



# **DOWNTOWN LITTLETON DESIGN STANDARDS**



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This document has been prepared by  
**BRYANT FLINK** ARCHITECTURE + DESIGN, Ltd.  
with the help of City Planning Staff,  
Community Leaders, and the Citizens of the City of Littleton.  
Adopted (date TBD), it is an adapted manual based on the previously  
adopted Standards and Guidelines dated March 13, 2006.



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## RELEVANT LINKS

**The City of Littleton Municipal Code, Title 10** establishes regulations for zoning and the process, conditions, and criteria for reviews. There are three zone districts within the downtown area: CA, R-5, and B-2.

**The Downtown Littleton Historic Preservation Design Guidelines** establish regulations for the rehabilitation of existing structures within the district and for individually-designated buildings.

**The Landscape Design Criteria Manual** establishes regulations for landscaping.

**The City of Littleton Municipal Code, Title 10, Chapter 5** establishes regulations for landscaping.

**The City of Littleton Municipal Code, Title 4, Chapter 3** establishes regulations for signs.

**The City of Littleton Municipal Code, Title 10, Chapter 15** establishes regulations for lighting.

## PURPOSE OF THE STANDARDS

These design *Objectives* and *Standards* are intended to:

- improve the quality of design for new development, rehabilitation of existing buildings, additions to existing buildings, and signs within downtown Littleton
- in most areas generally reinforce, complement, or recall downtown Littleton's *historic* town-center character. Littleton's older town center is generally made up of three distinct areas:
  1. a commercial core focused on Main Street;
  2. largely-residential neighborhoods to the north of this core; and
  3. a mixed-use district, formerly industrial in character, to the south of the core (not including Arapahoe Community College).
- in a few areas, encourage contemporary design and innovation appropriate to downtown Littleton's future.

## SCOPE & APPLICABILITY

Within the downtown area, there are three zone districts: CA, R-5, and B-2. The *Standards* do not change or overrule existing zoning entitlements.

The design *Standards* apply to all City and private property, except streets and parks.

The *Standards* are used whenever an exterior renovation, addition, or new development in the downtown area requires a Sketch Plan, Site Development Plan (SDP), Planned Development Overlay (PDO), or Certificate of Historic Appropriateness (COA). In addition, all other requirements of Title 10 of the Municipal Code apply.

Design *Standards* are presented in four major chapters: Urban Design / Site Planning, Architecture, Landscape Architecture, and Signs. Each chapter begins with a matrix that shows the applicability of the *Standards* in that chapter to each of the 8 subareas. *Standards* that apply to all subareas are listed under "General *Standards*", while *Standards* that do not apply to all subareas are listed under "Subarea Specific *Standards*". The *Objective* for each chapter appears ahead of the *Standards*.

## TERMS RELATED TO COMPLIANCE

When applying design *Standards*, the City balances a combination of *Objectives* and intent statements that appear throughout the document in the interest of achieving the most appropriate design for each project. This, and the fact that the design *Standards* are also written to serve an educational role, influences the language to sometimes appear more conversational than in the Littleton Zoning Ordinance. To clarify how some terms are used, these definitions shall apply:

**Shall:** Where the term “shall” is used, compliance is specifically required when the statement is applicable to the proposed action.

**Should:** Where the term “should” is used, compliance is expected, except in conditions in which the City finds that the Standard is not applicable, or that an alternative means of meeting the intent of the Standard is acceptable. In this sense, “should” means “shall.”

**May be Considered:** The phrase “may be considered” indicates that the City has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis using the information specifically related to the project and its context.

**Italics:** Italicization of words within the document indicates that they can be found in the glossary of definitions.

## LITTLETON HISTORIC OVERVIEW

Littleton attributes its beginnings to the “Pikes Peak” gold rush of 1859, when Richard Sullivan Little journeyed from New Hampshire to the growing metropolis of Denver. He acted as an engineer, hired to construct a series of ditches to carry water to farms and businesses without ready access to natural water sources in the land.

In 1862, Little fell in love with the site of present-day Littleton, brought his wife Angeline from the East, and began to farm. The Littles joined with several neighbors to build the Rough and Ready Flour Mill in 1867, providing a solid economic base for the community. In 1872, the Littles filed a plat to subdivide portions of their property into the village of Littleton. When the Denver and Rio Grande Railroad reached the area, settlement developed at a rapid pace, generating schools, churches, a hotel, stores, and other makings of a community. In 1890, the 245 residents voted to incorporate the Town of Littleton.

Since 1890, the town’s industry has evolved from primarily agriculture, to electronics and pneumatics, to munitions, to aerospace, and finally to manufacturing, which was a magnet for the boom in housing development during the fifties, sixties, and seventies. Littleton added Arapahoe Community College in 1965 and the Chatfield Reservoir in 1972, drawing even more residents. By Littleton’s centennial celebration in 1990, its population had grown to 33,661, and to 44,669 in 2014. After celebrating its 125th founding anniversary in 2015, the City continues to grow and diversify each day.

*History information courtesy of the Littleton Museum.*

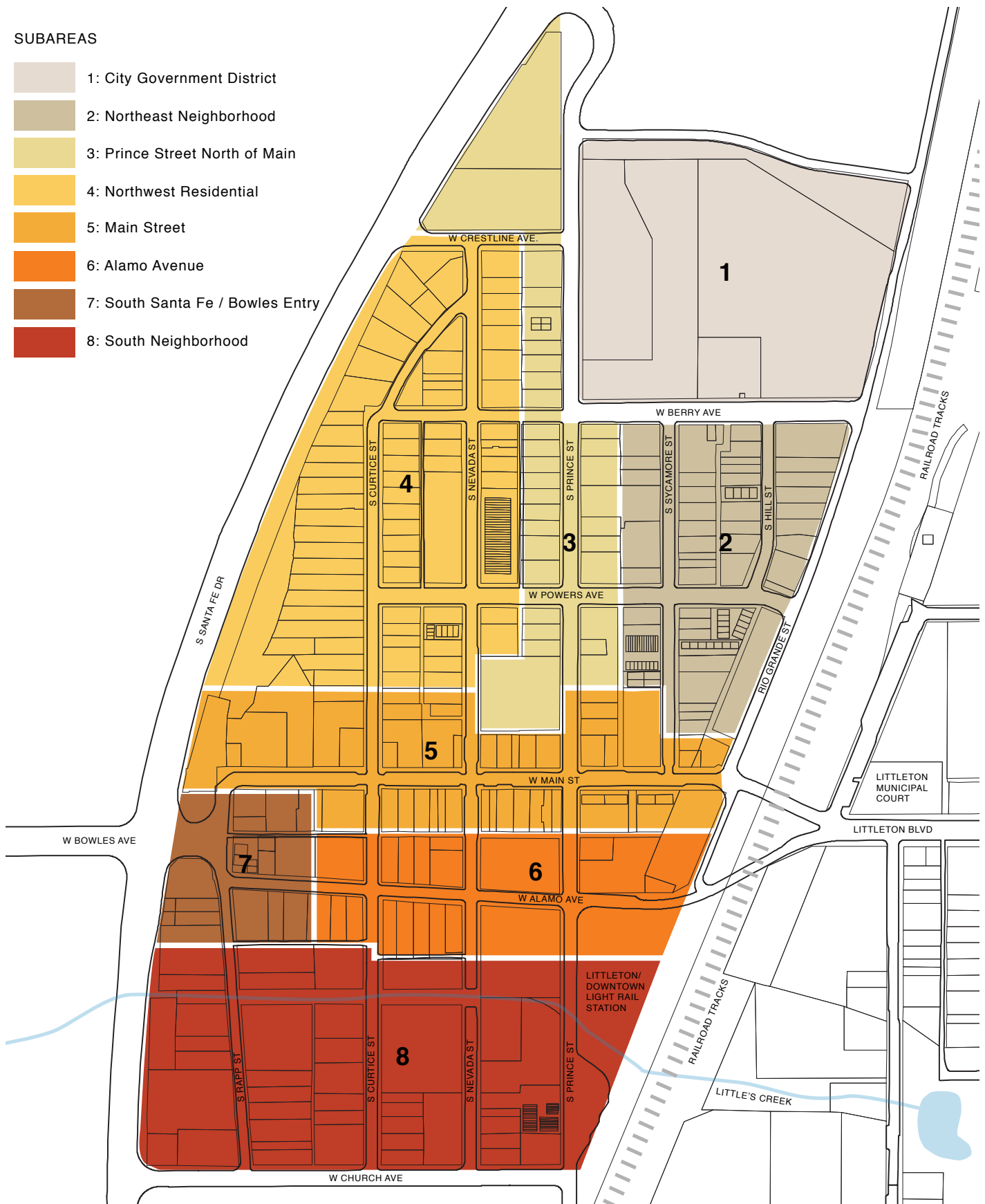
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## SUBAREAS

# SUBAREAS

## SUBAREAS

- 1: City Government District
- 2: Northeast Neighborhood
- 3: Prince Street North of Main
- 4: Northwest Residential
- 5: Main Street
- 6: Alamo Avenue
- 7: South Santa Fe / Bowles Entry
- 8: South Neighborhood



## SUBAREAS

### Subarea Purpose and Use

Downtown Littleton is divided into eight subareas based on existing character differences in each of these areas. The existing and desired characteristics of each of these subareas are described in detail on the following pages.

Further, each subarea has specific *Standards* that apply to that area in an effort to strengthen its existing character.

### General Standards vs. Subarea Specific Standards

The *Standards* are composed of both General *Standards* and Subarea Specific *Standards*. The General *Standards* apply to all of the eight subareas, while the Subarea Specific *Standards* only pertain to each specific subarea. Subarea Specific *Standards* are called out in both the checklists and written *Standards* within each chapter.

### How to Use this Document

1. Determine which subarea you are in using the map on the previous page.
2. Review the character of your subarea on the following pages.
3. Reference the subarea checklist at the beginning of each chapter of the *Standards* to ensure all requirements are met.

# SUBAREA 1: CITY GOVERNMENT DISTRICT



*City office building south entrance.*



*View of Geneva Lodge from Geneva Park.*

## SUBAREA 1: CITY GOVERNMENT DISTRICT

### Existing Character

The existing City office building is a substantial, modern building constructed with durable materials, including brick, reinforced concrete, and glass. The existing senior housing project (Geneva Village) is composed of glass, brick and wood-sided buildings. The landmarked Geneva Lodge is a large 1920's, Craftsman-style farmhouse that was expanded and converted to a retirement home in the late 1920's before being purchased by the City and converted to its current office use.

### Desired Character

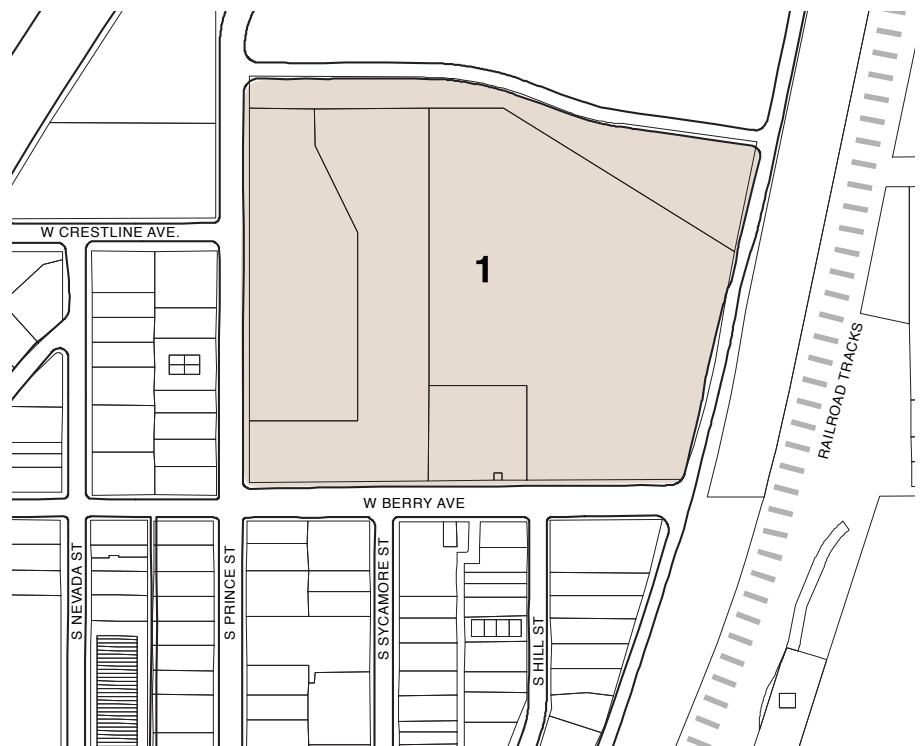
New buildings should provide transparent and accessible edges to the parks within this district, to not only take full advantage of the open spaces, but also provide informal oversight and security.

Parks should be more fully developed as amenities to the entire downtown area. They should encourage use by downtown residents as well as City employees.

Any new buildings in this area should continue to be designed within a modern architectural language using brick, steel, and/or reinforced concrete.

### Historical Fact

The Craftsman Style Geneva Lodge next to Geneva Park was established in the 1920's to care for retired and incapacitated hotel and restaurant men. Its generous porches and expansive windows were considered useful for the treatment of tuberculosis. The building was renovated in the late 1990's and added to the National Register of Historic Places in 1999.





# SUBAREA 2: NORTHEAST NEIGHBORHOOD

## SUBAREA 2: NORTHEAST NEIGHBORHOOD

### Existing Character

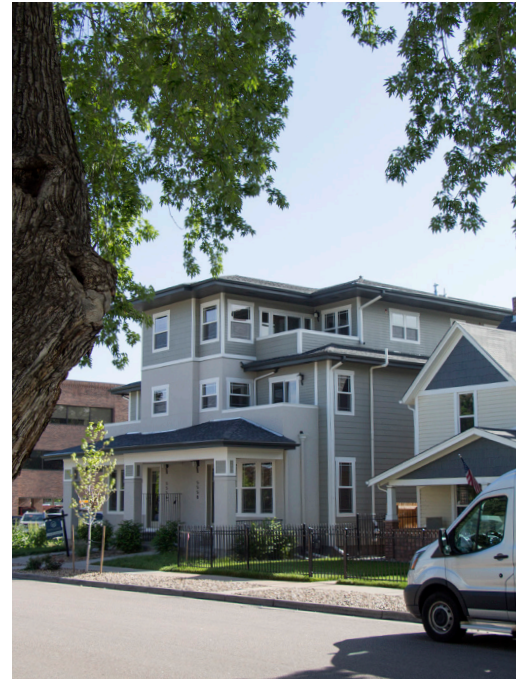
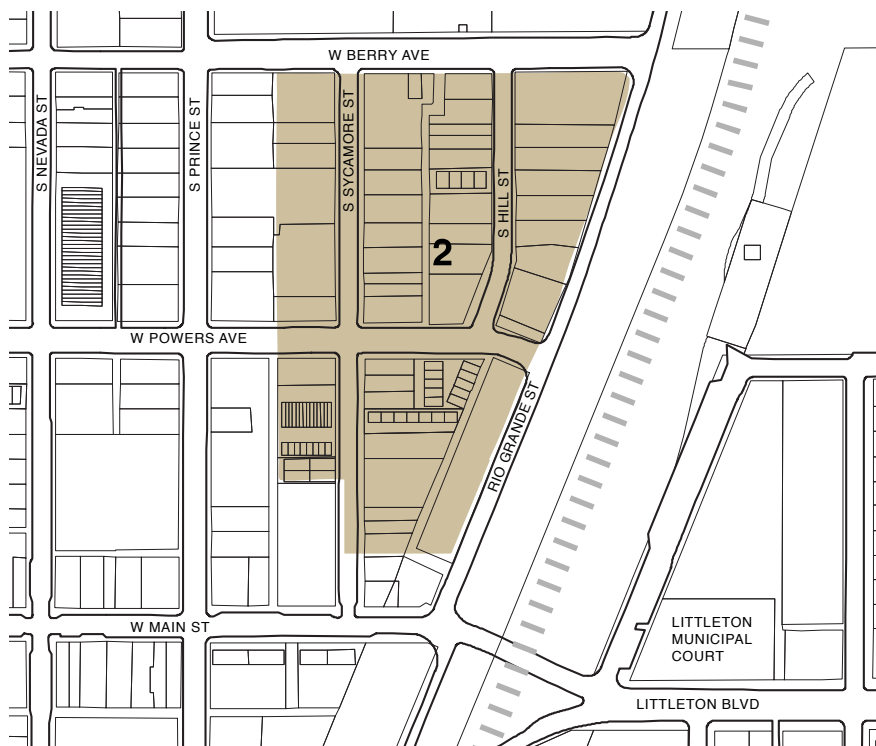
The existing neighborhood character is based on a mix of uses, building types, and construction dates. Building types range from small single-family residences, to multi-family residential *structures* and office buildings. Building dates extend from the early 1900's into the 2010's. Recent construction includes duplexes and townhouses. The essence of the neighborhood remains residential. The core of the neighborhood is South Sycamore Street.

### Desired Character

New buildings should generally align parallel with the streets and fill in gaps and *parking lots*. These buildings should maintain the residential feel of the neighborhood even if the uses continue to be mixed residential and commercial, and if the density of development is higher. Complementing the older residential character of the neighborhood is desirable. The prevailing front setback of the existing houses should be maintained along South Sycamore. New buildings should have sloped roofs, (gable or hipped roofs are more desirable than shed roofs), regardless of their use, and should be clad in either horizontal lapped, shingled or ribbed siding, or stucco. An exception to this approach should be followed along the northern, West Berry edge of the subarea, where flat-roofed brick buildings are preferred.

### Historical Fact

Littleton's early development was fueled by the arrival of the Denver and Rio Grande Railroad in 1872, which in turn resulted in the development of railroad and farm worker housing proximate to the railroad. The tracks were completed to a siding on Richard Little's farm and brought visitors to the "resort" community of Littleton.



*Newer residential construction.*



*Older single-family home on Sycamore Street.*

# SUBAREA 3: PRINCE STREET NORTH OF MAIN



*Prince Street and South Santa Fe entrance and retail development.*



*Mixed use along Prince Street.*

## SUBAREA 3: PRINCE STREET NORTH OF MAIN

### Existing Character

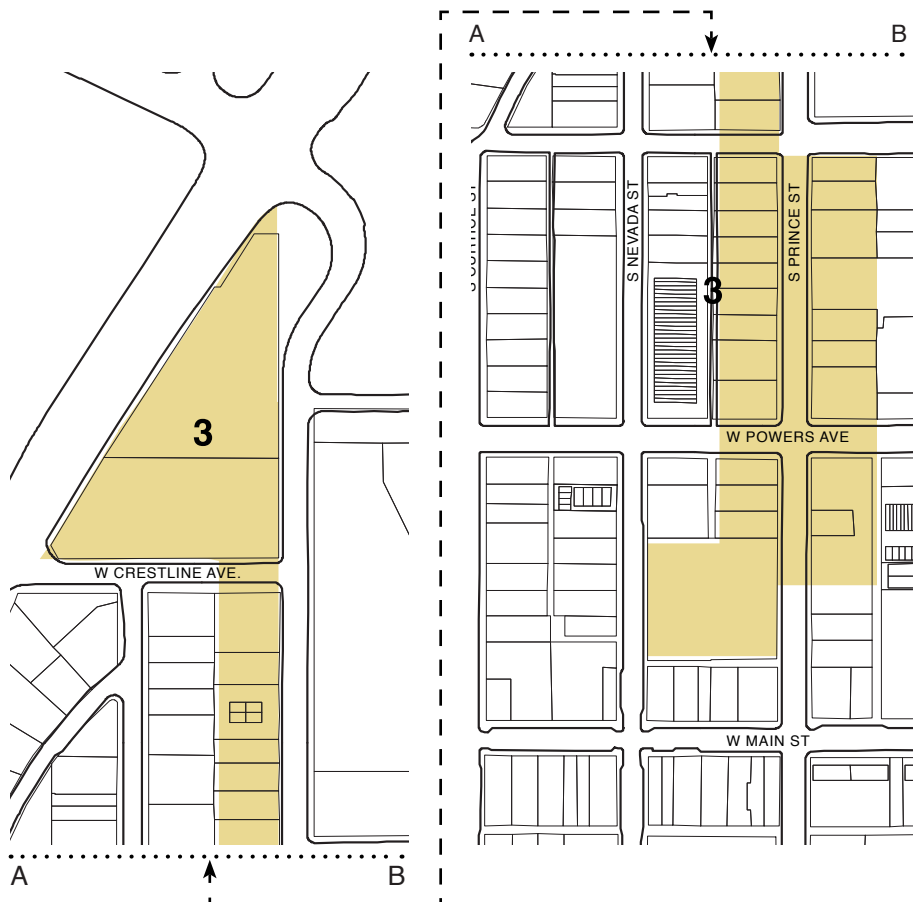
Prince Street is a subarea in transition, given its nature as a vehicular entry into downtown Littleton. Prince has a complex mix of architecture, construction dates, building types, site coverage, and land uses. It has urban residential and commercial mixed-use development interspersed with nineteenth-century and early twentieth-century houses, office buildings, office conversions of residential structures, a restaurant center, and a new townhouse development.

### Desired Character

The northern end of Prince Street establishes a sense of arrival to downtown just as does the Bowles/South Santa Fe/Alamo Street intersection. The retail development at the corner of Prince Street and South Santa Fe Drive (Riverbend) sets a desirable precedent for this entry. Additional future development adjoining this development should be similar in character and material without duplicating it.

### Historical Fact

South Prince Street was named after Richard Little's horse and the Essex House motel at the north end of South Prince Street once housed jockeys who raced at Centennial Race Course on the west side of the South Platte River.





# SUBAREA 4: NORTHWEST RESIDENTIAL

## SUBAREA 4: NORTHWEST RESIDENTIAL

### Existing Character

Similar to the character of the northeast residential area, the existing neighborhood character is transitioning from a diversity of older single-family houses to new multi-family residences.

### 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. Complementing the older residential character of the neighborhood is desirable.

The residences along the west side of Curtice Street back South Santa Fe Drive. 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.

### Historical Fact

The South Platte River used to flow just below the homes on South Curtice Street before it was relocated to the west of South Santa Fe Drive. The Louthan House (now Café Terracotta) on South Curtice Street is the former home of Charles Louthan, a former mayor and one of Littleton's most prominent citizens.



*Older single family homes.*



*Residential character.*

# SUBAREA 5: MAIN STREET



*Main Street looking west towards historic Carnegie Library.*



*Small-scale town-center character.*

## SUBAREA 5: MAIN STREET

### Existing Character

Main Street establishes the *historic* small-scale town-center character of the downtown area. This character is composed of the following attributes:

- one to three-story buildings;
- buildings defined by smaller lots (approximately 50 to 100 feet wide);
- building frontages defined by small structural modules (i.e. a short distance between vertical supports, generally 20-25 feet);
- generally storefront buildings with large display windows with solid base panels;
- small-scale materials, primarily brick;
- except for public buildings, the use of simple and unassuming building architecture and materials; and
- a well-defined commercial center that primarily faces onto Main Street and has strong visual boundaries, with the *historic* Carnegie Library on the west and the *historic* Arapahoe County Courthouse at the top of the hill on the east.

The character of many of the buildings along Main Street is protected by the Main Street Historic District. It has a simple but powerful urban design form: a straight street lined by one to three-story commercial storefront buildings that frame a view to the west of the *historic* Carnegie Library, with the mountains beyond, and a view to the east of the *historic* Arapahoe County Courthouse. The Main Street Historic District draws its integrity from these important design elements. Buildings in the Historic District identified as “contributing” to the Historic District have a separate set of Design Guidelines, the Historic Preservation Design Guidelines. The Downtown Littleton Design *Standards* are used for “non-contributing” buildings and when the Historic Preservation Design Guidelines do not address a specific issue.

### Desired Character

Redevelopment on Main Street should infill gaps in the street frontage and align with the faces of the existing buildings.

New buildings higher than two stories should set their upper floors back from the face of the building sufficiently to maintain the smaller scale of the street.

The character of the new architecture should complement the existing early twentieth century buildings without trying to recreate that era.

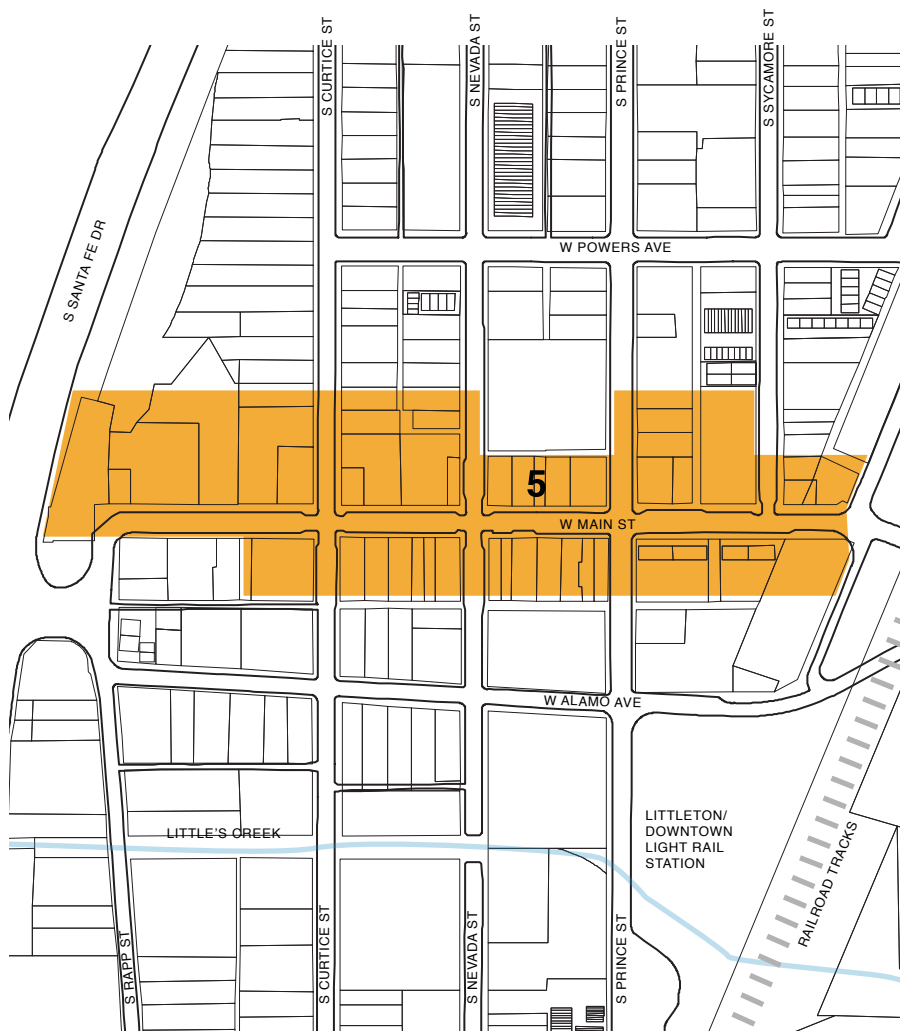
If redevelopment occurs at the corner of Main Street and Rio Grande Street, special design attention must be given to this parcel’s role in maintaining a Main Street character by being an important focal point and gateway to downtown.

Other gateway elements within the right-of-way at this intersection, such as banner poles or other features, may be appropriate, but shall not spoil the views of the Courthouse, the mountains, and the Carnegie Library.



## Historical Fact

In 1872 Richard Little and his wife filed a plat dividing much of their property into the village of Littleton, which is now the heart of downtown. This *original* townsite had two railroad depots and was the destination of an 1890's bicycle path linking Denver and Littleton via the City ditch. Main Street's stores were individually owned, serving the town and the surrounding region's farmers and ranchers who came to stock up on foodstuffs and supplies. Two iconic buildings are the Town Hall and the Carnegie Library, both designed by the flamboyant J.J.B. Benedict, Paris-educated and one of the best-known architects of the West. Both of these buildings and the City have benefitted from thoughtful adaptive reuse practices.



*Main Street and Rio Grande intersection.*



*Traditional building materials and details.*

# SUBAREA 6: ALAMO AVENUE



West side of Alamo Avenue with small-scale residential character.



Historic Post Office.

## SUBAREA 6: ALAMO AVENUE

### Existing Character

Alamo Avenue complements Main Street's small-town character. However, there are significant differences. For example, Alamo Avenue has two location-based characters. Its western portion, between South Santa Fe Drive and Nevada Street, maintains a smaller-scale residential character resulting from the greater proportion of older houses to commercial buildings, the number of mature street trees, and larger setbacks and front yards. Its eastern portion is composed of large-scale commercial buildings and feels more commercial than residential. The continuity of the pedestrian experience along the street is broken by a number of *parking lots*, the largest being the lot at the light rail station.

### Desired Character

The small-scale residential character in the western portion of Alamo Avenue should be maintained. New infill development should continue this character even though the densities or the uses may be different. In this portion of the Alamo Avenue subarea, new commercial or mixed-use buildings should not have the same storefront character as Main Street in order to accentuate Main Street's role at the focus of downtown Littleton and to differentiate the characteristics of the subareas.

The eastern portion of Alamo Avenue (east of Nevada St.) should have a commercial character. Storefront building types are appropriate in this area. However, the specific architecture may be more contemporary and the scale of the buildings may be greater, so long as a complementary relationship is maintained with the *historic* Post Office.

### Historical Fact

Littleton's Colonial Revival style post office was built in 1939 at a cost of \$53,000 with Works Progress Administration funds. It is Littleton's major public works project from the Depression, and the main *structure* retains the *original* design. Bega Park represents a green space in the heart of downtown and at the head of Alamo Street's small-scale residential area.



# SUBAREA 7: SOUTH SANTA FE / BOWLES ENTRY

## SUBAREA 7: SOUTH SANTA FE / BOWLES ENTRY

### Existing Character

This subarea defines the *historic* town-center character of downtown Littleton as significantly as Main Street and contains *structures* from the very inception of Littleton. Located on a rise above South Santa Fe and the river, the 'C' shaped urban form of the subarea presents a welcoming, if auto-dominated, face to thousands of people passing by or through downtown. It also possesses grand views of the front range from the buildings and parcels that edge it. Several *historic* buildings establish its character, including the J.D. Hill General Store, Weston Masonic Temple and, to some extent, the old Carnegie Library. The character is also enhanced by the landscaping on the north and east sides of the connection with South Santa Fe. The small one-story commercial building on the south side of the entry, with a deep setback from Alamo and surface parking between the building and the street, is noticeably different from the buildings and landscaping on the east and north sides of the subarea and detracts from the welcoming, "gateway" nature of the rest of the subarea.

### Desired Character

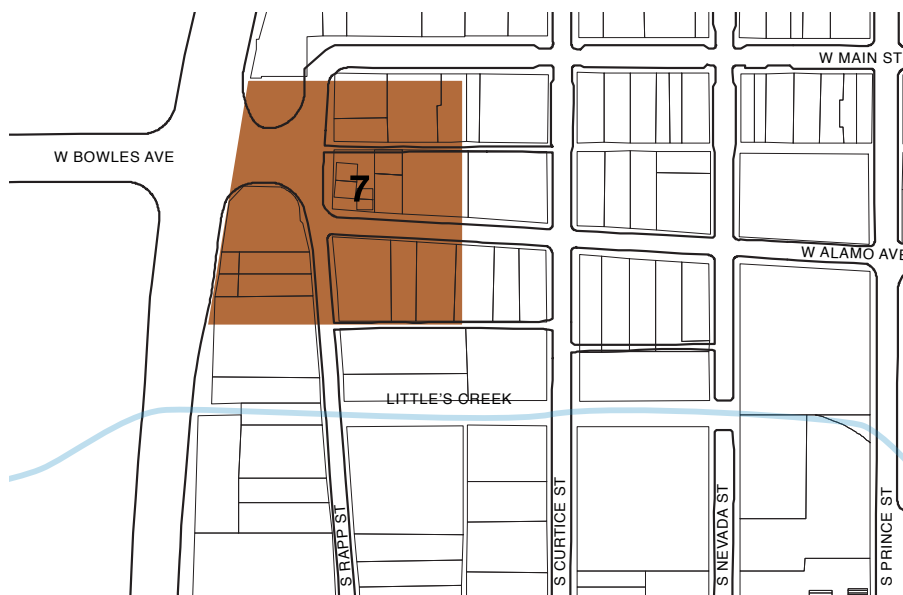
Future redevelopment should fill the gaps in this ensemble and maintain the eclectic mix of small business storefront and residential/old hotel architecture, mixing the characteristics of both Main Street and Alamo Avenue.

### Historical Fact

Richard Little was the City's first postmaster, and it is believed that he worked out of the Harwood Inn, a hotel on the southwest corner of Rapp Street and W. Bowles Avenue across the street from the J.D. Hill General Store, which served as a post office, general store, and town hall. The General Store was built in 1872 and is one of Littleton's oldest buildings. The Creamery building on Alamo Street was built in 1884. Farmers brought milk from about 1,000 cows to be processed into cream or butter. This area was an important crossroads as Rapp and Main Streets were part of the *original* road between Denver and Santa Fe, New Mexico.



South Santa Fe West entrance to downtown Littleton.





# SUBAREA 8: SOUTH NEIGHBORHOOD



Little's Creek with view of the historic Columbine Mill.



Historic Coleman Truck Manufacturing Company.

## SUBAREA 8: SOUTHERN NEIGHBORHOOD

### Existing Character

The southern neighborhood subarea is characterized by a mix of residential, *historic* industrial, and commercial uses and *structures*. Two buildings still represent the subarea's industrial past: the Columbine Mill and the last remaining building of the Coleman Truck Manufacturing Company. Most of the industrial uses and buildings are clustered along what is now known as Little's Creek, but once was a railroad spur and street. Several residential *structures* remain from the *original* neighborhood scattered among the *historic* industrial buildings and the newer commercial buildings. Among these is the house of Richard Little who founded Littleton.

### Desired Character

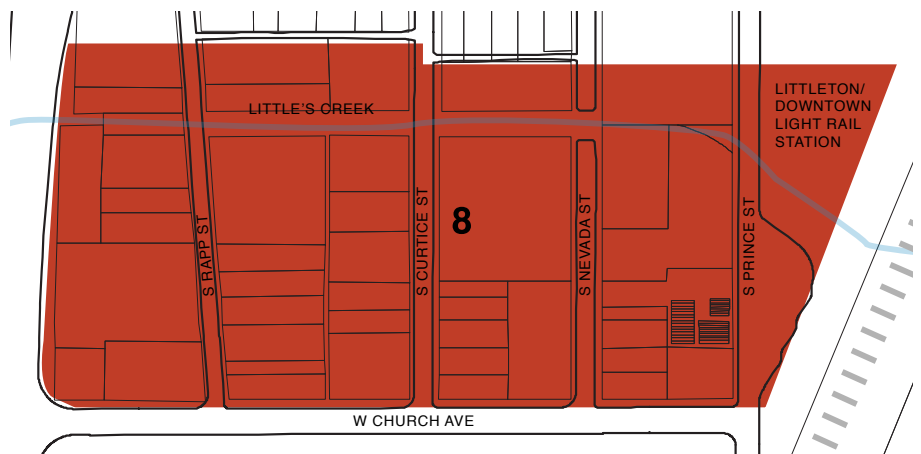
If nothing else, this neighborhood is eclectic, and like many industrial areas, should allow for and even encourage *modern architecture*, which thrives on expressing modern industrial materials, structure, and non-traditional forms.

South Curtice Street has significant potential to be an important pedestrian connection between Arapahoe Community College and Main Street. With the gradual addition of *pedestrian active uses* along the street, the provision of a consistent and well-designed streetscape, and the reinforcement of the pedestrian connection within college campus, more interaction would be stimulated between the school and the town. Additionally, Church Street has the potential of joining the college and the town by exchanging *parking lots* for buildings that house college-related uses along its street edge.

Little's Creek is a unique asset to downtown in that it provides one of the very few grade-separated pedestrian and bike crossings of South Santa Fe Drive. Rather than turn their backs on Little's Creek, uses should orient to it, providing patios and balconies that overlook it.

### Historical Fact

Coleman Motors was located in the brick industrial building on Curtice Street next to what is now Little's Creek, but once was a railroad spur to Coleman. Employing up to 460 people, the plant produced unique military and commercial vehicles such as aircraft towing vehicles, piggyback towing containers, and snowplows. The Richard Little house on Rapp Street was the founder's home and is another example of adaptive reuse.





## STANDARDS

# STANDARDS MASTER CHECKLIST

Standards: General & Subarea Specific	Subareas							
	1	2	3	4	5	6	7	8
<b>1.0 URBAN DESIGN / SITE PLAN</b>								
1.1.1 - 1.1.5 Building & Use Orientation	X	X	X	X	X	X	X	X
1.1.6 ●			X					
1.2.1 - 1.2.10 Pedestrian & Vehicular Access	X	X	X	X	X	X	X	X
1.3.1 - 1.3.7 Parking & Garage Locations	X	X	X	X	X	X	X	X
1.4.1 - 1.4.7 Service, Trash & Mechanical	X	X	X	X	X	X	X	X
1.5 On-Site Open Space (No General)	X	X	X	X	X	X	X	X
1.5.1 ●					X		X	
1.5.2 ●		X	X	X	X			
1.5.3 ●			X					
1.5.4 ●					X			
1.5.5 ●							X	
<b>2.0 ARCHITECTURE</b>								
2.1.1N - 2.1.3N Scale, Form, Character	X	X	X	X	X	X	X	X
2.1.4N ●				X				
2.1.5N ●					X	X	X	
2.1.6N ●	X							
2.1.7N ●	X							
2.1.8N ●	X		X					
2.1.9N ●		X						
2.1.10N ●					X			
2.1.11N ●					X			
2.1.12N ●					X			
2.1.13N ●					X			

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard

**Standards:**  
General & Subarea Specific

	Subareas							
	1	2	3	4	5	6	7	8
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Scale, Form, Character (Continued)								
2.1.14N ●					X	X	X	
2.1.15N ●								X
2.1R Scale, Form, Character (No General)	X	X	X	X	X	X	X	X
2.1.1R ●	X	X	X	X				X
2.1.2R ●	X	X	X	X				X
2.1.3R ●	X	X	X	X				X
2.1.4R ●	X	X	X	X				X
2.1.5R ●	X	X	X	X				X
2.1.6R ●	X	X	X	X				X
2.1.7R ●	X	X	X	X				X
2.1.8R ●	X	X	X	X				X
2.1.9R ●	X	X	X	X				X
2.1.10R ●	X	X	X	X				X
2.1.11R ●	X	X	X	X				X
2.1.12R ●	X	X	X	X				X
2.1.13R ●	X	X	X	X				X
2.1.14R ●	X	X	X	X				X
2.1.15R ●	X	X	X	X				X
2.1.16R ●	X	X	X	X				X
2.1.17R ●	X	X	X	X				X
2.1.18R ●	X	X	X	X				X
2.1.19R ●								X

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard

# STANDARDS MASTER CHECKLIST

Standards: General & Subarea Specific	Subareas							
	1	2	3	4	5	6	7	8
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
2.2.1N - 2.2.5N Building Materials	X	X	X	X	X	X	X	X
2.2.6N ●	X		X					
2.2.7N ●		X		X				
2.2.8N ●		X						
2.2.9N ●					X			
2.2.10N ●					X			
2.2.11N ●					X	X	X	
2.2.12N ●						X		
2.2.13N ●							X	
2.2.14N ●								X
2.2.1R - 2.2.8R Building Materials	X	X	X	X	X	X	X	X
2.3.1 - 2.3.6 Parking Garages	X	X	X	X	X	X	X	X
2.3.7 ●		X			X			
2.4.1 - 2.4.2 Building Lighting	X	X	X	X	X	X	X	X
2.4.3 ●		X		X				
2.5.1 - 2.5.5 Rooftop Equipment	X	X	X	X	X	X	X	X
2.5.6 ●					X			
2.5.7 ●						X		
2.5.8 ●		X			X	X	X	
<b>3.0 LANDSCAPE ARCHITECTURE</b>								
3.1.1 - 3.1.3 Open Space Public or Private	X	X	X	X	X	X	X	X
3.1.4 ●					X			
3.1.5 ●						X		
3.1.6 ●						X		

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard

Standards: General & Subarea Specific	Subareas							
	1	2	3	4	5	6	7	8
Open Space Public or Private (Continued)								
3.1.7 ●						X		
3.1.8 ●						X		
3.2.1 - 3.2.4 Parking Areas	X	X	X	X	X	X	X	X
3.3.1 - 3.3.5 Screening Walls & Fencing	X	X	X	X	X	X	X	X
3.3.6 ●	X							
3.3.7 ●					X	X	X	X
3.4.1 Open Space, Detention & Drainage	X	X	X	X	X	X	X	X
3.5.1 - 3.5.3 Site & Parking Lot Lighting	X	X	X	X	X	X	X	X
3.6.1 - 3.6.2 Paving Material	X	X	X	X	X	X	X	X
3.6.3 ●			X					
<b>4.0 SIGNS</b>								
4.1.1 - 4.1.2 Types	X	X	X	X	X	X	X	X
4.1.3 ●				X				
4.2.1 - 4.2.3 Number and Location	X	X	X	X	X	X	X	X
4.3.1 Size and Height	X	X	X	X	X	X	X	X
4.4.1 - 4.4.8 Design and Illumination	X	X	X	X	X	X	X	X
4.4.10 ●		X	X	X				
4.4.11 ●					X	X	X	
4.5.1 - 4.5.10 Wall Signs	X	X	X	X	X	X	X	X
4.5.11 ●	X	X		X				
4.5.12 ●			X		X	X	X	X
4.6.1 - 4.6.6 Projecting Signs	X	X	X	X	X	X	X	X
4.6.7 ●			X		X	X	X	X

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# STANDARDS MASTER CHECKLIST

Standards: General & Subarea Specific	Subareas							
	1	2	3	4	5	6	7	8
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Projecting Signs (Continued)								
4.6.8 ●	X	X		X				
4.6.9 ●					X	X	X	X
4.6.10 ●			X					
4.6.11 ●			X		X	X	X	
4.6.12 ●								X
4.7.1 - 4.7.5 Ground Signs	X	X	X	X	X	X	X	X
4.7.6 ●	X	X	X	X				
4.7.7 ●	X	X		X				
4.7.8 ●			X		X	X	X	X
4.7.9 ●	X	X			X	X	X	X
4.7.10 ●			X					
4.7.11 ●				X				
4.7.12 ●	X	X	X		X	X	X	X
4.8 Marquee Signs (No General)	X	X	X	X	X	X	X	X
4.8.1 ●	X	X		X				
4.8.2 ●			X		X	X	X	X
4.9.1 - 4.9.4 Window Signs	X	X	X	X	X	X	X	X
4.10.1 - 4.10.13 Awning Signs	X	X	X	X	X	X	X	X
4.10.14 ●	X	X	X	X				X

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard

1.0

URBAN DESIGN / SITE PLANNING

# 1.0 URBAN DESIGN / SITE PLAN

	Subareas							
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Standards: General & Subarea Specific	1	2	3	4	5	6	7	8
<b>1.0 URBAN DESIGN / SITE PLAN</b>								
1.1.1 - 1.1.5 Building & Use Orientation	X	X	X	X	X	X	X	X
1.1.6 ●			X					
1.2.1 - 1.2.10 Pedestrian & Vehicular Access	X	X	X	X	X	X	X	X
1.3.1 - 1.3.7 Parking & Garage Locations	X	X	X	X	X	X	X	X
1.4.1 - 1.4.7 Service, Trash & Mechanical	X	X	X	X	X	X	X	X
1.5 On-Site Open Space (No General)	X	X	X	X	X	X	X	X
1.5.1 ●					X		X	
1.5.2 ●		X	X	X	X			
1.5.3 ●			X					
1.5.4 ●					X			
1.5.5 ●							X	

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard



## 1.1 BUILDING AND USE ORIENTATION

### Objectives

Utilize the following design methods to ensure new commercial and residential development foster a sense of place that is in-keeping with the pedestrian-scaled walkable nature of *historic* downtown Littleton:

**Facades.** Orient front *facades* and main entries toward streets and/or public open spaces.

**Building Edge.** Create a generally continuous building edge to the street and/or public open space.

**Ground Level.** Activate the street level and/or public open space with *pedestrian active uses* at the ground level.

**Views.** Coordinate the forms and orientation of buildings to frame views of attractive features along streets and across open spaces. Examples of attractive features include:

- views of Geneva Lodge;
- views of the Carnegie Library;
- views of the Arapahoe County Courthouse; and
- views of the mountains.

**Focal Point.** Provide an attractive focal point at the terminus of streets or designated view corridors. An example is:

- the end of South Hill Street.

**Historic Entry.** Orient buildings, *primary facades*, and *screen walls* to maintain and complete *historic* entry sequences into Downtown. Examples include:

- the west end 'C' shaped entry from South Santa Fe Drive and Bowles Avenue; and
- the east end entry from Littleton Boulevard.

### General Standards

1.1.1 The ground floors of commercial building frontages shall be primarily occupied by *pedestrian active uses*.

1.1.2 Street-facing *facades* shall be designed to be the *primary facades* and shall include components such as:

- high-quality materials;
- large windows and entries; and
- a high level of design and details.

Where a building may have several street frontages, one of which is South Santa Fe Drive, the South Santa Fe Drive frontage shall also be considered as a *primary facade*.

# 1.0 URBAN DESIGN / SITE PLAN

## RELEVANT LINKS

[The City of Littleton Municipal Code, Title 10](#) establishes regulations for zoning and the process, conditions, and criteria for reviews. There are three zone districts within the downtown area: CA, R-5, and B-2.

- 1.1.3 Commercial building frontages on Main Street shall be located on the street right-of-way. Elsewhere, commercial building frontages shall be aligned with the *predominant front setback* of the block in which it is located.
- 1.1.4 The majority of the building's *primary facade* shall be oriented parallel to the street on which it fronts.
- 1.1.5 Commercial tenant entries shall be oriented toward streets.

## Subarea-Specific Standards

- 1.1.6 **Subarea 3:** Commercial building frontages along Prince Street shall be located so as to allow for street trees next to the curb, a wide detached sidewalk, and an area next to the building for landscaping or a usable, permeable, hard surface.

## 1.2 PEDESTRIAN AND VEHICULAR ACCESS

### Objective

**Pedestrian Safety.** Promote pedestrian safety by providing frequent points of building access from the street or public open space and minimizing conflicts between vehicular and pedestrian paths.

### General Standards

- 1.2.1 Ground floor commercial uses with exterior exposure shall each have an individual public entry directly located on the public sidewalk along the street. A public entry not directly on the street or public open space shall not eliminate an entry that otherwise would be on the street.
- 1.2.2 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk. Sidewalk continuity shall be preserved whenever possible.
- 1.2.5 In residential buildings, *at least some* of the residential entrances shall be directly accessible to the street with the remainder of residential entrances accessible to the street from a court or passageway.
- 1.2.6 The *main entry* of each commercial, multi-story building shall face the street.
- 1.2.7 For any buildings with residential units, primary residential entrances from a *parking lot* are prohibited. Secondary entrances may be considered.
- 1.2.8 For mixed-use buildings with a residential component, *at least some* of the residential entrances shall be directly accessible to the street.

- 1.2.9 Vehicle entries from streets between two adjacent *parking lots* shall be shared.
- 1.2.10 Each *block face* shall have multiple building entries to engage and activate the public right of way.

### 1.3 PARKING LOTS AND GARAGE LOCATIONS

#### **Objective**

**Location & Visibility.** Minimize the negative impact of *parking lots* and garages on surrounding uses by locating them behind buildings, away from *primary street* frontages above the first floor, and/or *screening* them from view.

#### **General Standards**

- 1.3.1 Surface parking shall not be located between the *primary facade* of the building and the street. Likewise, parking *structures* shall be sited internally to the block when alley access is available.
- 1.3.2 *Parking lots* that are on the side of a building and adjacent to a street shall be *screened* from the street in accordance with Section 3.2.4. Side surface *parking lots* are prohibited along Main Street to maintain the continuity of the building frontages along the street unless no other site access exists.
- 1.3.3 For renovated buildings, existing *parking lots* in the front of the building may remain but shall not be expanded in area. Additional *screening* of the *parking lot* at the edge of the street may be required.
- 1.3.4 Where minor additions (cumulatively, less than 25% of the existing building's *gross floor area*) are proposed for buildings which have an existing *parking lot* between the *facade* and the street, such *parking lots* may remain but shall not be expanded. If the proposed addition is cumulatively more than 25% of the existing building *gross floor area*, the new addition must occur on or very close to the street right-of-way.
- 1.3.5 Parking *structures* shall provide ground floor *pedestrian-active uses* for the majority of their frontage along an intersecting street per Section 2.3.
- 1.3.6 Rear *parking lots* shall be connected to Main Street by *pedestrian passages* between buildings and/or by side street sidewalks. *Pedestrian passages* may be enclosed if they are highly transparent and obvious to the street.
- 1.3.7 Where alleys are not available and garages must be accessed from the street, driveways shall be spaced to allow regular placement of street trees or shared to allow clustered garage access.

# 1.0 URBAN DESIGN / SITE PLAN

## 1.4 SERVICE AREAS, TRASH ENCLOSURES, UTILITY AND MECHANICAL EQUIPMENT LOCATIONS

### Objective

**Placement.** Minimize the visibility of service areas, trash storage, and mechanical / electrical equipment from streets, parks, and adjoining properties.

### General Standards

- 1.4.1 Utility appurtenances must be located adjacent to the alley or on the side of the building. This includes switch boxes, telephone pedestals, transformers, meters, irrigation, and similar equipment.
- 1.4.2 Utility meters and vents shall not be on the *primary facade* of the building, and must be located or *screened* so they cannot be seen from the street or sidewalk.
- 1.4.3 Service areas and refuse storage areas shall not front onto the street. Such areas shall be located in the alley or internal to the development, or off of Rio Grande Street or Crestline Avenue as applicable.
- 1.4.4 Refuse storage and pick-up areas in the alley shall be combined with other service and loading areas to the extent practicable.
- 1.4.5 All mechanical, electrical, and utility equipment shall be fully *screened* and located in the side yard or alley.
- 1.4.6 Satellite dishes, antennas, and ground-mounted solar panels shall be *screened* so as to not be visible from the street.
- 1.4.7 Air conditioning units located in side yards shall be *screened* with a solid or appropriately louvered or latticed wall so as to reduce their noise impacts on the adjoining property.

## 1.5 ON-SITE OPEN SPACE PROVISION AND LOCATION

### Objective

**Spatial Character.** Create open spaces that reinforce the existing spatial character - both built and natural - and promote both privacy between adjoining uses and exposure to daylight.

## **Subarea-Specific Standards**

- 1.5.1 **Subarea 5 & 7:** Along Main Street, front setbacks shall not be allowed unless determined necessary to align with adjacent *historic* buildings.
- 1.5.2 **Subarea 2,3,4 & 5:** New construction and major additions on property along Main Street, Sycamore Street, Alamo Avenue, or Powers Avenue shall preserve the *predominant front setback* for that *block face*.
- 1.5.3 **Subarea 3:** The area between the front of the building and the property line shall be landscaped with living plant material, be activated with plazas, patios, sidewalks, benches, and/or statuary, and fully or partially accommodate a sidewalk so there is sufficient room to place street trees between the sidewalk and the curb.
- 1.5.4 **Subarea 5:** Side setbacks are prohibited unless developed into *pedestrian passages* to the street from *parking lots* or *structures* located behind Main Street buildings.
- 1.5.5 **Subarea 7:** Front setbacks greater than the *predominant front setbacks* are prohibited.

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2.0

## ARCHITECTURE

## 2.0 ARCHITECTURE

	Subareas							
	1	2	3	4	5	6	7	8
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
<b>Standards:</b> General & Subarea Specific								
<b>2.0 ARCHITECTURE</b>								
2.1.1N - 2.1.3N Scale, Form, Character	X	X	X	X	X	X	X	X
2.1.4N ●				X				
2.1.5N ●					X	X	X	
2.1.6N ●	X							
2.1.7N ●	X							
2.1.8N ●	X		X					
2.1.9N ●		X						
2.1.10N ●					X			
2.1.11N ●					X			
2.1.12N ●					X			
2.1.13N ●					X			
2.1.14N ●					X	X	X	
2.1.15N ●								X
2.1R Scale, Form, Character (No General)	X	X	X	X	X	X	X	X
2.1.1R ●	X	X	X	X				X
2.1.2R ●	X	X	X	X				X
2.1.3R ●	X	X	X	X				X
2.1.4R ●	X	X	X	X				X
2.1.5R ●	X	X	X	X				X
2.1.6R ●	X	X	X	X				X
2.1.7R ●	X	X	X	X				X
2.1.8R ●	X	X	X	X				X
2.1.9R ●	X	X	X	X				X

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard



**Standards:**
**General & Subarea Specific**

	<div> <div>Subareas</div> <div> <div>City Government District</div> <div>Northeastern Neighborhood</div> <div>Prince Street</div> <div>Northwestern Residential</div> <div>Main Street</div> <div>Alamo Avenue</div> <div>South Santa Fe / Bowles Entry</div> <div>Southern Neighborhood</div> </div> </div>							
	1	2	3	4	5	6	7	8
Scale, Form, Character (Continued)								
2.1.10R ●	X	X	X	X				X
2.1.11R ●	X	X	X	X				X
2.1.12R ●	X	X	X	X				X
2.1.13R ●	X	X	X	X				X
2.1.14R ●	X	X	X	X				X
2.1.15R ●	X	X	X	X				X
2.1.16R ●	X	X	X	X				X
2.1.17R ●	X	X	X	X				X
2.1.18R ●	X	X	X	X				X
2.1.19R ●								X
2.2.1N - 2.2.5N Building Materials	X	X	X	X	X	X	X	X
2.2.6N ●	X		X					
2.2.7N ●		X		X				
2.2.8N ●		X						
2.2.9N ●					X			
2.2.10N ●					X			
2.2.11N ●					X	X	X	
2.2.12N ●						X		
2.2.13N ●							X	
2.2.14N ●								X
2.2.1R - 2.2.8R Building Materials	X	X	X	X	X	X	X	X
2.3.1 - 2.3.6 Parking Garages	X	X	X	X	X	X	X	X
2.3.7 ●		X			X			

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## 2.0 ARCHITECTURE

	Subareas							
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Standards: General & Subarea Specific	1	2	3	4	5	6	7	8
2.4.1 - 2.4.2 Building Lighting	X	X	X	X	X	X	X	X
2.4.3 ●		X		X				
2.5.1 - 2.5.5 Rooftop Equipment	X	X	X	X	X	X	X	X
2.5.6 ●					X			
2.5.7 ●						X		
2.5.8 ●		X			X	X	X	

N = Standard applying to new construction R = Standard applying to rehabilitation ● = Subarea Specific Standard

## 2.1 BUILDING SCALE, FORM, MASSING AND CHARACTER

### Objectives

**Character.** Preserve the existing character of Downtown Littleton and each of its subareas.

**Human Experience.** Create buildings that provide human scale, promote sun and sky exposure to public streets and open spaces, create visual interest through the interplay of sunlight and shadow on form, activate the streetscape through the placement of windows and active uses at the street level, moderate scale changes between adjacent buildings, and emphasize building entries.

**Sense of Place.** Create a generally continuous or consistent building edge to the street, which helps to define a sense of place, and focus pedestrian activity within the public realm of the street.

### 2.1N New Construction General Standards

2.1.1N Buildings shall be designed to provide human scale, interest, and variety while maintaining consistency with adjacent and nearby buildings.

Examples of techniques that meet this *Standard* are:

- variation in the building form, 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; and
- tighter and frequent rhythm of column/*bay* spacing, subdividing the building *facade* into smaller human-scaled elements.

2.1.2N *Primary building facades* shall include elements that provide a change in plane that creates interest through the interplay of light and shadow.

Examples of techniques that meet this *Standard* include:

- recessed windows, at least 3" as permitted by design;
- recessed entries and doors;
- projecting sills;
- projecting pilasters and columns;
- balconies;
- overhanging eaves, cornices, and roofs;
- porches;
- bay windows and other projecting *bays*; and
- dormers.

2.1.3N New buildings and additions to buildings shall possess an architectural character that respects the *traditional design principles* of older buildings along Alamo Avenue and/or Main Street. These shall be applied to both commercial and residential buildings.

## 2.0 ARCHITECTURE

### RELEVANT LINKS

[The City of Littleton Municipal Code, Title 10](#) establishes regulations for zoning and the process, conditions, and criteria for reviews. There are three zone districts within the downtown area: CA, R-5, and B-2.

[The Downtown Littleton Historic Preservation Design Guidelines](#) establish regulations for the rehabilitation of existing structures within the district and for individually-designated buildings.

- The building *facade* shall generally have three vertical divisions: 'base', 'middle' and 'top'. In buildings of three or fewer stories, the 'top' may be comprised of an ornamental 'cap' or cornice rather than the articulation of an entire floor of habitable space. No 'middle' occurs in one-story buildings.
- In commercial or institutional buildings, the architectural treatment of the 'top' shall be designed to create a sense of distinctly completing or terminating the building *facade*. Examples of ways to achieve architectural completion include such strategies as: providing a projecting cornice or cap, varying the window rhythm, the apparent floor height or setback using other materials, or combining strategies.

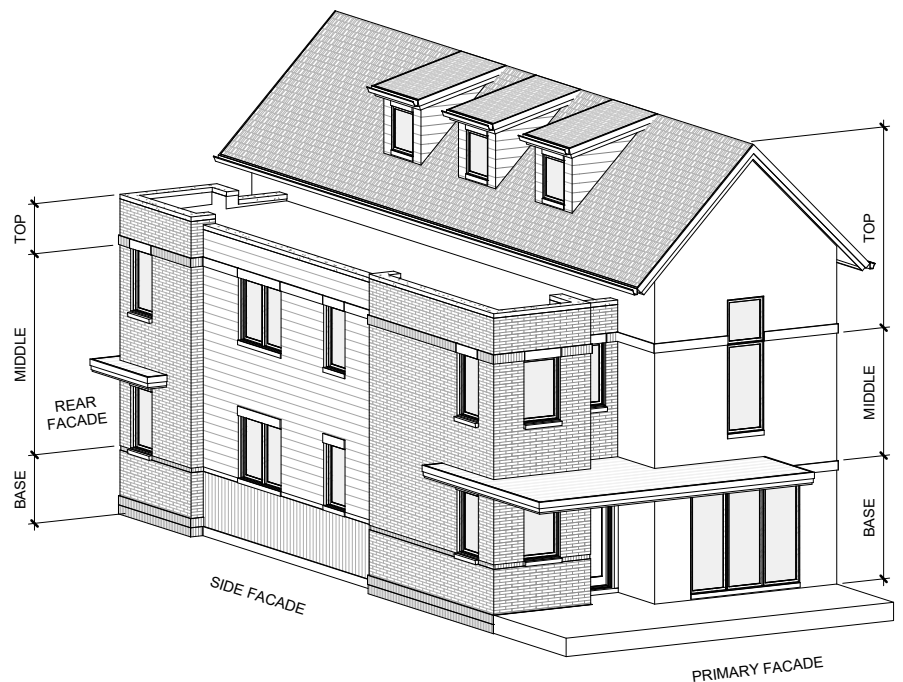


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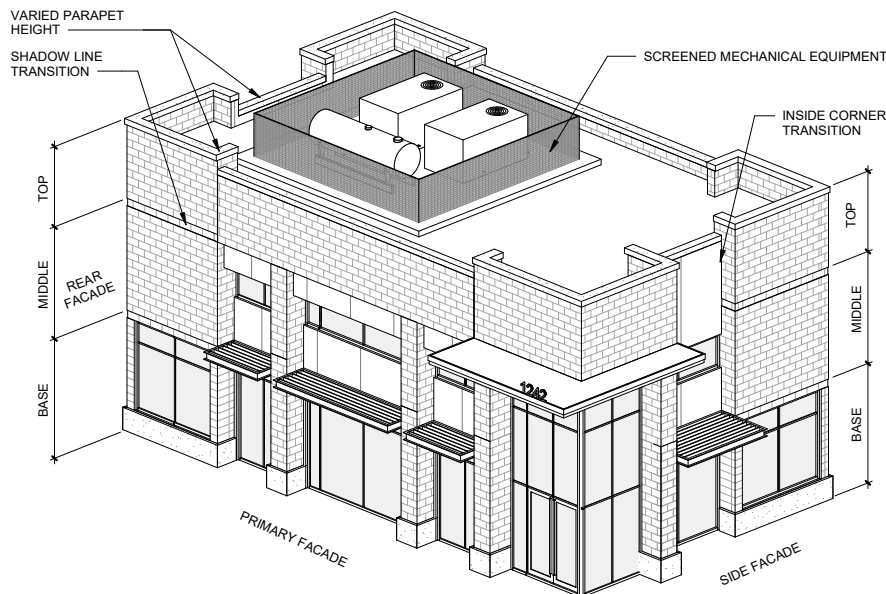


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## **Subarea-Specific Standards**

2.1.4N **Subarea 4:** New buildings and additions to existing buildings shall be compatible with the forms and character of surrounding buildings that meet the expressed *Objectives* of the subarea.

Examples of forms and architectural elements that establish this character are:

- sloped roofs such as simple gabled or hipped roofs with at least a 3:12 slope, with occasional gambrel roofs, that are compatible with the *historic* character of the subarea;
- porches and raised ground floors;
- vertically proportioned windows; and
- simple rectangular building forms with 'add-ons' such as bay windows, rear 'sleeping porches', vestibules, etc.

2.1.5N **Subarea 5, 6 & 7:** Proposed buildings adjoining Main Street and Alamo Ave that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be modified for special corner forms, architectural emphasis at street intersections, unusually deep setbacks, or improvement in material qualities.

2.1.6N **Subarea 1:** Modern architectural concepts, technologies, and forms are appropriate.

## 2.0 ARCHITECTURE

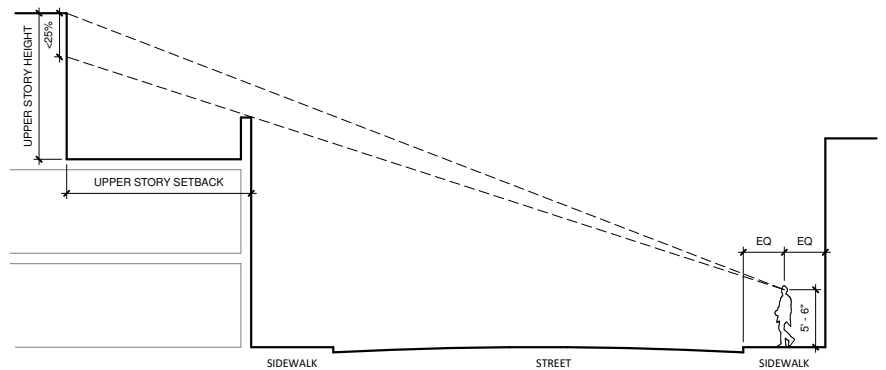


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- 2.1.7N **Subarea 1:** Distinctive corner or entry treatments and other architectural features shall be designed to respond to specific contextual opportunities such as:
- terminating a view;
  - emphasizing an intersection between two streets; and
  - acting as a 'gateway' into the subarea.
- 2.1.8N **Subarea 1 & 3:** In general, flat roofs shall be used for new buildings along Prince Street. Pitched roofs may be used to provide a transition to existing pitched roof buildings adjoining a new building along Prince.
- 2.1.9N **Subarea 2:** New buildings in this subarea (not including the properties adjoining West Berry Avenue) shall include roof forms, building elements, materials and colors that recall traditional design principles.
- 2.1.10N **Subarea 5:** For long building *facades*, the building design shall create varied roof parapet and cornice lines in order to create visually interesting skylines.
- 2.1.11N **Subarea 5:** Distinctive corner or entry treatments and other architectural features may be designed differently than the 'base', 'middle' and 'top'. This difference would allow the addition of vertical emphasis at significant architectural points along the building *facade*.
- 2.1.12N **Subarea 5:** New buildings with commercial uses shall maintain the continuity of ground floor storefront windows and entries found on Main Street and Alamo Avenue, and generally replicate their height, width, and proportions.
- 2.1.13N **Subarea 5:** New buildings shall emulate the upper floor *historic* window proportions, patterns, and types in the design of multi-story *facades*.

2.1.14N **Subarea 5, 6 & 7:** The existing *historic* building proportions found along Main Street, Alamo Avenue, and Rapp Street shall be maintained in any restoration, or used to determine the scale and module of the *facade* of any new construction.

2.1.15N **Subarea 8:** Older industrial buildings shall influence architecture of new buildings in their use of materials, proportions, and form.

## **2.1R Rehabilitation of Existing Structures**

Note: In Subarea 1 these *Standards* are intended to apply to any additions or renovations of Geneva Village.

### **Subarea-Specific Standards**

2.1.1R **Subarea 1, 2, 3, 4 & 8:** The *original* porch or *arcade* shall be preserved. Replacement columns shall match the *originals*.

2.1.2R **Subarea 1, 2, 3, 4 & 8:** Open porches or *arcades* shall not be enclosed.

2.1.3R **Subarea 1, 2, 3, 4 & 8:** The function, proportion, and decorative features of the *original* front door (including its frame, sill, head, jamb, moldings and any flanking windows) shall be preserved.

2.1.4R **Subarea 1, 2, 3, 4 & 8:** *Original* details and ornament found on the building shall be preserved and repaired.

2.1.5R **Subarea 1, 2, 3, 4 & 8:** The functional and decorative features of the *original* windows shall be preserved. Retain the position, type, number, and groupings of the *original* windows, particularly on significant *facades*.

2.1.6R **Subarea 1, 2, 3, 4 & 8:** An *original* window shall not be replaced with a new window which is different in size, proportion, or shape.

2.1.7R **Subarea 1, 2, 3, 4 & 8:** The *original* roof form shall be preserved. Avoid altering the angle of the roof. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.

2.1.8R **Subarea 1, 2, 3, 4 & 8:** On sloping roofs, skylights shall be the flat type, not the bubble type, mounted parallel and generally flush with the roof on the less visible sides of the roof.

2.1.9R **Subarea 1, 2, 3, 4 & 8:** The perceived line and orientation of the roof as seen from the street shall be maintained.

2.1.10R **Subarea 1, 2, 3, 4 & 8:** Where an *original* feature is missing and cannot be documented, a new feature of simplified but similar design to the period shall be provided.

## 2.0 ARCHITECTURE

- 2.1.11R **Subarea 1, 2, 3, 4 & 8:** Additions and alterations shall avoid obscuring or removing significant features on the *original* building.
- 2.1.12R **Subarea 1, 2, 3, 4 & 8:** Additions shall 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.
- 2.1.13R **Subarea 1, 2, 3, 4 & 8:** Additions shall 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.
- 2.1.14R **Subarea 1, 2, 3, 4 & 8:** Additions shall expand and complement 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.
- 2.1.15R **Subarea 1, 2, 3, 4 & 8:** Additions and alterations shall be recognized as products of their own time, while complementing the *original* building.
- 2.1.16R **Subarea 1, 2, 3, 4 & 8:** Roof-top additions (pop-tops) shall be set back from the front *facade* of the existing building to maintain the *original* profile of the building as seen from the street. They shall be subordinate to the *original* building in mass and scale, maintain the roof character and form of the *original* building, incorporate windows similar in character to those found in the *original structure*. Exceptions to this approach may be appropriate where the existing house itself does not warrant this treatment, front porch elements are used to provide appropriate one-story human scale in relation to the *original structure*, or the adjoining houses already have a two-story profile along the street.
- 2.1.17R **Subarea 1, 2, 3, 4 & 8:** Accessory buildings such as garages, carriage houses and storage sheds shall 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.
- 2.1.18R **Subarea 1, 2, 3, 4 & 8:** Accessory buildings such as garages, carriage houses and storage sheds shall 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.
- 2.1.19R **Subarea 8:** Additions to older industrial or agricultural buildings shall be consistent with the tough functional character commonly found in industrial architecture.



## 2.2 BUILDING MATERIALS

### Objective

**Consistency and Lifespan.** Incorporate the predominant color, type, and use of materials in a given subarea into new and rehabilitated construction.

### 2.2N New Construction General Standards

- 2.2.1N Highly-transparent glass shall be provided in all windows and storefronts where appropriate.
- 2.2.2N Window, door and storefront framing systems shall be composed of either wood, fiberglass, metal clad wood, or metal.
- 2.2.3N Where differing materials are used on a single building, they shall express complete forms or logical construction practices and not separate wall planes.
- Material transitions in vertical building planes shall occur at logical locations that indicate a *'base'*, *'middle'*, and *'top'* for the building. The transitions shall be defined by a detailed shadow line. See Illustrations 2.2.3N and 2.2.5N for acceptable transitions.
  - Material transitions in horizontal building planes shall occur at inside corners. Transitions shall occur not less than 33% of the building length from the *primary facade(s)* and not less than 10 feet from the rear *facade*. See Illustrations 2.2.3N and 2.2.5N for acceptable transitions.

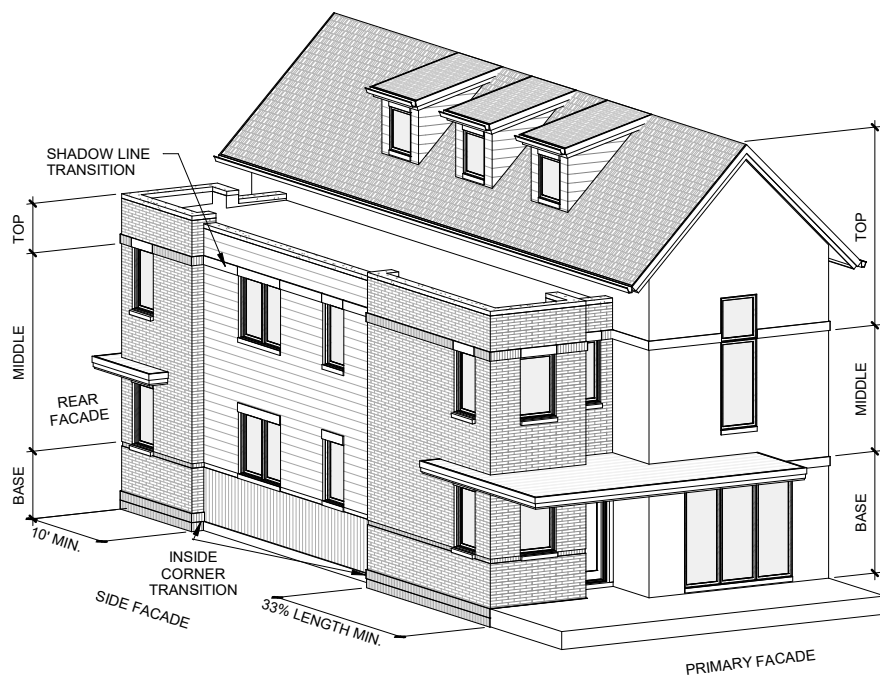


illustration 2.2.3N

## 2.0 ARCHITECTURE

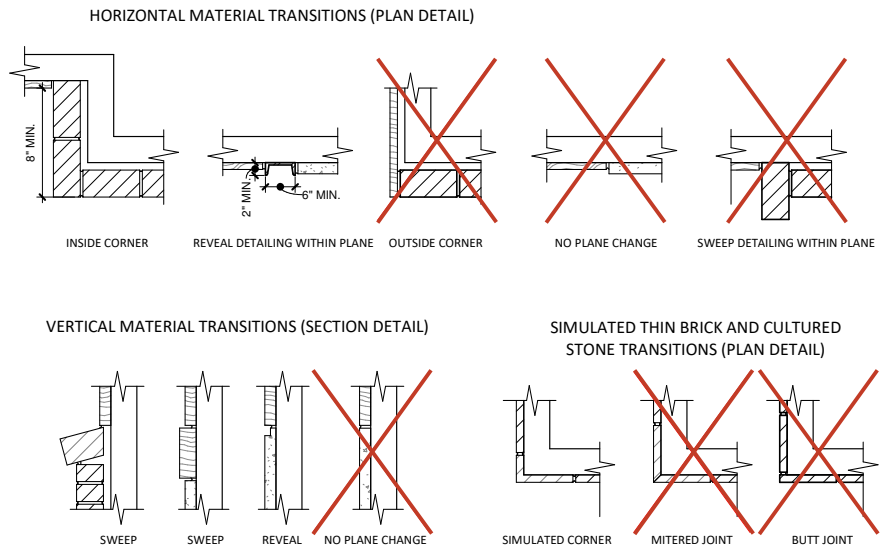


illustration 2.2.5N

2.2.4N Some combination of materials are better than others for respecting the *historic* character of the areas.

Examples of successful combinations are:

- brick and cement stucco;
- brick and concrete or precast concrete;
- brick and metal panel;
- brick and glass with metal framing;
- metal panel and glass;
- brick and architectural concrete masonry units; and
- brick and stone.

2.2.5N When using simulated materials, such as thin brick or stone veneer, corners, heads, jambs, sills, and all other edge conditions shall be designed to imitate the full depth of the real material. See illustration 2.2.5N for acceptable transitions.

### **Subarea-Specific Standards**

2.2.6N **Subareas 1 & 3:** A *great majority* of the *facades* of a single building visible to the street shall be composed of modular brick or brick that is compatible with the size used in the existing City office building in the subarea.

- 2.2.7N **Subarea 2 & 4:** Except for buildings in Subarea 2 fronting onto West Berry Avenue, exterior wall materials shall primarily consist of any of the following:
- wood or hardboard;
  - horizontal lap siding with six inches or less exposed lap;
  - cement stucco;
  - metal panel with a horizontal pattern and narrower module; and
  - modular brick or stone.
- 2.2.8N **Subarea 2:** For buildings fronting onto West Berry Avenue, a *great majority* of the *facades* visible to the street shall be composed of modular brick or brick that is compatible with the brick used in the Littleton Center.
- 2.2.9N **Subarea 5:** The *great majority*, if not all of the *facade* facing Main Street and, for corner buildings, the *facade* along an intersecting right-of-way (not including windows, doors and their framing systems), shall be composed of modular brick.
- 2.2.10N **Subarea 5:** The *great majority* of materials used for rear *facades* of buildings along Main Street shall reflect the scale, character, and quality of the front *facade* materials.
- 2.2.11N **Subarea 5, 6 & 7:** Standard concrete masonry units, and standard cast in place panels are prohibited for use as visible wall materials.
- 2.2.12N **Subarea 6:** At the eastern end of Alamo Avenue, a *great majority* of each *facade* visible to the street shall be composed of modular brick. At the western end of Alamo Avenue, a *great majority* of each *facade* visible to the street shall be composed of modular brick, painted wood, hard board or lap siding with six inches or less exposed.
- 2.2.13N **Subarea 7:** A *great majority* of each *facade* visible to a street (not including windows, doors and their framing systems) shall be composed of modular brick, painted wood, hard board or lap siding with six inches or less exposed.
- 2.2.14N **Subarea 8:** A *great majority* of each *facade* facing a street or public open space (not including windows, doors, and their framing systems) shall be composed of durable materials such as: brick, stone, architectural precast concrete, architecturally cast concrete, cast stone, specially treated concrete masonry units, terra-cotta, glass, stucco, corrugated metal panels, or synthetic materials such as glass fiber reinforced concrete, fiber reinforced concrete, or fiber reinforced plastic.

## 2.0 ARCHITECTURE

### **2.2R Rehabilitation of Existing Structures**

- 2.2.1R Do not paint, stucco, or otherwise conceal unpainted masonry (particularly brick) walls where possible.
- 2.2.2R If necessary, repoint existing mortar joints with mortar that duplicates the old mortar in strength, composition, profile, color, and texture.
- 2.2.3R Colors that are historically appropriate to the building or the district shall be used in any repainting. Paint colors shall blend or complement existing paint colors in the area.
- 2.2.4R Do not resurface or replace wood siding with other materials such as metal or vinyl siding when possible. Where such resurfacing or replacement is necessary, use materials and detailing that follows the *original* look, cladding pattern, and detailing as closely as possible.
- 2.2.5R Replacement windows shall be constructed or finished in materials similar to the *original* window materials and their finishes.
- 2.2.6R Where the replacement of *original* materials is necessary, the new materials shall appear as similar in character as possible to the *original* materials.
- 2.2.7R Where roof materials must be replaced, or where new additions add to the roof form of the *original* building, new roof materials shall be similar in appearance to the *original* materials, both in texture, shape and color.
- 2.2.8R Roof-top additions (pop-tops) shall use materials compatible with those found in the *original structure* and/or those typically found in the upper stories of neighboring houses.

### **2.3 PARKING GARAGES AND STRUCTURES**

#### **Objective**

**Activate.** Maintain pedestrian activity and interest along any parking garage street frontage by providing usable space on the ground floor and/or by providing architectural treatment that avoids blank *facades* and is consistent with the architectural character and quality of the surrounding *structures*.

#### **General Standards**

- 2.3.1 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 the entirety of the garage's ground level street facing frontage, except for automobile entrances.

- 2.3.2 Parking garage openings shall be vertically and horizontally aligned when viewed from a public street. Vehicle entrances shall be on an alley whenever one is present.
- 2.3.3 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.
- 2.3.4 *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*.
- 2.3.5 Sloping ramps shall not be visible within the street *facade* of any parking *structure*.
- 2.3.6 A parking *structure* shall provide commercial, institutional, live-work, or residential space for the *structure's* entire ground level frontage along any of these streets, excepting vehicular and/or pedestrian access points to the garage.

### **Subarea-Specific Standard**

- 2.3.7 **Subarea 2 & 5:** Openings in parking *structure facades* that face a street shall be proportioned to appear as separate windows in a wall rather than long horizontal gaps between the structural frame.

## **2.4 BUILDING LIGHTING**

### **Objective**

**Light Quality.** Minimize the obtrusive, energy-inefficient aspects of excessive and/or poorly shielded outdoor light usage, while maximizing a property's visual interest and safe nighttime use.

### **General Standards**

- 2.4.1 All lighting shall be designed and installed in scale and context with the architecture of the building. Standard security lighting shall not be used in lieu of architectural lighting.
- 2.4.2 Highlight architectural fenestration, entry and access points, landscaping elements, and artwork with accent lighting. Mount light fixtures on the building whenever possible. Flood lighting an entire building or major portion thereof is not allowed.

### **Subarea-Specific Standard**

- 2.4.3 **Subarea 2 & 4:** Flood lighting of residential *structures* is prohibited.

## 2.0 ARCHITECTURE

### 2.5 ROOFTOP EQUIPMENT

#### Objective

**Attractive Skylines.** Maintain attractive, uncluttered skylines by shielding rooftop equipment from public view.

#### General Standards

- 2.5.1 Satellite dishes, roof top equipment, antennas, air conditioning and evaporative cooling units, and all other utility equipment and rooftop appurtenances shall be screened so as to not be visible from adjacent property, including across rights-of-way.
- 2.5.2 *Screened* rooftop equipment and *mechanical penthouses* shall be set back from the front *facade* at least one foot for every foot or fraction thereof in height of the *screened* equipment or penthouse.
- 2.5.3 Mechanical equipment *screening* shall be at least 6 inches higher than all portions of the equipment to be *screened* except an occasional flue or vent. Unscreened flues or vents, including horizontal venting, shall be finished so that they are inconspicuous against adjacent materials.
- 2.5.4 Solar panels shall be mounted parallel to a sloping roof. Alternative angles may be considered if it can be satisfactorily demonstrated that a different angle is necessary for system efficiency.
- 2.5.5 *Screening* material shall be opaque and be compatible in color and texture with the building.

#### Subarea-Specific Standards

- 2.5.6 **Subarea 5:** Unscreened rooftop equipment shall be set back from a front *facade* so that it is not visible from adjacent properties and to pedestrian view from the center of the sidewalk directly across the street from the unscreened equipment.
- 2.5.7 **Subarea 6:** *Screened* rooftop equipment or penthouses shall be set back from a front *facade* so that at least 75 percent of the *screened* equipment or penthouse is not visible to pedestrian view from the center of the sidewalk directly across the street from the *screened* equipment.

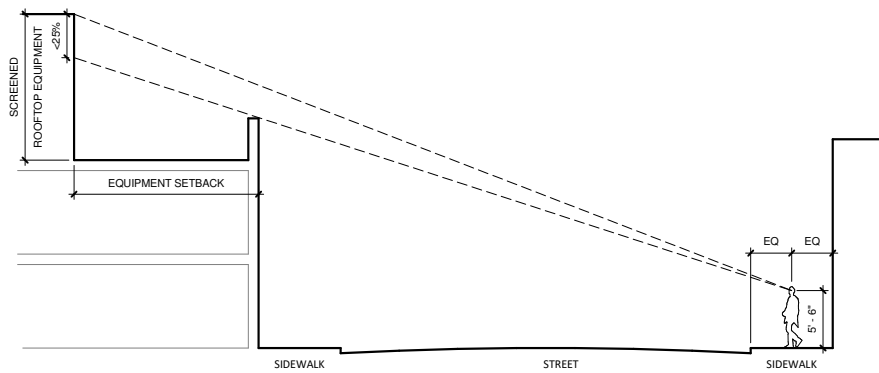


illustration 2.5.7

- 2.5.8 **Subareas 2, 5, 6 & 7:** For buildings with flat roofs, the design of 'roof-scape' elements of such as mechanical *screening*, and *mechanical penthouses* shall relate directly to the building wall design below or provide a careful contrast to emphasize the wall below to minimize its visual impact.

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3.0

## LANDSCAPE ARCHITECTURE

## 3.0 LANDSCAPE ARCHITECTURE

	Subareas							
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Standards: General & Subarea Specific	1	2	3	4	5	6	7	8
3.1.1 - 3.1.3 Open Space Public or Private	X	X	X	X	X	X	X	X
3.1.4 ●					X			
3.1.5 ●						X		
3.1.6 ●						X		
3.1.7 ●						X		
3.1.8 ●						X		
3.2.1 - 3.2.4 Parking Areas	X	X	X	X	X	X	X	X
3.3.1 - 3.3.5 Screening Walls & Fencing	X	X	X	X	X	X	X	X
3.3.6 ●	X							
3.3.7 ●					X	X	X	X
3.4.1 Open Space, Detention & Drainage	X	X	X	X	X	X	X	X
3.5.1 - 3.5.3 Site & Parking Lot Lighting	X	X	X	X	X	X	X	X
3.6.1 - 3.6.2 Paving Material	X	X	X	X	X	X	X	X
3.6.3 ●			X					

● = Subarea Specific Standard

### 3.0 LANDSCAPE ARCHITECTURE

**Section Use.** The landscape architecture section of this document references the [City of Littleton Landscape Design Criteria Manual](#) and the [City of Littleton, Lighting Requirements, Chapter 15 of Title 10 of the Municipal Code](#). Quantity, quality, size, and type of plant materials required are identified in the Landscape Design Criteria Manual. Where the quantity, size, or type of plant material is given in these *Standards*, the *Standards* supersede the Landscape Design Criteria Manual.

#### 3.1 OPEN SPACE ON PUBLIC OR PRIVATE PROPERTY

##### Objectives

**Private Enhancements.** On private property, create comprehensive, well-designed hardscape and landscape that enhances the quality of the property itself, adjoining street rights-of-way, and neighboring properties, while also acting as a buffer between adjacent land uses.

**Public Enhancements.** On public property, supplement existing open space, make existing public open space more usable, and connect open spaces into an accessible system.

##### General Standards

- 3.1.1 Public and private open space shall be landscaped with a variety of plant materials.
- 3.1.2 All areas of the site not covered by buildings, *structures*, parking areas, service areas, walks, bike ways, plazas and other impervious-surfaced functional areas, shall be landscaped.
- 3.1.3 Where a side setback occurs, it shall be landscaped as a buffer to the adjoining property, a continuation of landscaping between properties, usable open space for residents or employees within the property, or a landscaped passageway from the property to the street. However, in no case shall the side yard be primarily used for outdoor storage, animal pens, refuse containers, utility equipment, or other ancillary uses not related to landscaped or usable open space.

##### Subarea-Specific Standards

- 3.1.4 **Subarea 5:** Where a front setback area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased



*Example of pedestrian amenities along South Curtice Street.*



*Example of pedestrian amenities along South Curtice Street.*

## 3.0 LANDSCAPE ARCHITECTURE

### RELEVANT LINKS

[The Landscape Design Criteria Manual](#) establishes regulations for landscaping.

[The City of Littleton Municipal Code, Title 10, Chapter 5](#) establishes regulations for landscaping.

sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods. Where tents and other similar structures require a permit as per the Municipal Code, they shall not be placed such that they obstruct any portion of the *primary facade*.

- 3.1.5 **Subarea 6:** Where a front setback area occurs between a building frontage and a street right-of-way in the portion of Alamo Avenue east of South Nevada Street, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, and increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods.
- 3.1.6 **Subarea 6:** Where a side setback area occurs along Alamo Avenue east of South Nevada Street, it shall be designed as a passageway, landscaped, or activated with plazas, patios, sidewalks, fountains, and similar amenities.
- 3.1.7 **Subarea 6:** Where a front setback area occurs in the portion of Alamo Avenue west of South Nevada Street, it shall be designed to reflect the front yard landscaping of the existing *historic residential structures* in this area of Subarea 6. Decks and patios may be provided within this setback.
- 3.1.8 **Subarea 6:** Where a side setback area occurs in the portion of Alamo Avenue west of South Nevada Street, it shall be designed to reflect the side yard landscaping of the existing *historic residential structures* in this portion of Subarea 6.

### 3.2 PARKING AREAS

#### Objective

**Impact.** Reduce the scale, visibility, and urban heat island effect of surface *parking lots*.

#### General Standards

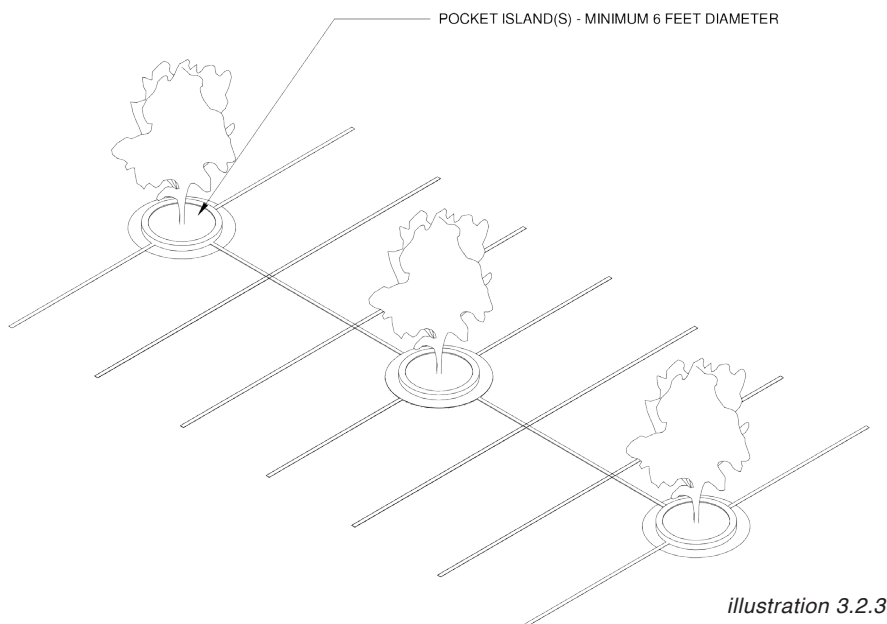
- 3.2.1 [See the Landscape Design Criteria Manual, Section 7 10-5-7\(A\)](#) for requirements related to *parking lots* with 15 to 49 parking spaces.
- 3.2.2 Larger *parking lots* containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall impact by at least 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 or 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 3) 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.

3.2.3 [See the Landscape Design Criteria Manual, Section 7, 10-5-7\(A\)2](#) for island requirements.

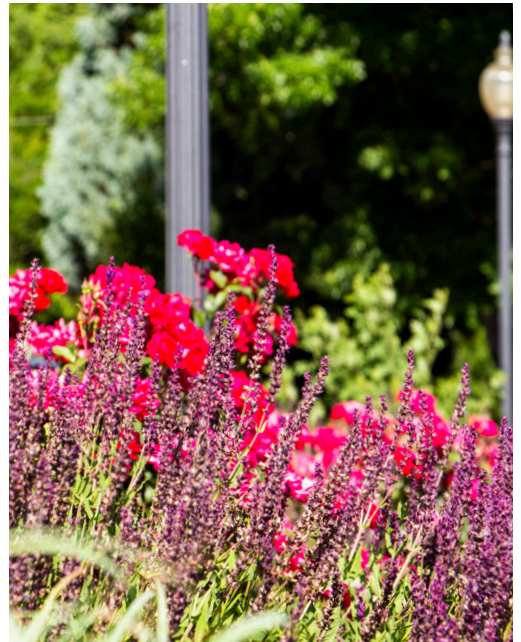
Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical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



- 3.2.4 **Parking Lot Screening:** Where a *parking lot* adjoins a street, the *screening* of cars is required using a method such 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 ground cover 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



*Example of varied landscaping along Prince Street.*



*Example of varied landscaping along Alamo Avenue.*

## 3.0 LANDSCAPE ARCHITECTURE

maturity. When trees and shrubs are used for screening purposes, they must be predominantly evergreens.) or;

- 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 (predominantly evergreen) 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 metal railing fence or solid masonry wall at least 3 feet 6 inches high.

### 3.3 SCREENING, WALLS AND FENCING

#### Objectives

**Service & Utilities.** *Screen* or block from public view outside trash receptacles, loading docks, open storage areas and utility boxes/equipment.

**Security & Privacy.** Provide security and privacy for private and common open spaces not open to the general public.

**Cohesiveness.** Relate the design and materials of fences and walls to the architecture and/or landscape architecture of the project.

#### General Standards

- 3.3.1 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.
- 3.3.2 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
- 3.3.3 *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.
- 3.3.4 All trash containers must be covered.

- 3.3.5 If *front yard fencing* is provided, it shall be no higher than 3 ft. 6in. or, if contiguous with *parking lot* fencing, at the same height as such fencing or walls. It shall be made of masonry or metal, preferably metal pickets. In special cases, such as with *historic* houses, wood pickets, painted or opaque stained-may be appropriate. Plastic, chain link, or solid board fencing is prohibited for *front yard fencing*. *Front yard fencing* shall be a minimum of 50% open.

### **Subarea-Specific Standards**

- 3.3.6 **Subarea 1:** *Screen walls* or fences for *parking lots* shall complement the architecture of buildings in the subarea. Metal, masonry, or specially-treated architectural precast concrete are preferred materials for *screen walls* or railings. Standard chain-link materials are prohibited.
- 3.3.7 **Subareas 5, 6, 7 & 8:** Typical vertical board or palisade fences are not allowed within the front setback.

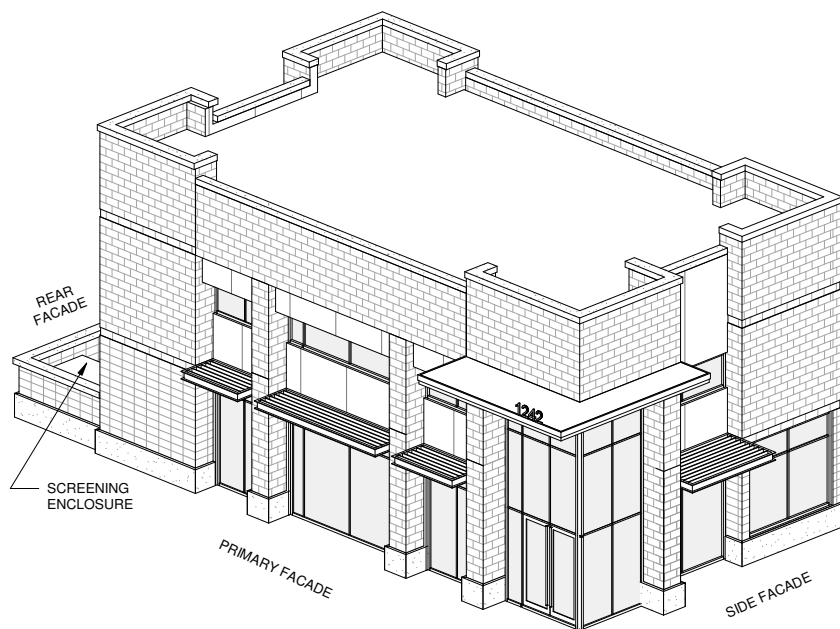


illustration 3.3.1

## **3.4 PRIVATE OPEN SPACE, DETENTION AREAS AND DRAINAGE CHANNELS**

### **Objective**

**Blending Landscapes.** Ensure that private open spaces, detention areas, and drainage channels not designated as natural areas are designed and landscaped in such a manner to blend properly with the property and adjacent uses.



Example of front yard fencing along Prince Street.



Example of front yard fencing along Prince Street.



## 3.0 LANDSCAPE ARCHITECTURE



*Example of emphasized paving materials along Prince Street.*



*View of paved entry to Geneva Lodge.*

### General Standard

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

### 3.5 SITE LIGHTING AND PARKING LOT LIGHTING

#### Objective

**Light Pollution.** Minimize the obtrusive, energy-inefficient aspects of excessive and/ or poorly shielded outdoor light usage, while maximizing a property's visual interest and safe nighttime use.

#### General Standards

- 3.5.1 All lighting shall comply with Chapter 15, Lighting Requirements, City of Littleton Title 10, of the Municipal Code.
- 3.5.2 On-site pedestrian lights shall be mounted on buildings when possible. Bollard lighting may be an acceptable option.
- 3.5.3 Free-standing, on-site pedestrian pole lights shall be a minimum of ten feet high and a maximum of fourteen feet high.

### 3.6 PAVING MATERIALS

#### Objectives

**Safety & Design.** Provide safe, high-quality paving materials that complement the surrounding architecture and open spaces.

#### General Standards

- 3.6.1 Paving materials and patterns used on private development parcels shall be consistent with the design of public pedestrian facilities where they are adjacent.
- 3.6.2 Special paving patterns and materials should be carefully chosen to emphasize entries, provide interest and variation, and differentiate functional areas.

#### Subarea-Specific Standard

- 3.6.3 **Subarea 3:** Extension of the sidewalk paving shall be provided on private property to allow for enough space to plant street trees adjacent to the curb.



## 4.0 SIGNS

## 4.0 SIGNS

	Subareas							
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Standards: General & Subarea Specific	1	2	3	4	5	6	7	8
4.1.1 - 4.1.2 Types	X	X	X	X	X	X	X	X
4.1.3 ●				X				
4.2.1 - 4.2.3 Number and Location	X	X	X	X	X	X	X	X
4.3.1 Size and Height	X	X	X	X	X	X	X	X
4.4.1 - 4.4.8 Design and Illumination	X	X	X	X	X	X	X	X
4.4.10 ●		X	X	X				
4.4.11 ●					X	X	X	
4.5.1 - 4.5.10 Wall Signs	X	X	X	X	X	X	X	X
4.5.11 ●	X	X		X				
4.5.12 ●			X		X	X	X	X
4.6.1 - 4.6.6 Projecting Signs	X	X	X	X	X	X	X	X
4.6.7 ●			X		X	X	X	X
4.6.8 ●	X	X		X				
4.6.9 ●					X	X	X	X
4.6.10 ●			X					
4.6.11 ●			X		X	X	X	
4.6.12 ●								X
4.7.1 - 4.7.5 Ground Signs	X	X	X	X	X	X	X	X
4.7.6 ●	X	X	X	X				
4.7.7 ●	X	X		X				
4.7.8 ●			X		X	X	X	X
4.7.9 ●	X	X			X	X	X	X
4.7.10 ●			X					
4.7.11 ●				X				

● = Subarea Specific Standard

**Standards:**

General & Subarea Specific

	Subareas							
	1	2	3	4	5	6	7	8
	City Government District	Northeastern Neighborhood	Prince Street	Northwestern Residential	Main Street	Alamo Avenue	South Santa Fe / Bowles Entry	Southern Neighborhood
Ground Signs (Continued)								
4.7.12 ●	X	X	X		X	X	X	X
4.8 Marquee Signs (No General)	X	X	X	X	X	X	X	X
4.8.1 ●	X	X		X				
4.8.2 ●			X		X	X	X	X
4.9.1 - 4.9.4 Window Signs	X	X	X	X	X	X	X	X
4.10.1 - 4.10.13 Awning Signs	X	X	X	X	X	X	X	X
4.10.14 ●	X	X	X	X				X

● = Subarea Specific Standard

# 4.0 SIGNS

## RELEVANT LINKS

[The City of Littleton Municipal Code, Title 4, Chapter 3](#) establishes regulations for signs.

[The City of Littleton Municipal Code, Title 10, Chapter 15](#) establishes regulations for lighting.

## 4.0 SIGNS

The signs section of this document references the [Sign Code Requirements, Chapter 3 of Title 4 of the City of Littleton Municipal Code](#). Where the quantity, size, or type of sign is given in these *Standards*, the *Standards* supersede the Sign Code. Refer to the glossary of definitions at the back of the document for sign definitions.

### 4.1 TYPES

#### Objective

**Consistency & Character.** Allow a limited variety of sign types that complement the character of the adjoining subarea, mitigate the negative impact of the signs on adjoining properties, and avoid clutter.

#### General Standards

- 4.1.1 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.
- 4.1.2 Not superseding the limitations on the number of signs permitted in Chapter 3, Sign Code, and in an effort to limit the variety of sign types used on a single building, the following combinations shall 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;
  - *window signs* limited to 20 percent of the window area, *awning signs*, and one (1) *projecting sign* per use;
  - 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; or
  - one (1) *wall sign* per use, one (1) *monument sign* per building, *window signs* limited to 10 percent of the window area.

#### Subarea-Specific Standard

- 4.1.3 **Subarea 4:** One (1) *wall sign* or one (1) *window sign* and one (1) *monument sign* per street-facing lot frontage are allowed. *Projecting signs*, *arcade signs*, *pole signs*, and *awning signs* are not allowed.

## 4.2 NUMBER AND LOCATION

### Objective

**Minimize Clutter.** Allow a limited number of signs, commensurate with the needs of the uses in the building and to respect the architectural character of the building in the determination of signage locations.

### General Standards

- 4.2.1 *Wall, window, awning, and projecting signs* shall not be allowed above the ground floor except that the *HPB*, at its discretion, may allow above ground floor signs of the following types:
- painted, externally illuminated *wall signs*;
  - internally illuminated 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*; and
  - the name of the building integrated into the material and/or design of the *facade*.

In no case shall an internally-lit cabinet type *wall sign* be allowed above the ground floor, and in no case shall roof signs of any type be allowed.

- 4.2.2 Signs shall not be located within the residential portion of the *facade* of any mixed-use building.
- 4.2.3 A maximum combination of three sign types shall be used for any building frontage. Such sign types are:
- *wall*;
  - *projecting*;
  - *ground*;
  - *window*;
  - *awning*;
  - *marquee*; and
  - *arcade*.

## 4.3 SIZE AND HEIGHT

### Objective

**Appropriate Scale.** Relate the size of signs to the location and speed of movement of the viewer.

### General Standard

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

### 4.4 DESIGN AND ILLUMINATION

#### Objective

**Design & Integration.** Respect the architectural character of the building in the determination of the design of signs, create signs that are expressive of the activity or product of the use for which they are displayed, and provide sufficient but not excessive illumination, i.e. illumination of excessive lumens or illumination with extreme hours of operation.

#### General Standards

- 4.4.1 Materials for signs shall complement the color, material and overall character of the architecture.
- 4.4.2 Signs shall be constructed of high-quality durable materials that are suitable for exterior use. All materials must be finished to withstand corrosion.
- 4.4.3 All conduits, transformers, and other equipment shall be concealed and shall have UL ratings.
- 4.4.4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below, to minimize night sky light pollution.
- 4.4.5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.
- 4.4.6 Hand painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.
- 4.4.7 Sign illumination shall 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 and external illumination isn't prohibited elsewhere in these *Design Standards*.
- 4.4.8 Internally illuminated *sign cabinets*, either for *wall* or *projecting signs*, shall not have white or light colored back-lit translucent face panels.
- 4.4.9 Creative and original designs not described herein may be considered where appropriate.

#### Subarea-Specific Standards

- 4.4.10 **Subareas 1, 2, 3 & 4:** Exposed neon shall not be used as a light source for signs in this subarea.
- 4.4.11 **Subareas 5, 6 & 7:** Exposed neon may be used as a light source in this subarea so long as it meets one of the following criteria.

Neon shall:

- be confined to the lighting of channel letters, numbers, symbols, or reverse channel letters, numbers, symbols (halo signs);
- have precedent in the *historic* signs that existed in this area; or
- not become an architectural element or part of the lighting of the building.

## 4.5 WALL SIGNS

### Objective

**Integrate with Architecture.** Integrate *wall signs* with the architecture of the building.

### General Standards

- 4.5.1 *Wall signs* shall be located within any sign areas clearly designed for signs on existing or proposed building *facades*.
- 4.5.2 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.
- 4.5.3 Maximum *wall sign* size shall not be increased by an increase in sign height.
- 4.5.4 *Wall* and *projecting signs* may be used together with the *wall sign* generally higher than the *projecting sign*.
- 4.5.5 Each use by right shall be limited to one *projecting sign* for each of that use's street frontage.
- 4.5.6 *Wall signs* shall not overlap or generally conflict with important architectural features such as windows, cornices, belt courses, or other details.
- 4.5.7 *Wall signs* located on the side wall of a building that faces a side property line (including a side property line along a street) shall not be lighted above the ground floor.
- 4.5.8 Wall mounted *sign cabinets* are prohibited.
- 4.5.9 *Wall signs* shall 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 1 inch from the wall or sign backing are strongly encouraged with or without a backing panel.



*Example of wall sign.*



## 4.0 SIGNS



Projecting signs on Main Street.



Example of circular projecting sign.

- 4.5.10 *Wall signs*, if lighted, shall be externally lit from a shielded light source in keeping with the *historic* nature of the subarea. However, internally illuminated channel letters or reverse channel halo-lit letters and graphic shapes are acceptable.

### **Subarea-Specific Standards**

- 4.5.11 **Subareas 1, 2 & 4:** The maximum depth of *wall signs* shall remain 12 inches in this subarea whether such signs project over the right-of-way or are on private property.
- 4.5.12 **Subareas 3, 5, 6, 7 & 8:** *Wall signs* may be painted directly onto a wall in the manner found in the formative years of the town. Such painted signs may be externally lit, but may not be uplit.

## 4.6 PROJECTING SIGNS

### **Objective**

No additional *Objectives*.

### **General Standards**

- 4.6.1 Each use by right shall be limited to one *projecting sign* for each of that use's street frontage.
- 4.6.2 *Projecting signs* shall not be located above the ground floor.
- 4.6.3 All *projecting sign* structures on a building shall be located at the same height as the other sign structures.
- 4.6.4 *Projecting signs* shall be located above or below awnings, but not in line with the awnings.
- 4.6.5 *Projecting signs* shall not be greater than 12 square feet per face or 24 square feet per sign, except projecting signs along South Santa Fe Drive may be increased in size to 16 square feet per face or 32 square feet per sign.
- 4.6.6 *Projecting signs* shall be located below *wall signs*.

### **Subarea-Specific Standards**

- 4.6.7 **Subarea 3, 5, 6, 7 & 8:** *Projecting signs* shall be unique and interesting in shape and profile. Three dimensional shapes or symbols are encouraged.
- 4.6.8 **Subareas 1, 2 & 4:** *Projecting signs* are prohibited in these subareas.

- 4.6.9 **Subareas 5, 6, 7 & 8:** *Projecting signs* shall be encouraged, but used so as not to conflict with the *wall signs* or awnings. They shall not be closer than 50 feet apart, and no more than 3 in number for 200 linear feet of street frontage. *Projecting signs* eight (8) square feet per sign face or less may be closer and/or more frequent.
- 4.6.10 **Subareas 3:** *Projecting signs* shall be encouraged, but used so as not to conflict with the *wall signs* or awnings. They shall not be closer than 50 feet apart, and no more than 3 in number for 300 linear feet of street frontage. *Projecting signs* eight (8) square feet per sign face or less may be closer and/or more frequent.
- 4.6.11 **Subareas 3, 5, 6 & 7:** *Projecting signs*, if lighted, are encouraged to be externally lit. Internally lit *sign cabinets* are prohibited except where the sign face is composed of metal with back lit cut out letters or logos. Internally lit channel letters, logos, or iconic forms, with or without exposed neon, are also acceptable, if in keeping with the *historic* nature of the subarea.
- 4.6.12 **Subarea 8:** *Projecting signs* may be externally lit, or internally lit channel letters, logos, or iconic forms with or without exposed neon. *Sign cabinets* are prohibited, except where the sign face is composed of metal or other opaque material, with translucent back-lit letters or logos.

## 4.7 GROUND SIGNS

### Objective

**Scale.** Scale *ground signs* to respect the existing *structures* in the area.

### General Standards

- 4.7.1 Typical *pole signs* are prohibited. 'Designed' *pole or post signs*, where the vertical supports are integrated into the design of the sign, are required instead.
- 4.7.2 *Monument signs* shall be provided rather than *pole signs* except where prohibited in sight triangles at intersections.
- 4.7.3 Where continuous, the base of a *monument sign* shall be composed of a material used in the architecture of the building.
- 4.7.4 The design of a joint identification sign shall be unified, uncluttered, easily readable, and of high quality.

## 4.0 SIGNS

Examples of sign elements that avoid clutter are:

- text mostly composed of the same type face and size;
- a structure or frame that is dominant or simple enough to visually organize varied components; and
- a clear hierarchy or importance of components.

- 4.7.5 *Ground signs* shall have no more than one two-sided *sign cabinet* or backing panel, except in Subarea 4, where they shall have no more than one single-sided *sign cabinet* or backing panel.

### **Subarea-Specific Standards**

- 4.7.6 **Subareas 1, 2, 3 & 4:** Only one (1) *monument* or 'designed' *pole sign* per street frontage shall be allowed per building. The *monument sign* may also be a joint identification sign.
- 4.7.7 **Subareas 1, 2 & 4:** *Ground signs* shall be limited in height to 5 feet.
- 4.7.8 **Subareas 3, 5, 6, 7, & 8:** *Ground signs* shall be limited in height to 8 feet in these subareas, except ground signs along South Santa Fe Drive are limited to 6 feet in height.
- 4.7.9 **Subareas: 1, 2, 5, 6, 7, & 8:** If lighted, *monument signs* shall be either externally lit with a shielded or directed light source or internally lit with no exposed light sources.
- 4.7.10 **Subarea 3:** If lighted, *monument signs* shall be internally lit.
- 4.7.11 **Subarea 4:** If lighted, *monument signs* shall be externally lit with a shielded or directed light source.
- 4.7.12 **Subareas 1, 2, 3, 5, 6, 7 & 8:** *Sign cabinets* may be used for *monument signs* so long as the sign face is not translucent or light colored except for letters or logos.

## 4.8 MARQUEE SIGNS

### **Subarea-Specific Standards**

- 4.8.1 **Subareas 1, 2 & 4:** *Marquee signs* are prohibited in this subarea.
- 4.8.2 **Subareas: 3, 5, 6, 7 & 8:** *Marquee signs* may be used if approved by HPB. *Marquee signs* shall be located only over important building entries or the entry of a major tenant.

## 4.9 WINDOW SIGNS

### Objective

**Transparency.** Emphasize a window's transparency and sense of openness to the interior while avoiding visual clutter.

### General Standards

- 4.9.1 *Window signs* shall 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 shall not substantially obscure the activities or displays beyond the window.
- 4.9.2 *Window signs* shall 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.
- 4.9.3 Storefront *window signs* shall be limited to either the tenant's name or logo. Operating hours may be applied onto the glass, but shall be kept small, preferably on the windows next to the front door.
- 4.9.4 *Window signs* on glazing shall be either silk screened, back-painted, metal-leafed, or sand-blasted onto the glass. Vinyl letters are discouraged.



*Example of window sign.*

## 4.10 AWNING SIGNS

### Objective

**Usage.** Encourage *awning signs* to be used in conjunction with *walls signs* and *projecting signs*.

### General Standards

- 4.10.1 Backlit 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.
- 4.10.2 *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.
- 4.10.3 Awnings shall be consistent in color and visually balanced over the *facade* of the building.
- 4.10.4 Standard residential type aluminum awnings shall not be used.



*Example of awning sign.*



## 4.0 SIGNS

- 4.10.5 Entry canopies shall not extend more than 4 feet from the building face.
- 4.10.6 *Awning signs* shall be located on the awning valence that faces the street, not on a valence that is generally perpendicular to the street.
- 4.10.7 If side panels are provided, such panels shall not carry signs greater in area than 20 percent of the area of the *awning sign* panel.
- 4.10.8 A logo or symbol but not primarily text shall be located on the sloped portion of the awning. The logo, symbol, and associated text shall be no greater than 15 percent of the sloped area of the awning.
- 4.10.9 Text on awning valences shall not be greater than 8 inches high. A valence drop length shall be no greater than 12 inches.
- 4.10.10 Awnings shall fit within a building's or storefront's individual bays or columns, not extend over them.
- 4.10.11 Awning shall 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 prohibited except when designed to fit arched windows or *bays*.
- 4.10.12 Awnings shall be composed of non-combustible acrylic fabric.
- 4.10.13 Each awning for a use by right may have a sign printed on its valence.

### **Subarea-Specific Standard**

- 4.10.14 **Subareas 1, 2, 3, 4 & 8:** Awnings may also be fabricated from metal so long as they do not resemble typical residential awnings.

# GLOSSARY OF DEFINITIONS

# GLOSSARY OF DEFINITIONS

**At Least Some:** More than one where more multiple are required.

**Arcade:** A covered passage, open on at least one side and accessible to the public at all times, extending along the outside wall of a building, and supported by arches or columns.

**Awning Sign:** A movable shelter supported entirely from the exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of the supporting building. Awning signs may also be fixed.

**Base:** A portion of a building, composed of up to the first two floors, designed to visually give the appearance of grounding the facade.

**Bay:** A major facade module, usually related to a structural grid that is defined by building columns, piers, or other vertical elements. For the purposes of calculating the number of projecting signs, the minimum width of a bay shall be twenty (20) feet.

**Block Face:** Zone lots abutting the same side of the block as the subject property.

**EIFS:** An Exterior Insulating Finish System, commonly known as 'synthetic stucco', typically composed of an expanded polystyrene board substrate attached to an exterior wall and finished with a fiberglass mesh and resin coated surface. While relatively durable, such a system is susceptible to impact damage, water penetration, and fading of the color coat.

**Facade:** Any exterior building elevation, extending from grade to top of parapet or eave, and sometimes further identified as 'front', 'side', or 'rear'.

**Front Yard Fencing:** Any fencing that occurs within the front setback.

**Great Majority:** An amount no less than sixty-five percent, which visually indicates a dominant portion.

**Gross Floor Area:** The sum of the gross interior horizontal areas of the floors of a building, measured from the exterior faces of exterior walls of each such floor.

**Ground Sign:** A sign supported by poles, uprights or braces extending from the ground or an object on the ground but not attached to any part of the building.

**Historic:** More than forty years old or in-keeping with original character. Does not indicate designation as either a historic landmark or a historic district, both which have stringent standards and a stringent approval process.

**HPB:** City of Littleton Historical Preservation Board

**Main Entry:** An entry to a multistory building that serves the majority of the building above the ground floor. Unless the building has only one story, ground floor tenant entries are not considered as main entries.

**Marquee Sign:** A sign attached to, painted on, erected against, or extending from a marquee.



**Mechanical Penthouse:** A structure on the roof of a building that is set back from the other walls and which house and screens mechanical equipment.

**Middle:** A portion of a building located above the base and below the cap.

**Modern Architecture:** Modern architecture or modernist architecture is a term applied to a group of styles of architecture which emerged in the first half of the 20th century and became dominant after World War II. It was based upon new technologies of construction, particularly the use of glass, steel, and reinforced concrete, and upon a rejection of the traditional neoclassical architecture and Beaux-Arts styles that were popular in the 19th century. It is a design language with an emphasis on form rather than ornament, structure and materials rather than picturesque constructions, and the rational and efficient use of space.

**Monument Sign:** A freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material.

**Objectives:** Objectives are provided to define goals which the Standards have been created to achieve. In circumstances where the appropriateness or applicability of a Standard is in question or under negotiation, the Objective will serve to provide additional direction.

**Original:** Features of construction that can be associated with when a structure was initially built.

**Parking Lot:** Any surface, or near surface, off-street area on private or public property not enclosed within a building where automobiles, vans, buses, trucks, or other vehicles are stored for short or long periods of times.

**Pedestrian Active Uses:** Uses which generate pedestrian traffic such as retail, eating places, personal services, banks, places of substantial employment population, residential, hotels, public offices, cinemas and other places of entertainment and/or recreation. Uses which are not considered to be pedestrian active uses are those which typically attract few shoppers or visitors, and/or which have few employees, such as warehouses and industrial uses. Parking garages are not considered to be pedestrian active uses by themselves.

**Pedestrian Passage:** A fully paved and maintained surface not less than five feet in width which provides a clear, obvious, publicly accessible connection between the Primary Street and the parking lot of a building.

**PDO:** Planned Development Overlay; regulations which provide a procedure that permits more flexible site design and development than is possible under traditional zone districts, while maintaining the land use characteristics of those districts.

**Pole Sign:** A free-standing sign, usually double-faced, mounted on a round pole, square tube, or other fabricated member without any type of secondary support.

**Predominant Front Setback:** The average setback of buildings along a block face.

# GLOSSARY OF DEFINITIONS

**Primary Facade:** The facade of a building oriented parallel to and facing the primary street.

**Primary Street:** A street located against the subject property that is of significant importance to the development of Littleton's image, and therefore indicates the need for a high quality of development for facades along that edge.

**Projecting Sign:** A sign other than a wall sign which projects from a wall or roof and is supported by a wall or roof of a building.

**Screen, Screening, Screen Wall:** Architectural or landscape elements which substantially reduce the visual impact of the object(s) to be screened, or otherwise visually redefine, shape, or frame the object(s) to be screened into an architectural, landscape architectural, or artistic composition. Screening does not mean that an object must be completely concealed from view unless expressly required in a Standard.

**Signable Area:** The facade area designated on a building's Sign Plan as being an appropriate location for wall, and projecting signs, and other specifically allowed signs.

**Sign Cabinet:** A sign that is self-enclosed in a typically square or rectangular structure and houses an internal light system for illumination of the sign face.

**Sign Plan:** A plan that shows the general location, type, number and size of anticipated signs for a building or buildings and its or their site or sites. At the time that the signs will actually be provided, the design of the signs shall be submitted and reviewed as part of the sign permit application and, when required, as part of the Certificate of Historic Appropriateness (COA) and their location, type, number and size shall be reviewed for compliance with the approved Sign Plan. No building is exempt from providing a Sign Plan unless only address signage is contemplated.

**SDP:** Site Development Plan

**Standards:** Design Standards provide specific direction based on the stated intent. Standards use the terms "shall" to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- an alternative better achieves the stated intent;
- the Objective which the Standard was created to address will not be achieved by application of the Standard in a particular circumstance; or
- unique site factors make the Standard impractical or cost prohibitive.

**Street Oriented Facade:** A building facade that directly abuts or faces a street, with an intervening parking lot, set back, or open space, and is designed to include a 'good' to 'high quality' architectural expression, important entries, signs, and/or windows.

**Structure:** For purposes of the design Standards, that definition of "structure" is interchangeable with that of "building".

**Top:** A portion of a building which is architecturally treated to create a feeling of distinct completion or termination of the facade.

**Traditional Design Principles:** The concepts that guided the design and construction of historic buildings in Downtown Littleton and established its vernacular architecture.

**Wall Sign:** A sign attached to, painted on, or erected against a wall of a building and whose display surface is parallel to the face of the building upon which the sign is attached.

**Window Sign:** A sign which is applied or attached to the interior or a window only and can be seen through the window from the exterior or the structure.

