curtice Street and South Nevada Street shall be designed to be the primary façade, including such components as:***

- ***High quality materials.***
- ***Large windows and entries.***
- ***Highest level of design and details.***

Guidelines

4.2.1.g1 The majority of the building façade should be oriented parallel to the street on which it fronts.



Acceptable example
Illustration 4.2.2.s1

4.2.2 Pedestrian and vehicular access

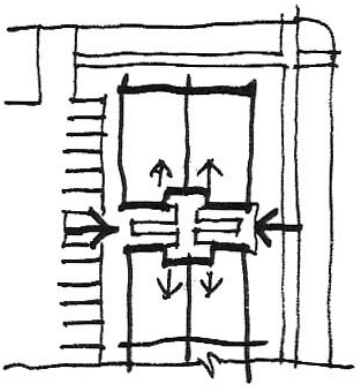
Objectives

4.2.2.o1 To promote security on a street or public open space by providing frequent points of building access from the street or open space.

4.2.2.o2 To minimize conflicts between automobiles, trucks, and pedestrians.

Standards

4.2.2.s1 Ground floor uses shall each have a public pedestrian entry directly connected to the public sidewalk along the street.

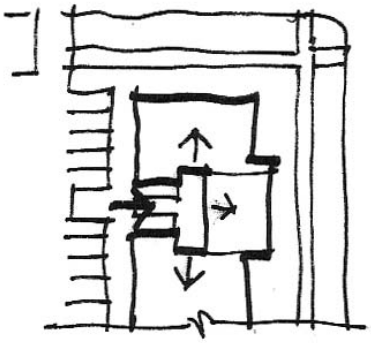


Acceptable example

4.2.2.s2 Residential access may be off of internal courts. However, these internal courts shall be directly accessible from the street.

4.2.2.s3 ***Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support South Curtice and South Nevada as walkable streets.***

4.2.2.s4 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.

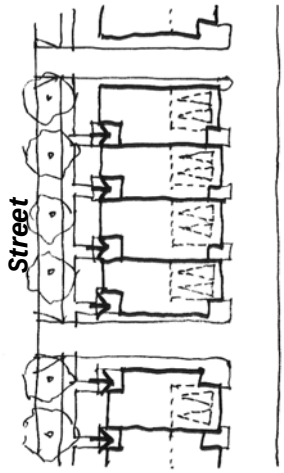


Unacceptable example
Illustration 4.2.2.s1

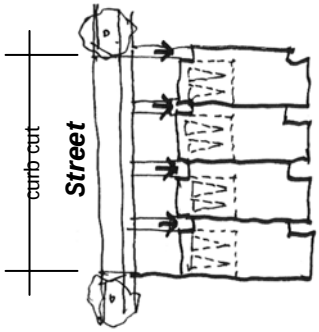
4.2.2.s5 Driveways and ramps shall be generally perpendicular to the street.

Guidelines

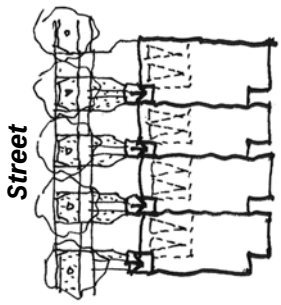
4.2.2.g1 Each multi-story building should have one clearly identifiable "front door" that faces the street.



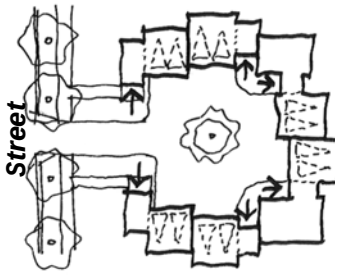
Desirable example



Unacceptable example



Undesirable example



Undesirable example

Illustration 4.2.3.g3

4.2.2.g2 Each block face should have multiple building entries.

4.2.2.g3 Sharing of vehicle entries between two adjacent parking lots is strongly encouraged.

4.2.3 Parking lots and garage locations

Objectives

4.2.3.o1 To place parking lots and garages to the rear or sides of buildings, rather than in the front of buildings.

4.2.3.o2 Where visible from the street or public open space, to minimize the visibility of vehicles within parking lots or garages.

4.2.3.o3 To minimize the impact of inactive parking lots or garages on the continuity of active uses such as residential, mixed use, retail or office.

4.2.3.o4 To minimize the impact of vehicle noise, and headlights from within parking lots and garages onto adjacent residential uses, particularly front and side facades.

Standards

4.2.3.s1 Parking lots shall not be located between the front, street-facing facade of the building and the street.

4.2.3.s2 Side parking lots shall be screened from the street by low walls, landscaping, and/or railings that effectively conceal parked cars.

Guidelines

4.2.3.g1 Whenever possible, parking structures or lots should be sited internally to the block so that parking structure or parking lot street frontages are avoided.

4.2.3.g2 Parking lots should be located to the side or rear of buildings.

4.2.3.g3 Where alleys are not available and garages must be accessed from the street, driveways should be spaced to allow regular placement of street trees or shared to allow clustered garage access.

4.2.4 Service areas, trash enclosures, utility and mechanical equipment locations

Objectives

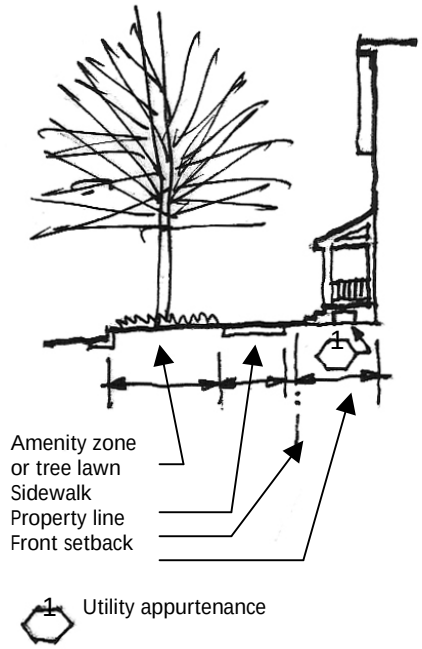


Illustration 4.2.4.s1

4.2.4.o1 Through careful location, to minimize the visibility and noise of service areas, trash storage, and mechanical/ electrical equipment from streets, parks, and adjoining properties.

Standards

4.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where it must be in the amenity zone or tree lawn, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment.

4.2.4.s2 Utility meters shall not be mounted on the front, street facing façade of the building, but shall be mounted on the side or rear facades wherever possible.

4.2.4.s3 Service areas and refuse storage areas shall not front onto any street or public open space in this subarea.

Guidelines

4.2.4.g1 Refuse storage and pick-up areas in the alley should be combined with other service and loading areas to the extent practicable.

4.2.4.g2 The use of alleys is encouraged to locate all mechanical, electrical and utility equipment to the extent possible.

4.2.4.g3 Satellite dishes and antennae should be located so as to not be visible from the street.

4.2.4.g4 ***Air conditioning units should not be located on sloping roofs seen from the street. They should be located either on grade or on the sloping roof at the back of the house.***

4.2.4.g5 ***Solar panels should be mounted flat on to a sloping roof.***

4.2.5 On-site open space provision and location

Objectives

4.2.5.o1 To create usable open spaces suitable for the uses on the property.

Illustration 4.2.5

4.2.5.o2 To create areas and spaces on the property, where appropriate, for the purposes of maintaining privacy between adjoining uses and for exposure to sunlight and/or daylight.

4.2.5.o3 To generally maintain and reinforce the existing spatial character of the street.

Standards

4.2.5.s1 Building front setbacks shall be at least 10 feet where not otherwise required to be

Guidelines

4.2.5.g1 Privacy should be achieved by careful location of windows and the use of solid party walls rather than increased spacing between buildings.

4.2.5.g2 Usable open spaces serving residential and non-residential uses should be located close to the uses served and may be provided by balconies or roof gardens.

II 4.3 Architecture

4.3.1 Building scale, form, massing and character

Objectives

Illustration 4.3.1.o7

4.3.1.o1 To create buildings that provide human scale, interest and variation.

4.3.1.o2 ***To maintain a residential character within the neighborhood by breaking the building down into smaller forms, and elements.***

4.3.1.o3 To create occasional special building forms that terminate views, emphasize intersections, help define the passage between subareas, provide varied skylines and establish landmarks.

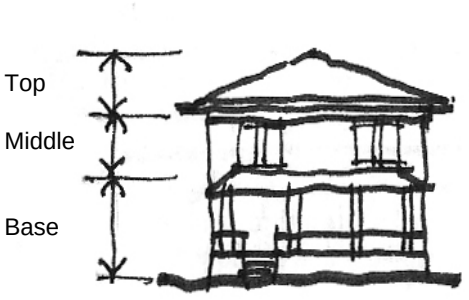
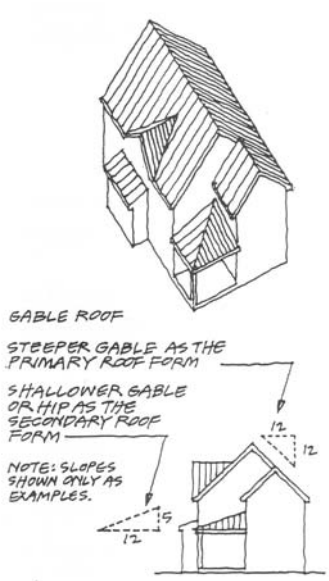


Illustration 4.3.1.sa1

4.3.1.o4 To emphasize the entry or entries to a building.

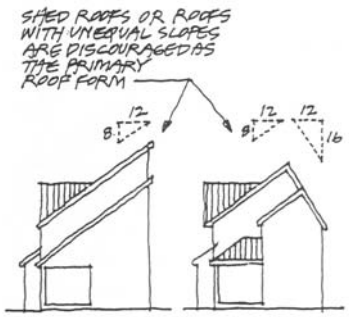
4.3.1.o5 To promote sun and sky exposure to public streets and open spaces.

4.3.1.o6 To moderate scale changes between adjacent buildings.



Example of an acceptable option (gable)

Example of an acceptable option (hip)



Example of an undesirable option (shed)

Illustration 4.3.2.sa2

4.3.1.o7 ***To compliment the existing older residential structures in the neighborhood.***

4.3.1.o8 To create visual interest through the interplay of sunlight and shadow.

4.3.1o9 To rehabilitate existing, older structures in ways that maintain their original character.

a. New construction

Standards

4.3.1.sa1 Buildings shall be designed to provide human scale, interest and variety while maintaining an overall sense of relationship with adjoining or nearby buildings. Examples of techniques that meet this objective are:

- Variation in the building forms such as recessed or projecting bays;
- Expression of architectural or structural modules and detail;
- Diversity of window size, shape or patterns that relate to interior functions;
- Emphasis of building entries through projecting or recessed forms, detail, color or materials;
- Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;
- Tighter, more frequent rhythm of column/bay spacing, subdividing the building façade into smaller, more human scaled elements.

4.3.1.sa2 ***New buildings and additions to existing buildings shall respect the forms and character of existing older residential buildings in the subarea. Such forms and architectural elements that establish this character are:***

- ***Sloped roofs such as simple gabled or hipped roofs, with occasional gambrel roofs;***

Illustration 4.3.1.sa2

Illustration 4.3.1.sa2

- ***Porches and raised ground floors;***
- ***Vertically proportioned windows;***
- ***Simple rectangular building forms with 'add-ons' such as bay windows, rear 'sleeping porches', vestibules, etc.;***
- ***Dormers.***

4.3.1.sa3 ***Primary building facades shall include some elements that provide a change in plane that create interest through the interplay of light and shadow. Examples of such elements are:***

- ***Porches;***
- ***Bay windows and other projecting bays;***
- ***Dormers;***
- ***Overhanging eaves;***
- ***Changing textures and patterns such as fish-scale siding in the gable end and lap siding elsewhere on the building.***

Guidelines

4.3.1.ga1 ***Where the use is already in place at the time of the adoption of these standards and guidelines, flat roofs may be appropriate for institutional and commercial building additions and new replacement buildings.***

4.3.1.ga2 ***Flat roofs may be appropriate for ancillary buildings such as garages and simple additions where the primary building's gabled or hipped roof form should be emphasized.***

4.3.1.ga3 ***While other non-residential uses are allowed in this subarea, such as schools, churches and small offices, where these uses are new to the subarea (beginning after the adoption of these standards and guidelines) they should include roof forms, architectural elements, materials and colors similar to such elements found on the existing***

residential structures in the subarea. These elements are listed in 4.3.1.sa2 and sa3. As described above, blending into the existing character is preferred because the size of the subarea is too small to absorb many differing forms without losing an identifiable character.

4.3.1.ga4 Distinctive corner, entry treatments and other architectural features may be designed to respond to specific contextual opportunities such as:

- Terminating a view;
- Emphasizing an intersection between two streets;
- Acting as a 'gateway' into the subarea.

Example of an original perceived line of roofs from the street.

Second floor set back from the face of the front façade. Some of original front roof slope maintained.

Example of a more desirable change in the perceived line of roofs.

Second floor extended up from the face of the front facade.

Example of undesirable change in the perceived line of roofs.

Illustration 4.3.1.gb7

b. Rehabilitation of existing structures

Standards

No additional standards.

Guidelines

4.3.1.gb1 The original porch should be preserved whenever feasible. Replacement posts and balusters should match the originals. Avoid replacing the original posts and railings with wrought iron, pipe columns, metal railings, and dimensional lumber.

4.3.1.gb2 Existing, older open porches should not be enclosed.

4.3.1.gb3 The function, proportion, and decorative features of the original front door (including its frame, sill, head, jamb, moldings and any flanking windows) should be preserved.

4.3.1.gb4 Original details and ornament found on the building should be preserved, and repaired.

4.3.1.gb5 The functional and decorative features of the original windows should be preserved. Retain the position, type, number, and groupings of the original windows, particularly on significant facades.

4.3.1.gb6 An original window should not be replaced with a new window which is different in size (often smaller), proportion, or shape.

4.3.1.gb7 The original roof form should be preserved. Avoid altering the angle of the roof. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.

4.3.1.gb8 On sloping roofs, skylights should be the flat type, not the bubble type, mounted parallel and generally flush with the roof on the less visible sides of the roof.

4.3.1.gb9 The perceived line and orientation of the roof as seen from the street should be maintained.

4.3.1.gb10 Where an original feature is missing and cannot be documented, a new feature of simplified but similar design to the period should be provided.

4.3.1.gb11 Additions and alterations should avoid obscuring or removing significant features on the original building.

4.3.1.gb12 Additions should be placed at the rear of the building, set back from the front of the original building, or set apart and connected by a simple link to the original building.

4.3.1.gb13 Additions should be visually subordinate to the original building either in scale, character, or material. However, exceptions to this approach may be appropriate if the use requires greater space, or if the original building is already larger in scale.

4.3.1.gb14 In general, additions should expand and compliment the existing architectural character of the building through the use of the same or very similar roof forms and materials, window shapes and patterns, wall configurations and materials, and entry design. However, exceptions may be appropriate if the original structure is not of sufficient quality to emulate, or where a contrasting relationship would be better.

4.3.1.gb15 Additions and alterations should be recognized as products of their own time.

4.3.1.gb16 In most cases, roof-top additions (pop-tops) should be set back from the front facade of the existing building to maintain the original profile of the building as seen from

the street. Exceptions to this approach may be appropriate where the house itself does not warrant this treatment, or the adjoining houses already have a two-story profile along the street.

4.3.1.gb17 In general, roof-top additions (pop-tops) should be subordinate to the original building in mass and scale. However, exceptions may be made if the original house is not architecturally substantial enough to warrant this approach.

4.3.1.gb18 Most roof-top additions (pop-tops) should maintain the roof character and form of the original building. However, exceptions may be appropriate where the original house is not of sufficient quality to emulate, or a contrast between the addition and the original house is a better relationship.

4.3.1.gb19 Roof-top additions should incorporate windows similar in character to those found in the original structure. However, exceptions may be appropriate if the character of the original house is not of sufficient quality to emulate, or preserve, or if contrasting windows or window patterns creates a better relationship.

4.3.1.gb20 Accessory buildings such as garages, carriage houses and storage sheds should be placed at the rear of the original building or substantially back from the front facade of the original building, even when no alley is available.

4.3.1.gb21 Accessory buildings such as garages, carriage houses and storage sheds should be kept separate and distinct from the original building as much as possible so as to avoid a continuous house form from the front setback to the rear setback.

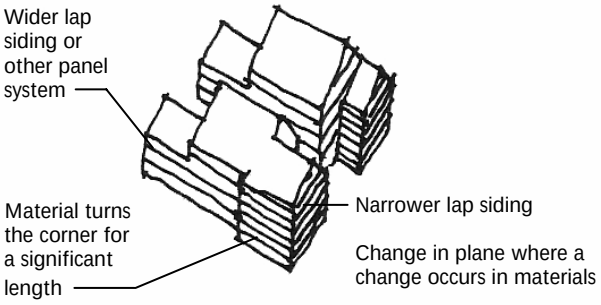
4.3.2 Building materials

Illustration 4.3.2.02

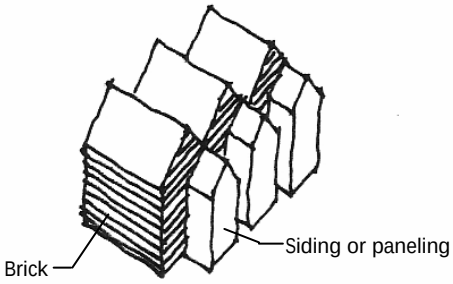
4.3.2.o1 To use highly transparent glass with low reflectivity for all windows in buildings within the subarea.

4.3.2.o2 To use materials that reflect the predominate materials of the subarea.

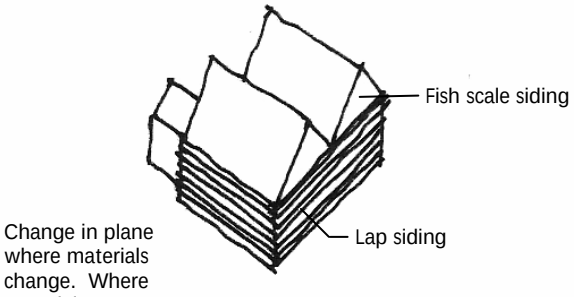
4.3.2.o3 To use lasting materials that weather well and gracefully age.



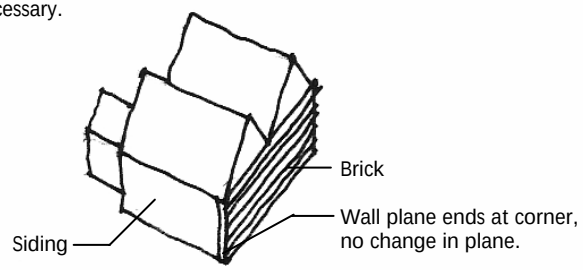
Acceptable example



Acceptable example



Acceptable example



Unacceptable example

Illustration 4.3.2.ga5

4.3.2.o4 To use materials that need less maintenance and that resist vandalism.

4.3.2.o5 To use materials that incorporate human scale in their modules and have the ability to receive and / or provide detail and textural relief.

4.3.2.o6 To repair rather than replace existing materials as much as possible, where existing structures are to be rehabilitated.

4.3.2.o7 To use materials in additions and alterations that compliment the materials found in the original building.

a. *New construction*

Standards

4.3.2.sa1 Highly transparent glass shall be provided in all windows and storefronts.

4.3.2.sa2 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the subarea. However, a one or two coat 'hard coat' cement stucco system with a synthetic finish (typically, a 100 percent acrylic-based coating) is acceptable.

Guidelines

4.3.2.ga1 ***The primary exterior wall material should be a horizontal lap siding with six inches or less exposed lap. A high quality hardboard material is preferred over wood, metal or vinyl siding.***

4.3.2.ga2 ***Cement stucco or the two-coat 'hard coat' cement stucco system described in 4.3.2.sa may be used as a primary exterior wall material.***

4.3.2.ga3 ***Occasionally, modular red or red-brown brick may be used as a primary exterior wall material.***

4.3.2.ga4 Window, door and storefront framing systems should be composed of either wood, metal clad wood, or metal. Vinyl window frames are strongly discouraged. Replacement windows and storefronts in designated buildings in the Main Street Historic District should match as closely as possible the original framing and materials.

4.3.2.ga5 ***Where differing materials are used on a single building, they should express complete forms or logical construction practices and not separate wall planes.***

4.3.2.ga6 ***Some materials are better used together than others. Examples of successful combinations are:***

- ***Brick and stucco;***
- ***Brick and horizontal siding where the siding is used on a secondary bay or 'add-on'.***
- ***Horizontal siding and other paneling.***

Doubtful combinations are:

- ***Stucco and siding.***

4.3.2.ga7 ***Stone and other masonry products are seldom used in this subarea except on foundation walls and, therefore should not be used in new buildings and additions.***

4.3.2.ga8 Where stucco is used as a wall material, it should be used as a primary wall material, not as incidental trim or small in-fill patches.

b ***Rehabilitation of existing structures***

Standards

No additional standards.

Guidelines

4.3.2.gb1 Avoid painting unpainted masonry (particularly brick) walls where possible. Gently clean and repair existing masonry, using low pressure water and detergents and natural bristle brushes.

4.3.2.gb2 Repoint existing mortar joints, if needed, with mortar that duplicates the old mortar in strength, composition, color and texture.

4.3.2.gb3 Where existing masonry walls have been painted, remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g. hand scraping) prior to repainting.

4.3.2.gb4 Where existing wood siding has been painted, remove damaged or deteriorated

paint only to the next sound layer using the gentlest method possible (eg. hand scraping) prior to repainting.

4.3.2.gb5 Colors that are historically appropriate to the building or the district should be used in any repainting.

4.3.2.gb6 Avoid resurfacing or replacing wood siding with other materials such as metal siding if possible. Where such resurfacing or replacement is the most feasible alternative, use materials and detailing that follows the original cladding pattern and detailing as closely as possible.

4.3.2.gb7 Replacement windows should be constructed or finished in materials as similar as possible to the original window materials and their finishes.

4.3.2.gb8 Where the replacement of original materials is necessary, the new materials should appear as similar in character as possible to the original materials.

4.3.2.gb9 Where roof materials must be replaced, or where new additions add to the roof form of the original building, new roof materials should be similar in appearance to the original materials, both in texture, shape and color.

4.3.2.gb10 Roof-top additions (pop-tops) should use materials compatible with those found in the original structure, and/or those typically found in the upper stories of neighboring houses.

4.3.3 Parking structures

Objectives

4.3.3.o1 To minimize the visual impact of parked cars on the pedestrian experience and the street environment.

4.3.3.o2 To maintain pedestrian activity and interest along any parking garage street frontage, or frontage along a public open space by providing usable space on the ground floor, and/or through architectural treatment.

4.3.3.o3 To avoid large areas of undifferentiated or blank facades.

4.3.3.o4 Where near designated historic buildings or within the Main Street Historic District, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.

Standards

4.3.3.s1 Multi-story parking structures (2 levels or more) with facades facing public streets and adjacent to commercial, mixed use, or residential uses shall provide commercial, live-work, residential and/or institutional space for not less than 50 percent of the garage's ground level street facing frontage, or the design and structure of the ground floor street frontage shall be able to accommodate in the future one of the above listed uses.

4.3.3.s2 Parking garage openings shall be vertically and horizontally aligned when viewed from a public street.

4.3.3.s3 Each building facade oriented to the street or public space shall include architectural variety and scale through the use of such elements as: expressions of building structure; patterns of window, door or other openings that provide surface variation through change of plane; change in color; change in texture; change in material module or pattern; art, signs or ornament integral with the building.

4.3.3.s4 Street oriented facades shall conceal or effectively reduce the impact of parked cars and light sources from the exterior view for the full height of the structure.

Guidelines

4.3.3.g1 Sloping ramps should not be visible within the street facade of any parking structure.

4.3.4 Building lighting

Objectives ***(see also: Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code)***

4.3.4.o1 To add to the general image of a safe, well-lit street environment.

4.3.4.o3 To provide lighting for safety and ease of access at building entries.

4.3.4.o4 To avoid significant night sky light pollution.

4.3.4.o5 To avoid glare into residential uses.

Standards

4.3.4.s1 Primary building entries shall be externally lit so as to promote a more secure environment at the door, emphasize the primary point of entry into the building and provide sufficient lighting for efficient access into the building.

4.3.4.s2 Entry lighting shall complement the building's architecture. Standard security lighting shall not be allowed.

Guidelines

4.3.4.g1 Garage entries and service areas off of alleys should be adequately lit by lighting fixtures that do not create glare or night sky light pollution. Mount light fixtures on the building whenever possible.

4.3.5 Roof-top design and mechanical equipment screening

Objectives

4.3.5.o1 To maintain the integrity of architecturally designed building tops.

4.3.5.o2 To significantly reduce or eliminate the visual clutter of rooftop equipment as seen from the street or public open space.

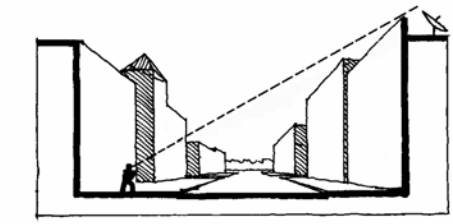


Illustration 4.3.5.o2

4.3.5.o3 To reduce equipment noise impacts on adjacent residential uses.

Standards

4.3.5.s1 All roofs mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened, or set back from view from a public street.

Guidelines

4.3.5.g1 ***In mixed-use development, if residential uses are located near mechanical equipment, care should be taken to mitigate the impacts of noise and odors.***

4.3.5.g2 ***Air conditioning units located in side yards should be screened with a solid or appropriately louvered or latticed wall so as to reduce their noise impacts on the adjoining property.***

II 4.4 Landscape Architecture

The landscape architecture section of this document references the City of Littleton Landscape Design Criteria Manual (here in referred to as the Landscape Manual) and Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code. Quantity, quality, size, and type of plant materials required are identified in the Landscape Manual. Where the quantity, size, or type of plant material is given in these guidelines, the guidelines supercede the Landscape manual.

4.4.1 Open space on private property

Objectives

4.4.1.o1 To insure that no part of the final development is left without deliberate and well-designed hardscape and/or landscape treatment.

4.4.1.o2 To reinforce the pedestrian environment established in the adjoining street right-of-way.

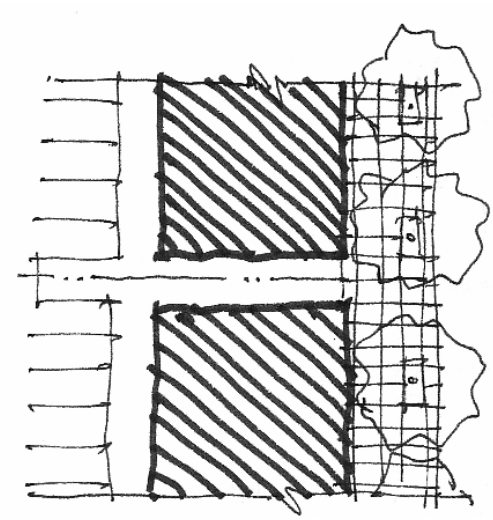
4.4.1.o3 To create private hardscape and landscape that enhances the quality of the public realm.

4.4.1.o4 To create private hardscape and landscape that maintains and enhances the value of adjoining property.

4.4.1.o5 To provide private hardscape and landscape that adds value to the uses on the property.

4.4.1.o6 To create usable open spaces for the occupants of the uses on the property.

4.4.1.07 To ensure adequate buffering between adjacent land uses.



Side yard as a passageway
Illustration 4.4.1.s3

Standards

4.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.

4.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.

4.4.1.s3 Where a side setback occurs, it shall be landscaped either as a buffer to the adjoining property; as a continuation of landscaping between properties; as usable

10% of the lot's interior is landscaped exclusive of parking lot screening (see 4.4.2.s4).
4 feet wide parking lot screening (see 4.4.2.s4).

open space for residents or employees within the property; or as a landscaped passageway from the property to the street. In no case, however, shall the side yard setback be primarily used for outdoor storage, animal pens, refuse container and utility equipment locations, or other ancillary uses not related to landscaped or usable open space.

s2a

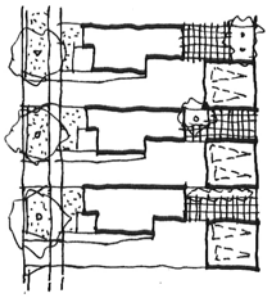


Illustration 4.4.1.g2

Guidelines

4.4.1.g1 Front yards should be entirely landscaped with living plant material with the exception of walkways and areas along the foundation walls that may be require to be non-irrigated.

4.4.1.g2 Rear yards may be composed of more hard surfacing to create decks and patios, with limited landscaping.

4.4.2 Parking areas

Objectives

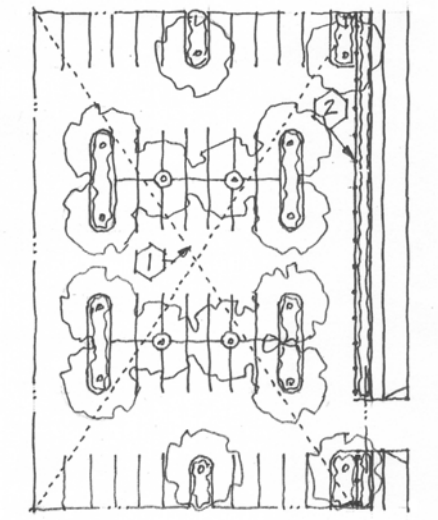
4.4.2.o1 To reduce the scale of surface parking lots.

4.4.2.o2 To soften the appearance of parking lots with the addition of landscaping.

4.4.2.o3 To reduce the overall amount of heat re-radiated from parking areas.

4.4.2.o4 To provide some shade for parked vehicles.

4.4.2.o5 To screen the view of surface parking lots and the cars in them from adjoining streets, public open spaces, pedestrian paths and bikeways.



1. 10% of the lot's interior is landscaped exclusive of parking lot screening (see 4.4.2.s4).
2. 4 feet-wide parking lot screening (see 4.4.2.s4).

Example of large parking lot interior landscaping at 10 percent
Illustration 4.4.2.s2a

Standards

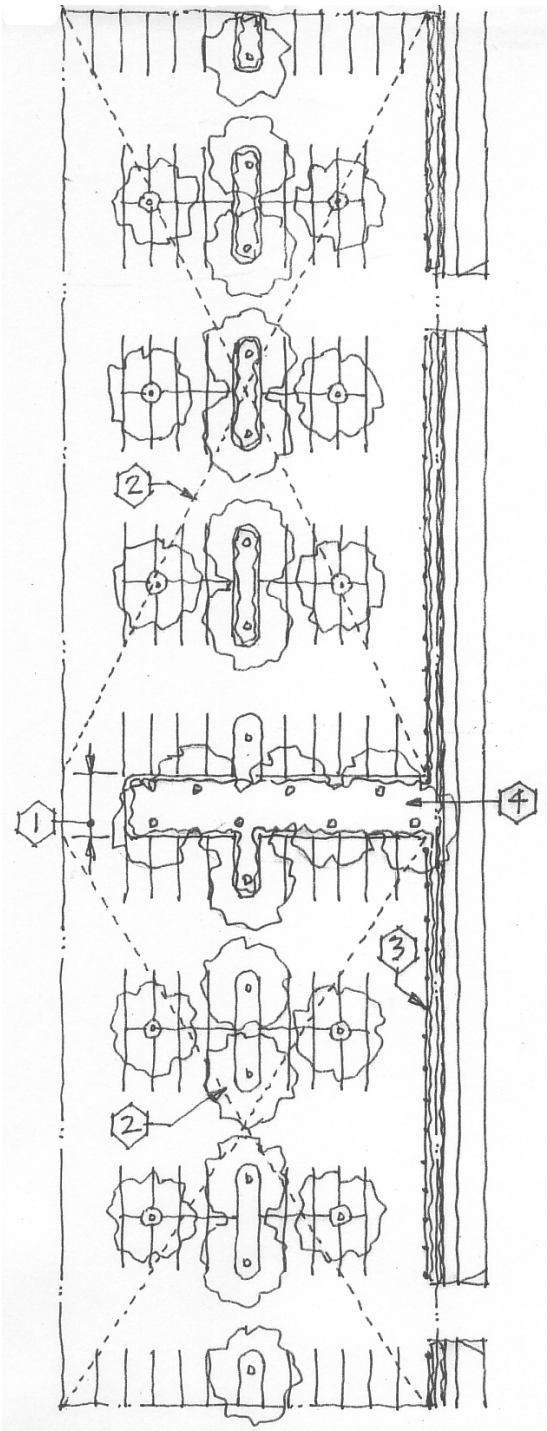
4.4.2.s1 Coverage: At least 5 percent of the interior area of a parking lot, including the area for parking lot screening (see 1.4.2.s4) shall be landscaped if the lot contains fifteen (15) or more spaces. This requirement shall be counted toward the unobstructed open space requirements of each zone district. At least 75 percent of the required landscaped area shall include living plant material. (This 75 percent living plant material coverage requirement shall be met within three years of planting.)

4.4.2.s2 Larger parking lots containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall

impact by at least one of the following approaches; 1) increasing the interior parking lot landscaping requirement to a minimum of 10 percent of the parking lot area, excluding areas used for parking lot screening; 2) in addition to the requirement for at least 5 percent of the parking lot interior to be landscaped, dividing the parking lot into visual segments by either breaking the lot up into visually separate lots with at least a 20 foot wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street, or by creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10 foot wide landscape zone running the length of, at most, every third double-sided parking row. All landscaped areas that divide parking lots shall include shade trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

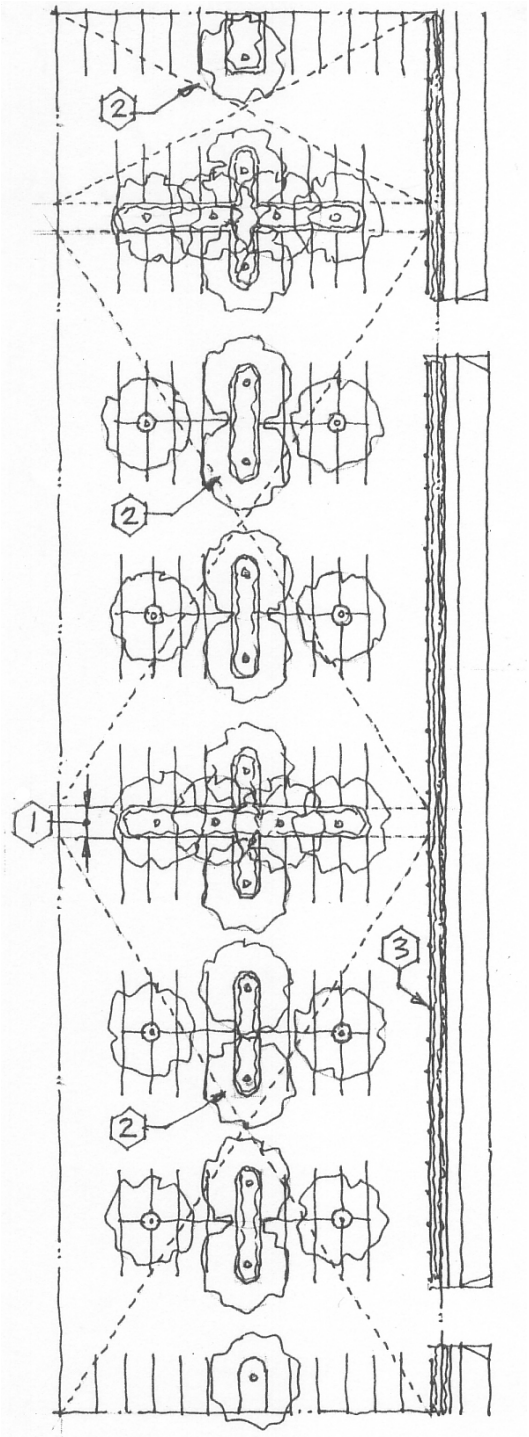
4.4.2.s3 Islands: Landscaped parking lot islands shall be delineated by a clear physical barrier, such as concrete or cut stone curbs to protect the plant material from vehicular damage. Landscape timbers are not acceptable in this subarea. All islands shall be irrigated in conformance with the Landscape Manual**.**

The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), low evergreen shrubs or ground cover and a mulch installed over a weed barrier fabric. Ornamental shrubs, boulders and flower areas may be added as accents where appropriate. Islands should be spaced so as to maximize the amount of shade afforded by trees while minimizing large expanses of uninterrupted pavement.



1. 20 foot wide landscaped parking lot separation area.
2. Interior landscaping at 5 percent of the lot, exclusive of the separation area and parking lot screening.
3. 4 foot wide parking lot screening.
4. Parking lot separation area must be visually break the lot at a street, or public open space.

Example of large parking lot interior landscaping with visually separate lot segments.
Illustration 4.4.2.s2b



1. 10 foot wide landscaped divider.
2. Interior landscaping at 5 percent of the lot, exclusive of the planting dividers and parking lot screening.
3. 4 foot wide parking lot screening.

Example of large parking lot interior landscaping with landscape dividers.
Illustration 4.4.2.s2c

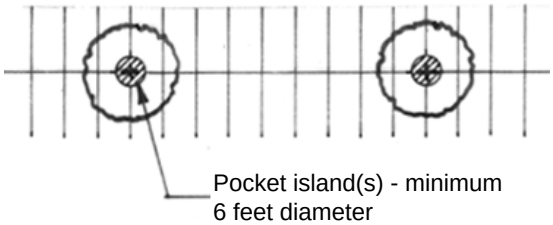


Illustration 4.4.2.s3

Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical concrete curb at least 6 inches high. Pocket islands may count double their area for any landscaping percentage requirement.

Example of pocket islands
Illustration 4.4.2.s3a

4.4.2.s4 Parking Lot Screening: Where a parking lot adjoins a street, the screening of cars is required using such methods as:

- A landscape zone at least 8 feet wide and extending the distance that the lot adjoins the street, not including driveways and exclusive of car bumper overhangs, planted with at least two rows of shrubs (at least one row planted to create a consistent hedge) with a spacing of no greater than 3 feet on center. A row of trees at a maximum spacing of 30 feet on center may be substituted for one row of shrubs. Other groundcover lower than 3 feet high is needed when trees are substituted for shrubs. Shrub height shall be at least 2 ft. installed but maintained no higher than 3 ft. 6 in. at maturity.

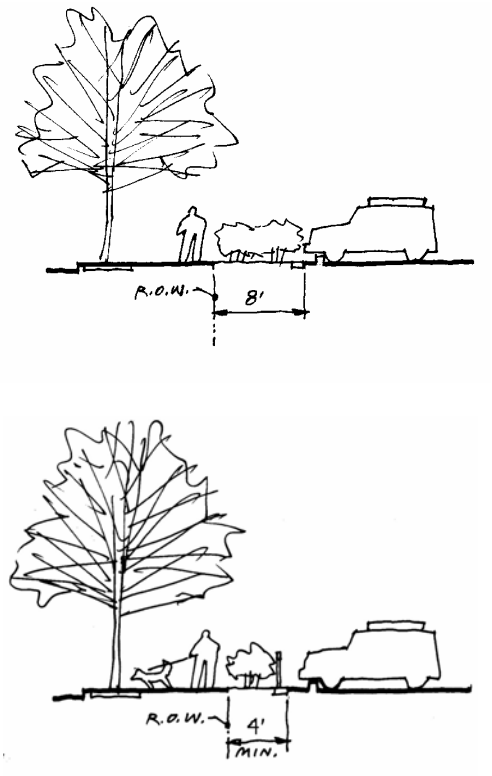


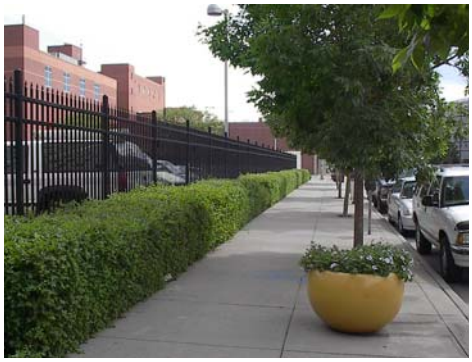
Illustration 4.4.2.s4

- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6 in. at maturity, and a railing or solid masonry wall at least 3 feet 6 inches high.

4.4.2.s5 Where parking lots are used primarily for truck parking, the screening of trucks from the street side and rear property lines is required using such methods as:

- A row of trees, deciduous or evergreen, no further apart than 30 feet on center within a landscaped zone 8 feet wide.

Example of a low railing and hedge
Illustration 4.4.2.s4a



Example of a tall railing and hedge
Illustration 4.4.2.s4b

Example of a wall and hedge
Illustration 4.4.2.s4c

- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6 in. at maturity, and a quality metal railing fence (not chain link) at least 8 feet high. The spacing between fence pickets shall be no greater than 4 inches in any direction.

- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed, and a solid masonry wall at least 8 feet high.

Guidelines

4.4.2.g1 The number and initial size of shade trees should be maximized in the landscaping of parking lots. Landscaped area requirements may be reduced if a greater number or size of trees is provided other than required or expected.

4.4.3 Site distance triangles

Objectives

4.4.3.o1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.

Standards

4.4.3.s1 All motor vehicle access points to a site shall be designed with traffic, bicycle and pedestrian safety in mind. All projects shall be subject to the Sight Distance Triangles Provisions in Section 7 of the Landscape Manual.

Guidelines

None.

4.4.4 Existing landscaping

Objectives

4.4.4.o1 To save and reuse existing healthy trees and shrubs to the extent possible.

4.4.4.o2 To insure that all existing trees and plants that are incorporated into the landscape

design are adequately protected and maintained during construction.

Standards

4.4.4.s1 All projects shall be subject to the Existing Landscaping provisions in Section 7 of the Landscape Manual.

Guidelines

None.

4.4.5 Screening, walls and fencing

Objectives

4.4.5.o1 To screen or block from view outside trash receptacles; loading docks, open storage areas and utility boxes/equipment from public sidewalks, streets, bikeways and other areas from which the property is visible.

4.4.5.o2 To provide security and privacy for private and common open spaces not open to the general public.

4.4.5.o3 To relate the design and materials of fences and walls to the architecture and/or landscape architecture of the project.

Standards

4.4.5.s1 Outside trash receptacles, loading docks, open storage areas and utility boxes shall be screened from public sidewalks, streets and other areas from which the property is visible. Screening for such areas shall be opaque and be provided for by means of walls or solid fences. Landscape screening is not acceptable.

4.4.5.s2 All utility boxes, which include electric transformers, switch gearboxes, cable television boxes, telephone pedestals and boxes, shall be screened on the sides visible from the public rights of way that are not used for service access.

4.4.5.s3 Screening enclosures for refuse containers and service areas shall be incorporated into building architecture and utilize the same materials as the principle building to be greatest degree practicable. Trash receptacles and dumpsters shall be entirely screened from view and enclosed by a solid, gated wall or fence. Screen walls and fences shall be one foot higher than the object being screened. An opaque metal

gate shall be included where required for complete screening. The trash enclosure shall be sited so the service vehicle can conveniently access the enclosure and maneuver without backing onto a public right of way.

4.4.5.s4 All trash containers must be covered.

Guidelines

4.4.5.g1 ***If front yard fencing is provided, it should be no higher than 3 feet 6 inches and should be made of metal, preferably vertical metal pickets.***

4.4.5.g2 ***Security fencing that is directly visible or adjoins the street and is not primarily related to service areas and trash enclosures should be composed of metal, preferably vertical pickets, and be generally transparent.***

4.4.6 Private open space, detention areas and drainage channels

Objectives

4.4.6.o1 To insure that private open space, detention areas and drainage channels, not designated as natural areas be designed and landscaped in such a manner to blend properly with the property and adjacent uses.

Standards

4.4.6.s1 All projects shall be subject to the Existing Landscaping provisions in Section 7 of the Landscape Manual.

Guidelines

None.

4.4.7 Site lighting/parking lot lighting

Objectives

4.4.7.o 1 To define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized.

4.4.7.o2 To preserve safety, security and the nighttime use and enjoyment of property.

4.4.7.o3 To curtail the degradation of the nighttime visual environment.

4.4.7.o4 To encourage lighting practices that direct appropriate amounts of light where and when it is needed.

4.4.7.o5 To increase the use of energy-efficient sources.

4.4.7.o6 To decrease the wastage of light and glare resulting from over lighting and poorly shielded or inappropriately directed lighting fixtures.

4.4.7.o7 To provide interest and identity through architectural and landscape lighting.

Standards

4.4.7.s1 All lighting shall comply with Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code.

4.4.7.s2 Private and/or open spaces accessible to the public shall be lit to accommodate expected activities and events.

4.4.7.s3 Where the light source is directly visible, the luminaires shall be designed to incorporate elements to reduce glare, such as translucent, obscure or refracting lenses; low wattage light sources or shielding devices.

4.4.7.s4 Parking lot light type shall be fully shielded luminaires mounted on poles no higher than 20 feet and be consistent in color.

4.4.7.s5 Lighting shall not provide objectionable glare onto adjoining properties.

4.4.7.s6 Pedestrian lights shall be provided in paths between buildings from parking areas to building entries or public streets.

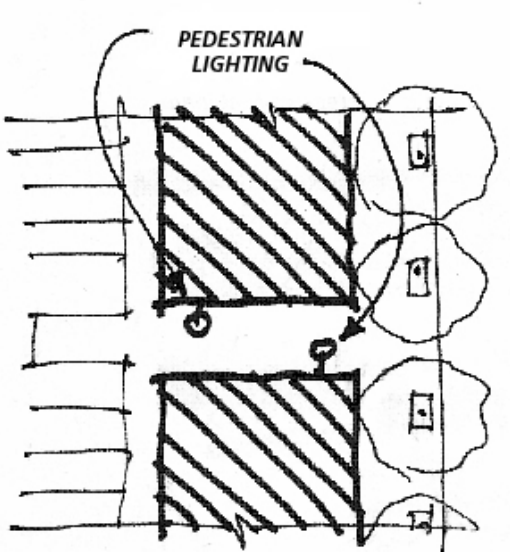


Illustration 4.4.7.s6

Guidelines

4.4.7.g1 Lighting systems should be interrelated, organized, simple and avoid a variety of different lighting types.

4.4.7.g2 On-site pedestrian lights should be a mounted on buildings whenever possible.

4.4.7.g3 If free standing, on-site pedestrian pole lights are used, they should be a minimum of ten feet high and a maximum of fourteen feet high.

4.4.7.g4 The color of the light emitted by parking lot and off-street pedestrian lighting should match the color of light emitted by on-street lighting. If both white light (fluorescent or metal halide) and warm yellow (high pressure sodium) are used in on-street lighting, parking lot lighting shall match on-street lighting; and off-street pedestrian lighting shall match on-street pedestrian lighting.

4.4.7.g5 Steps and/or ramps at or leading to a primary commercial or institutional building entry should be illuminated sufficiently for safe access.

4.4.8 Paving materials

Objectives

4.4.8.o1 To provide safe paving conditions for all persons.

4.4.8.o2 To provide quality of paving materials and patterns consistent with the quality of the surrounding architecture and open spaces.

4.4.8.o3 To create interest and variation within the paved surface.

Standards

4.4.8.s1 Paving materials and patterns used on private development parcels shall be coordinated with the design of public pedestrian facilities where they intersect.

4.4.8.s2 Engineered base and setting conditions determined by soil conditions shall be used for paving.

Guidelines

4.4.8.g1 Special paving should be carefully chosen for structural capability and durability in the local climate.

4.4.8.g2 Special paving patterns and materials may be used to emphasize entries, provided interest and variation and differentiate functional areas.

4.4.8.g3 Concrete, asphalt, granite, local sandstone or hydraulically pressed base with thickness no less than 80 mm should be used for vehicular use in drives and drop-off areas.

4.4.9 Landscape materials, xeriscaping, irrigation and maintenance

Objectives

4.4.9.o1 To conserve energy and water resources by encouraging the use of xeriscaping and water conserving irrigation techniques.

4.4.9.o2 To use plant materials that survive with reasonable care in our high plains climate.

4.4.9.o3 To ensure the long-term health of functional and attractive landscaping by encouraging the proper maintenance thereof.

4.4.9.o4 To promptly replace dead plant materials.

4.4.9.o5 To maintain irrigation systems in proper operational conditions.

4.4.9.06 To minimize the area of exposed mulch or bare earth in planted areas.

Standards

4.4.9.s1 Underground automatic irrigation systems shall be required for all landscaped projects. All projects with irrigation shall be subject to the provisions in Section 6 of the Landscape Manual.

4.4.9.s2 Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met and that water is not being wasted.

4.4.9.s3 The type, size, quality and quantity of the living and non-living landscaping materials shall comply with the requirements in Section 8 and the plant lists included in the Landscape Manual.

4.4.9.s4 Only those plant species that are healthy and compatible with the local climate and the site soil characteristics, drainage and water supply shall be planted.

4.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.

Guidelines

4.4.9.g1 The practice of xeriscaping, which is landscaping to conserve water without the loss of aesthetic appeal, is strongly

encouraged. Refer to Section 5 of the Landscape Manual for the seven-step approach to xeriscaping.

4.4.9.g2 The size, quantity and spacing of plants should be appropriate for the location in the initial and projected appearance at maturity.

4.4.9.g3 Shrubs and groundcovers should be selected and planted so that they grow together forming a simple, continuous masses, with little or no mulch visible.

4.4.9.g4 Plant materials should be organized into zones of similar water need and solar aspect in order to apply a consistent and efficient water flow.

4.4.9.g5 Water should be applied to follow the natural seasonal curve and daytime evapo-transportation curve: more in summer heat, less in spring and fall. For example, changing controller settings once a month can reduce water use and run-off by 30 percent.

II 4.5 Signs

The following objectives, standards and guidelines have been developed in relation to the CA and B-2 zone districts. However, this subarea also contains the R-5 zone district, which is more restrictive in the number, type, location and size of signs. Where a proposal occurs within the R-5 zone district, the more restrictive requirements apply, and will supercede some of these standards and guidelines, as noted.

4.5.1 General criteria

a. Types

Objectives

4.5.1.oa1 ***To provide signs that are compatible with existing residential uses and the sense of the residential neighborhood that existed in this subarea in the past.***

4.5.1.oa2 To locate, size, and design multiple signs for a single or several uses in one building so as to eliminate conflicts, mitigate the impact and effects of the signs on adjoining properties, avoid clutter and achieve the desired character of their application.

Standards

4.5.1.sa1 New or rehabilitated buildings shall provide a sign plan showing locations, sizes, heights, and probable design and illumination of all sign types to be used on the building or its site.

Guidelines

4.5.1.ga1 While not superceding the limitations on the number and types of signs permitted in Sections 4-3-2-4 and 4-3-2-5 of Chapter 3, Sign Code, but in an effort to limit the variety of sign types used on a single building in this subarea, the following combinations should be considered:

- One (1) wall sign per use; window signs limited to 10 percent of any window area; one (1) monument sign per building frontage, but awning signs, pole signs, or projecting signs are discouraged in this combination.

- Window signs limited to 20 percent of the window area, awning signs, and one (1) projecting sign per use, but wall signs, pole signs, or monument signs are discouraged in this combination.

- One (1) wall sign per use, one (1) projecting sign per use if located or designed so as not to visually conflict, window signs limited to 10 percent of any window area, but awning signs, pole signs, or monument signs are discouraged in this combination.

- ***Within the R-5 zone district, one (1) wall sign, or one (1) window sign; and one (1) ~~(1)~~ monument sign per street-facing lot frontage. Projecting signs, arcade signs and awning signs are not allowed. Pole signs are discouraged.***

b. General number and location

Objectives

4.5.1.ob1 To allow a limited number of signs, commensurate with the needs of the uses in the building.

4.5.1.ob2 To respect the architectural character and design of the building in the determination of the number and location of signs.

4.5.1.ob3 To avoid sign clutter where the number and size of signs dominate the storefront or façade of the building.

Standards

4.5.1.sb1 Wall, window, awning, and projecting signs shall not be allowed above the ground floor except that the HPC or the DRC, at its discretion, may allow:

- Painted, face-lit wall signs;
- Internally lighted channel letter signs and/or logos;
- Painted wall murals with a minor component for the identification of a business;
- One unlit window sign per business;
- The extension of a ground floor projecting sign;
- The name of the building integrated into the material and/or design of the facade;

In no case shall an internally lighted, cabinet type wall sign be allowed above the ground floor.

Guidelines

4.5.1.gb1 Signs should not be located within the residential portion of the facade of any mixed use building.

4.5.1.gb2 A maximum combination of three sign types should be used for any building frontage. Such sign types are: wall, projecting, ground, window, awning, marquee and arcade. ***Within the R-5 zone district only wall, window and ground signs are allowed.***

c. General size and height

Objectives

4.5.1.oc1 To relate the size of signs to the location and speed of movement of the viewer.

4.5.1.oc2 ***To provide signs that are compatible with residential uses and the sense of the residential neighborhood that existed in this subarea in the past.***

Standards

4.5.1.sc1 Maximum sign size or total sign area shall not be increased by the amount of setback provided by the building.

Guidelines

No additional guidelines.

d. General design and illumination

Objectives

4.5.1.od1 To respect the architectural character and design of the building in the determination of the design of signs.

4.5.1.od2 To relate the design and illumination of signs to Littleton's Lighting Requirements of Chapter 15, Title 10 of the Municipal Code.

4.5.1.od3 To create signs that are expressive of the activity or product of the use for which they are displayed.

4.5.1.od4 ***To provide signs that are compatible with residential uses, and the sense of the residential neighborhood that existed in this subarea in the past.***

Standards

4.5.1.sd1 Materials for signs shall complement the color, material and overall character of the architecture.

4.5.1.sd2 Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion. All mechanical fasteners shall be of hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze.

4.5.1.sd3 All conduits, transformers, and other equipment shall be concealed, and shall have UL ratings.

4.5.1.sd4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below to minimize night sky light pollution.

4.5.1.sd5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.

4.5.1.sd6 A business's corporate logo or typical sign design may be allowed by the HPB or the DRC. However, the HPB or the DRC shall

retain complete control over the design, dimensions, location, number and type of the sign.

4.5.1.sd7 Hand painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.

Guidelines

4.5.1.gd1 Sign illumination should be integrated into the design of the sign. Signs may be externally lit so long as the external lighting has been conceived and controlled as part of the sign design.

4.5.1.gd2 ***Exposed neon should not be used as a light source for this subarea.***

4.5.1.gd3 Internally illuminated sign cabinets, either for wall or projecting signs, should not have white or light colored back-lit translucent face panels.

Illustration 4.5.2.s1

4.5.2 Wall signs

Objectives

4.5.2.o1 To integrate wall signs with the architecture of the building.

Standards

4.5.2.s1 Wall signs shall be located within any sign areas clearly designed for signs on existing or proposed building facades.

4.5.2.s2 Lighted wall signs shall not be located at the top of a building's facade if the facade is higher than two stories and faces a residential neighborhood.

4.5.2.s3 Maximum wall sign size shall not be increased by an increase in sign height.

4.5.2.s4 ***The maximum depth of wall signs shall be 12 inches in this subarea whether such signs project over the right-of-way, or are on private property, including the R-5 zone district.***

Guidelines

4.5.2.g1 Wall and projecting signs may be used together with the wall sign generally higher than the projecting sign. See Ill. 4.5.2.s4.

Illustration 4.5.2.s4

4.5.2.g2 No more than one wall sign should be allowed for each use by right or for each use by right's street frontage.

4.5.2.g3 Wall signs should not overlap, or generally conflict with important architectural features such as windows, cornices, belt courses, or other details.

4.5.2.g4 Wall signs located on the side wall of a building that faces a side property line (including a side property line along a street), should not be lighted above the ground floor.

4.5.2.g5 In general, wall mounted sign cabinets should be discouraged.

4.5.2.g6 Wall signs should be composed of individually mounted letters, logos or icons without sign backing panels, or letters/logos mounted on a backing panel. Fabricated or flat cut-out letters and shapes at least 1 inch thick or pinned off at least 1 inch from the wall or sign backing are strongly encouraged with or without a backing panel.

4.5.2.g7 ***Wall signs in this subarea should be externally lit with no exposed light sources.***

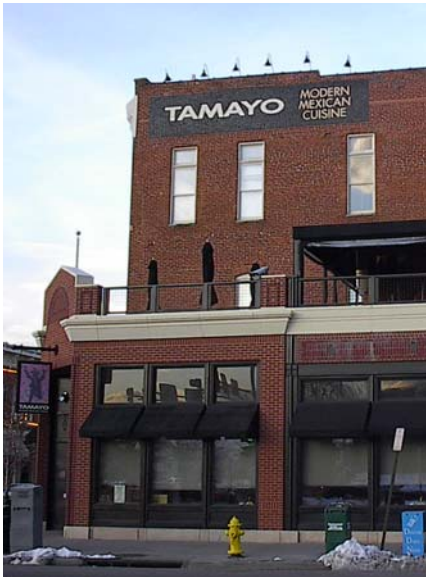
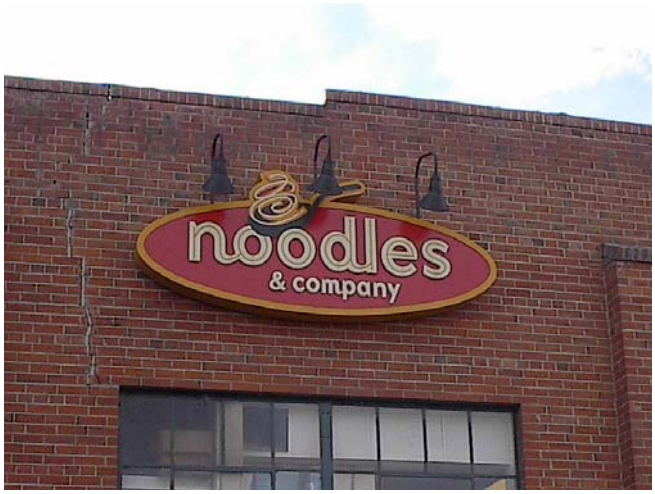


Illustration 4.5.2.g7



Examples of desirable wall signs
Illustration 4.5.2

4.5.3 Projecting signs

Note: ***Projecting signs are not allowing in the R-5 zone district.***

Objectives

No additional objectives.

Example of undesirable conflict
Illustration 4.5.3.g2

Standards

4.5.3.s1 Each use by right shall be limited to one projecting sign for each of that use's street frontage.

4.5.3.s2 Projecting signs shall not be located above the ground floor.

Guidelines

4.5.3.g1 ***Projecting signs are allowed in the CA zoned portion of this subarea, but not necessarily encouraged. They are better used in subareas where no setback is desired, such as subarea 5. Where a setback is desired such as this subarea, small monument signs, designed pole signs, or signs integrated with fences are better. In general, projecting signs should not be closer than 50 feet apart, and no more than 3 for 300 feet of street frontage. Projecting signs eight (8) square feet per sign face or less may be closer and/or more frequent.***

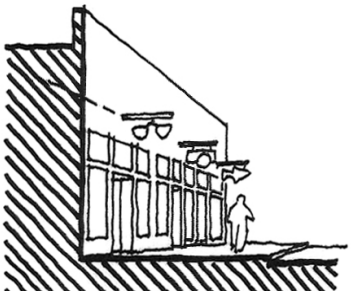


Illustration 4.5.3.g3

4.5.3.g2 No more than one projecting sign should be allowed for each use by right or for each use by right's street frontage.

4.5.3.g3 All projecting sign structures on a building should be located at the same height as the other sign structures.

4.5.3.g4 Projecting signs should be located above or below awnings, but not in line with the awnings.

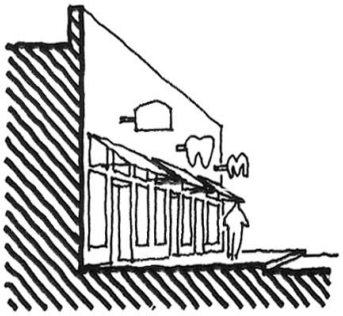


Illustration 4.5.3.g4

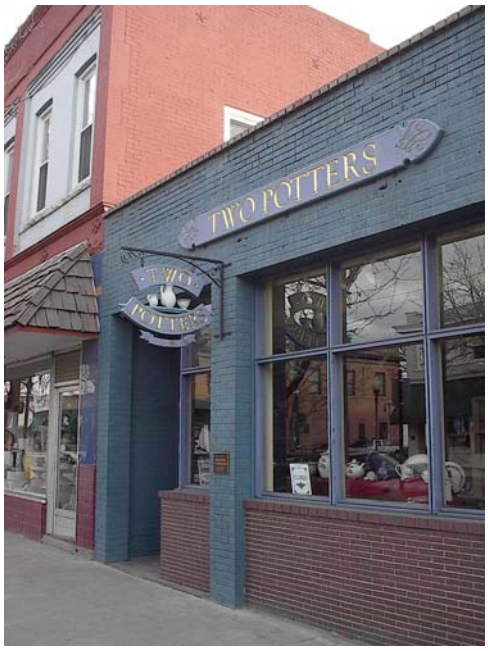
4.5.3.g5 Projecting signs should not be greater in size than 12 square feet per face or 24 square feet per sign.

4.5.3.g6 ***Projecting signs should be simple and elegant. Unique forms and shapes are not necessary.***

4.5.3.g7 ***Projecting signs should be externally lit. Internally lit sign cabinets are generally***

discouraged except where the sign face is composed of metal with back lit cut out letters or logos.

4.5.3.g8 ***Projecting signs should be located below wall signs.***



Examples of desirable projecting signs
Illustration 4.5.3

4.5.4 Ground signs

Objectives

4.5.4.o1 ***To create refined and unique ground signs.***

4.5.4.o2 ***To scale ground signs to respect the existing residential structures in the area.***

Example of a standard pole sign
Illustration 4.5.4.g1

Standards

4.5.4.s1 ***Only one (1) monument sign or designed pole sign shall be allowed for each building frontage. The monument sign may also be a joint identification sign.***

4.5.4.s2 ***Ground signs shall be limited in height to 5 feet in this subarea, including the CA and R-5 zone districts.***

4.5.4.s3 ***Ground signs in this subarea shall have no more than one sign cabinet or backing panel.***

Guidelines

4.5.4.g1 Typical pole signs are discouraged. 'Designed' pole or post signs are encouraged when the vertical supports are integrated into the design of the sign.

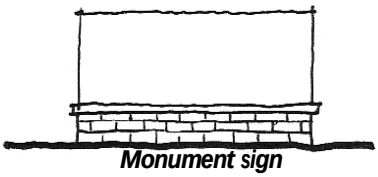
4.5.4.g2 Monument signs are preferred rather than pole signs except where prohibited in sight triangles at intersections.

4.5.4.g3 ***Where continuous, the base of a monument sign should be composed of a material use in the architecture of the building that encloses the use for which the sign is intended.***

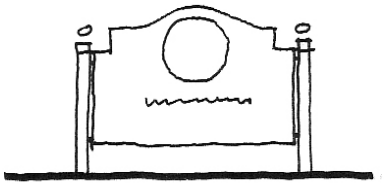
4.5.4.g4 ***If lighted, monument signs should be externally lit with a shielded or directed light source.***

4.5.4.g5 The design of a joint identification sign should be unified, uncluttered, easily readable, and of high quality. Ways to avoid a cluttered appearance are:

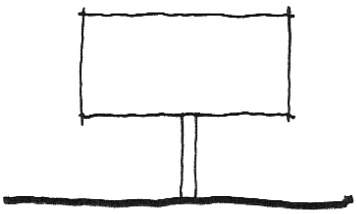
- The sign text for most components is composed of the same type face and size.



Monument sign



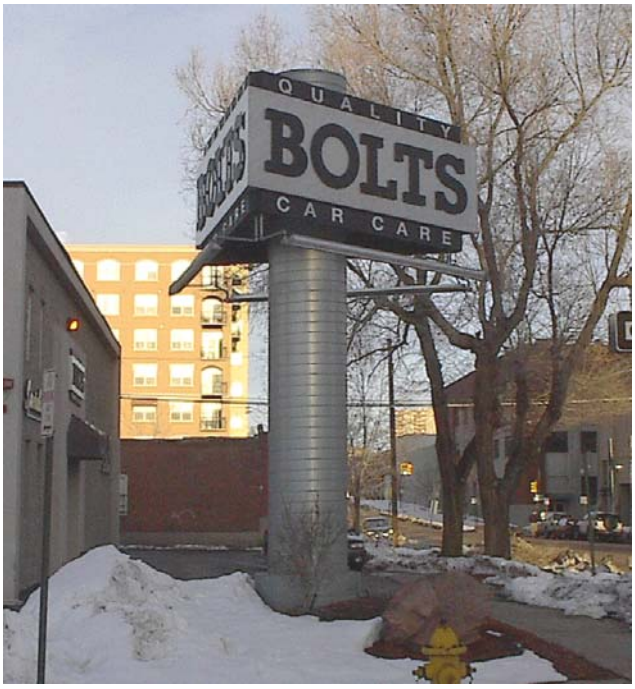
'Designed' pole sign



Typical pole sign

Examples of ground signs
Illustration 4.5.4.g2

- The sign structure or frame is dominant enough or simple enough to visually organize varied components.
- The sign has a clear hierarchy or importance in its components.



Examples of ground signs with 'designed' poles
Illustration 4.5.4

4.5.5 Marquee signs

Note: ***Marquee signs are not allowing in the R-5 zone district.***

Objectives

No additional objectives.

Standards

No additional standards.

Guidelines

4.5.5.g1 Marquee signs should be used for only a few important buildings, uses, or entries. ***They are generally discouraged in this subarea.***

4.5.6 Window signs

Objectives

4.5.6.o1 ***To emphasize a window's transparency and sense of openness to the interior.***

4.5.6.o2 ***To avoid clutter 1) within the text and graphic components of the window signs, and 2) in combination with the objects of view through the window.***

Standards

No additional standards.

Guidelines

4.5.6.g1 Window signs should generally be located in the lower or upper 25 percent of the window area. Window signs may be located in the middle portion of the window, but should not substantially obscure the activities or displays beyond the window.

4.5.6.g2 Window signs should not be larger than 10 percent of each window or door area, except that window signs may be as large as 20 percent of each window area if no wall sign is provided.

4.5.6.g3 Storefront window signs should be limited to either the tenant's name or logo. Operating hours may be applied onto the glass, but should be kept small, preferably on the windows next to the front door.

4.5.6.g4 Window signs on glazing should be either silk screened, back-painted, metal-leafed, or sand-blasted onto the glass. Vinyl letters should be discouraged.

Illustration 4.5.6.g2

Examples of desirable window signs
Illustration 4.5.6

4.5.7 Awnings and Awning signs

Objectives

No additional objectives.

Standards

4.5.7.s1 ***Each awning for a use by right may have a sign printed on its valence.***

4.5.7.s2 Awning signs shall not be allowed above the ground floor. Awnings without signs may be allowed above the ground floor if they are compatible with the architecture.

4.5.7.s3 Awnings shall be consistent in color and visually balanced over the façade of the building.

4.5.7.s4 Standard residential type aluminum awnings shall not be used.

4.5.7.s5 Back-lit translucent awnings with or without signs shall not be allowed. ***Shielded down lights within an awning that light only the paving under the awning may be acceptable.***

Guidelines

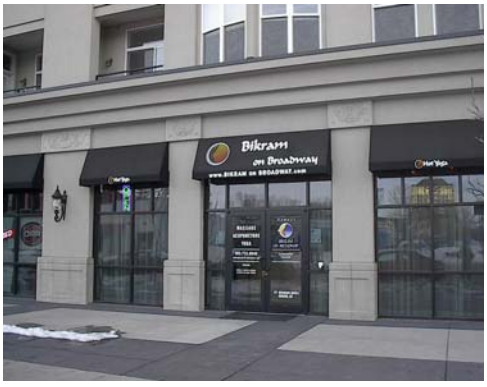
4.5.7.g1 Awning signs are encouraged, but should be carefully controlled so as not to become substitutes for wall signs or projecting signs.

4.5.7.g2 Entry canopies should not be allowed if they extend more than 4 feet from the building face.

4.5.7.g3 Awning signs should be located primarily on the awning valence that faces the street, not on a valence that is generally perpendicular to the street.

4.5.7.g4 If side panels are provided, such panels should not carry signs greater in area than 20 percent of the area of the awning sign panel.

4.5.7.g5 A logo or symbol but not primarily text should be located on the sloped portion of the awning. The logo, symbol, and associated text should be no greater than 15 percent of the sloped area of the awning.



Example of extensive undesirable text on sloped portion of awnings
Illustration 4.5.7.g5

Example of an undesirable typical residential metal awning
Illustration 4.5.7.g7

4.5.7.g6 Text on awning valences should not be greater than 8 inches high. A valence drop length should be no greater than 12 inches.

4.5.7.g7 Awnings should be composed of non-combustible acrylic fabric. ***Awnings may also be fabricated from metal so long as they do not resemble typical residential awnings.***

4.5.7.g8 Awnings should fit within a building's or storefront's individual bays or columns, not extend over them.

4.5.7.g9 Awning should be composed of traditional forms, and complement the window or bay within which it occurs. Straight, more steeply sloped awnings are preferred. Rounded awnings are discouraged. Rounded awnings designed to fit arched windows or bays are acceptable.

Example of acceptable metal awnings
Illustration 4.5.7.g7a

4.5.8 Arcade Signs

Note: Arcade signs are not allowing in the R-5 zone district.

Objectives

No additional objectives.

Standards

No additional standards.

Guidelines

No additional guidelines.

Examples of desirable awning signs
Illustration 4.5.7