Town of Georgetown, Colorado Design Guidelines

Book III Guidelines for the Millsite, Meadows and Gateway Design Districts

Revised
June 2010

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Georgetown, Colorado
Design Guidelines

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Millsite, Meadows
and Gateway
Design Districts

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Introduction

This is Book Three of a three book document entitled ***Design Guidelines for Georgetown, Colorado***. It presents the Town's design guidelines for the Millsite, Meadows and Gateway Design Districts. The guidelines are organized into three sections with a total of fourteen chapters:

Section 1: Design Guidelines for Character Areas
- Chapter 1, Design Guidelines for the Millsite Residential Character Area
- Chapter 2, Design Guidelines for the Millsite Hillside Character Area
- Chapter 3, Design Guidelines for the Meadows Residential Character Area
- Chapter 4, Design Guidelines for the Meadows Multifamily Character Area
- Chapter 5, Design Guidelines for the Meadows Hillside Character Area
- Chapter 6, Design Guidelines for the Gateway Commercial Character Area
- Chapter 7, Design Guidelines for the Gateway Mixed-Use Character Area
- Chapter 8, Design Guidelines for the Gateway Multifamily Character Area
- Chapter 9, Design Guidelines for the Gateway Mountainside Character Area

Section 2: Design Guidelines for Site Design in All Character Areas
- Chapter 10, Setting
- Chapter 11, Site Features

Section 3: Design Guidelines for Building Design in All Character Areas
- Chapter 12, Architectural Features
- Chapter 13, Building Materials
- Chapter 14, Additions and Accessory Structures

The book presents design guidelines for new construction and alterations to non-historic buildings in the Millsite, Meadows and Gateway Design Districts.

This three-book document, ***Design Guidelines for Georgetown, Colorado***, updates and replaces past design guidelines used by the Town of Georgetown. **These design guidelines apply to all exterior construction projects in Georgetown, with a few exceptions. Please read Book I for more information about what types of projects are reviewed.**

Book I
Design Review in Georgetown

Includes procedural requirements

Book II
Design Guidelines Historic Design District

Book III
Design Guidelines for the Millsite, Meadows & Gateway Design Districts

What are Design Guidelines?

Design guidelines convey community consensus about design. As such, they provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of Georgetown. While guidelines provide direction, they are not intended to be inflexible. Instead, they are to be used to promote communication about how design changes can blend into and enhance community character. While the guidelines may suggest methods to achieve design objectives, the Town recognizes that there may be other methods.

Why have Design Guidelines?

These guidelines inform the designers, architects and property owners about design objectives the citizens hold for their community. They indicate an approach to design that property owners may use to make decisions about their buildings and to maintain the town's traditional character. The guidelines also provide the Town, through the Design Review Commission, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

These Guidelines apply to all external construction projects within the Town, both in the public and private sector. Refer to Book I for information about what types of projects require DRC review.

Section 17.04.050 of the Municipal Code requires a COA for "the erection, moving, demolition, alteration or addition to, or the external restoration or external reconstruction of any building or structure, inclusive of driveways, parking areas, patios, sidewalks and walkways, and fences and walls."

Section 1

Design Guidelines
For the
Character Areas

Chapter 1

Design Guidelines for the Millsite Residential Character Area

Introduction

The Millsite Residential Character Area, a residential area just to the north of the Historic Design District, represents a unique neighborhood within the community. It contains many features that are similar to those found in the older residential neighborhoods, such as building materials, front yards and rectangular building forms. The area also contains some of the oldest structures from the original "George's Town." These historic structures are subject to review as though they were located in the Historic District. However, residences are predominantly newer and larger in size than historic residences.

NOTE: If your project involves an historic structure, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

The area is composed predominantly of rectangularly-shaped structures that are typically oriented with the short side facing the street. Buildings are typically larger in size than in the Historic Residential Character Area.

Although the Millsite Residential Character Area bears many resemblances to areas in the Historic Design District, it is developing a different context: with larger buildings, less landscaping and attached garages. A large-size multifamily development also exists in the northern part of the area.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Single-family residences dominate
- Larger versions of traditional building forms
- Horizontal wood siding dominates
- Variety of architectural styles
- Gabled or hipped roof forms
- Simple architectural detailing
- No sidewalks
- Most homes have garages
- There are some contributing historic structures

Another important feature of this Character Area is that it contains one large multifamily development.

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Relationship to the Town Grid*
- *Building Orientation*

The Millsite Residential Character Area

Design Goals

The Millsite Residential Character Area has undeveloped land within its boundaries. The development of this land can affect the character of the area. Developments built in the recent past have respected certain aspects of the older buildings. This tradition of using similar building materials, landscaping, building mass and size should be continued in designs for new buildings. The potential for additional large, multifamily developments is a reality, and care should be taken that they will relate to the traditional setting of this growing, predominantly single-family neighborhood.

The design goals for the Millsite Residential Character Area are:

- To enhance the residential qualities of the neighborhoods.
- To encourage a variety of architectural styles within the context of traditional buildings. These newer buildings should also relate in size.
- To provide landscaping that highlights and defines public and private spaces on a site, similar to that seen historically. For example, the planting of large or shade-providing trees in this Character Area is particularly encouraged.
- To preserve and restore historic structures where they exist.
- To develop new buildings that respect their historic neighbors. For instance, when a new development is planned adjacent to smaller existing buildings, it should not visually dominate them. Stepping a larger structure down as it approaches smaller buildings would be appropriate.
- When needed, to design an addition such that the existing character of the building is maintained. For example, an addition should be placed to the rear of the property and not visually dominate the primary structure.
- To reinforce the basic characteristics of the surrounding context, including size, form, siting, landscaping and materials, when larger developments are considered.
- To maintain the established street grid system. For example, new developments should not introduce curvilinear street systems.
- To keep the automobile, and its associate storage, as an ancillary use on a site. Parking an automobile should not be the primary or dominant feature on a building's site.
- To minimize the amount of light spill from a structure.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Millsite Residential Character Area. They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size & Form

1. Mass and Size

The general shape of a new building should continue to relate to those historically established in the adjacent Historic Design District. However, the overall size of the structures in this Character Area tend to be larger than in the Historic Design District. This tradition should continue.

A. New building should be similar in mass and size to neighboring structures.

1) Single family homes are generally one, one and a half or two stories.
2) Multifamily residences are up to three stories.

B. Develop buildings that maintain the general shape of structures in the Historic Residential Character Area.

1) Buildings size, however, should be tied to the size of the lot. Small buildings are appropriate for smaller lots, and larger structures are appropriate for larger lots. Large structures on small lots are discouraged.
2) Where a larger building is necessary, "break up" the massing into components that reflect traditional proportions.
3) On larger structures, consider organizing the building mass into subordinate elements
4) Consider stepping down the mass of larger buildings to minimize their perceived size at the street.

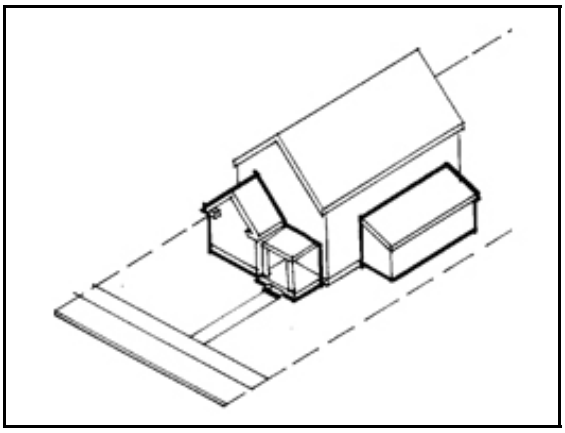
Develop buildings that maintain the general shape of structures seen in the Historic Residential Character Area.

C. New construction should be within five feet of the average height of structures within the immediate neighborhood.

1) Residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

D. A facade should appear similar in dimension to those seen traditionally in the town.

1) Typically, a residential building front ranges from 15 to 30 feet in width. Additional widths were accomplished with a setback or change in building plane.



On larger structures, consider organizing the building mass into subordinate elements.

2. Building and Roof Form

Visual continuity should be reinforced through the use of building proportions and shapes that are similar to those found in the Historic Design District. A traditional residential structure consists of a simple rectangular form as the primary mass of the main building, to which smaller shed additions and porches are attached. The result is a "composite" form that is smaller in size toward the street and to the rear of the lot.

A. The simple forms of gable, hip and mansard roofs are appropriate.

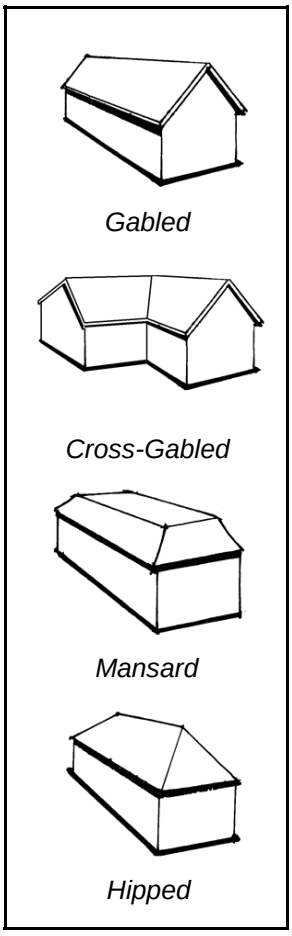
1) Free-form, low gable, coned, A-frame and geometric shape roofs are not appropriate.
2) Dormers should be simple and subordinate to the overall roof form.
3) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.
4) Shed roofs are appropriate as secondary roofs and may be considered for multifamily units.

B. Orient major roof elements to maintain existing views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.

C. Roof forms should be similar to those seen traditionally.

1) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.



The simple forms of gable, hip, mansard roofs are appropriate.

Setting

3. Relationship to the Town Grid

The traditional street grid found in the core of Georgetown is a key ingredient that visually knits various neighborhoods together. As the town expands to the north, however, the street grid is less and less apparent. Many new developments have been platted to follow the natural contours. *Wherever the historic street grid still exists, it should be respected.*

A. Respect the established town grid.

1) Locate buildings on sites such that they reinforce the parcel orientation. To do so, orient primary building walls and roof ridges in line with the established town grid.

B. Build streets to extend the traditional grid system, where possible.

1) Extend the grid pattern of streets unless changing topography makes this impossible or would preclude building traditional style structures.
2) Extending a street that is part of the historic grid with a curvilinear street or a cul-du-sac is inappropriate.

4. Building Orientation

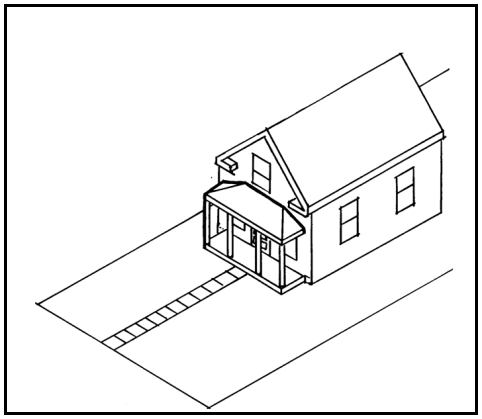
Traditionally, a building was oriented with its primary wall planes in line with the parcel's property lines. Since most buildings were rectangular in form, this siting pattern helped reinforce the image of the town grid in each neighborhood. *These traditional patterns of building orientation should be maintained throughout the Character Area.*

A. Orient a new building parallel to its lot lines, similar to that of historic buildings.

B. The use of a porch on a residential building is strongly encouraged.

1) This also applies to large, multifamily structures. There should be at least one primary entrance and it should be identified with a porch or entry element.

C. See also the design guidelines for Building Orientation in Chapter 10 in this book.



Orient the primary entrance of a building toward the street. The gable end of a structure should also face the street.

Chapter 2

Design Guidelines for the Millsite Hillside Character Area

Introduction

The Millsite Hillside Character Area remains undeveloped, with heavily wooded, steep slopes and difficult access. However, with construction technology ever improving, the potential exists for future new construction in this area which overlooks the Millsite Residential Character Area. If these hillsides are developed under the current zoning regulations, the development will have a significant impact on the areas of town below them.

Since this area is quite visible from lower viewpoints, concern should be given to the visual impact that any new project might have on the overall perception of open space that forms the dramatic background for the Millsite Residential Character Area. The potential effect of mass and size of buildings, cut-and-fill of steep slopes and light spill from new structures are all of major concern.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Heavily wooded
- Views (to and from)
- Natural Features
- Steep slopes
- Difficult access

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Platting*
- *Streets*
- *Views*
- *Building Orientation*
- *Cut-and-Fill*
- *Landscaping*
- *Site Lighting*

The Millsite Hillside Character Area

Design Goals

Developments within the Millsite Hillside Character Area should strive to reduce any impact on the single-family neighborhoods below. Although development on the steep slopes will be difficult, it is anticipated that this area will eventually be developed. Any new project should relate to the character of buildings below (in the Millsite Residential Character Area) through the use of similar building forms and materials. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help reduce any potential impacts of development in this area.

The design goals for the Millsite Hillside Character Area are:

- To maintain the natural, forested character of the hillside.
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard.
- To avoid the clear-cutting of the established mountain forest. For example, removing significant amounts of existing vegetation with the intent to replant is inappropriate.
- To provide adequate, new landscaping which may help reduce a development's perceived size.
- To minimize the visual and environmental impact a new road might have.
- To continue the use of stone retaining walls.
- To relate to the character of buildings located below these slopes, through building form and material.
- To reduce the visual impacts of new developments. Keeping a structure small in size is encouraged.
- To minimize the amount of light spill from a structure.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Millsite Hillside Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design

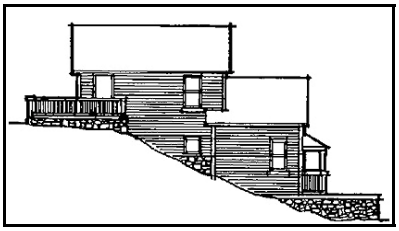
Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Millsite Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Visually overpowering building forms should be avoided.*

A. Use building forms that reinforce the perception of the natural topography.

1) Buildings that are set into cuts in the hillside are encouraged.
2) Low-profile buildings are encouraged.
3) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
4) Step buildings down at visible areas.
5) Avoid placing tall buildings at high points on the site or in other highly visible areas.



Use building masses that reinforce the perception of the natural topography. Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.

2. Building and Roof Form

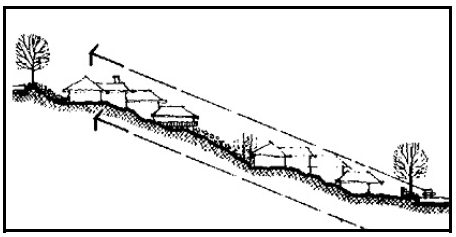
Because of its visible location, new developments in the Millsite Hillside Character can have significant impacts on views of the mountainside. *These impacts should be minimized. Although traditional roof forms are preferred, low pitched roofs may be appropriate in some cases.*

A. Use simple rectangular shapes.

1) Use building forms that reinforce the perception of the natural topography.

B. Roof slopes that repeat the slope of the hillside are encouraged.

1) Roof forms that protect views of significant features are encouraged.
2) Use muted colors that blend with the hillside.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.



Use building forms that reinforce the perception of the natural topography.

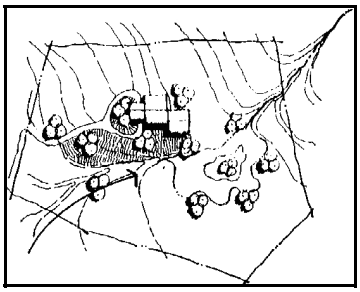
Setting

3. Platting

The Millsite Hillside Character Area establishes the outermost edge of development in the town. *The platting and placement of buildings should result in projects which blend with the natural hillside and which are minimally visible from within the core of town.*

A. Locate buildings in line with existing contours when feasible.

B. New platting may be appropriate where it helps to minimize the visual impact of projects and preserves the natural character of the hillside.



Locate buildings in line with existing contours when feasible.

4. Streets and Driveways

The terrain of the Millsite Hillside Character Area is steep. As a result, site development, including new streets and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

A. Minimize the visual appearance of all new streets and driveways, as seen from lower viewpoints in town.

1) Consider ways to minimize disturbance of natural topography wherever new streets or **driveways** are contemplated.
2) Keep cut-and-fill to a minimum.
3) Consider schemes that provide for compact streets and shared drives to minimize the area of road surfaces.

B. Preserve historic trails that are located in the hillside area.

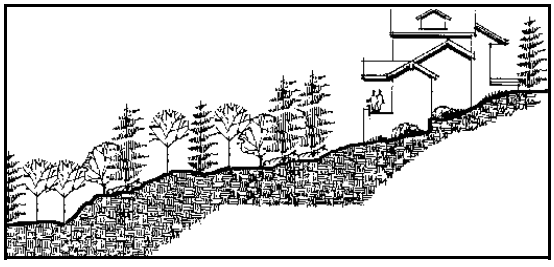
1) Consider concepts that would incorporate these routes into shared open space and public roads.
2) Locate buildings to maintain significant views from these trails, where feasible.

5. Views

Views into the Millsite Hillside Character Area, down to the core of town and to the mountains are very important and should be preserved. *The potential impact that structures and site elements could have on these view corridors are great and should be avoided.* Careful planning of a proposed project is a must.

A. Preserve views to scenic features when feasible.

1) Consider aligning streets and driveways to maintain significant view corridors.
2) *See also the design guidelines for Views in Chapter 10 of this book.*



Preserve views to scenic features. This building rises above the vegetation of the hillside, thereby blocking views, and is inappropriate.

6. Building Orientation

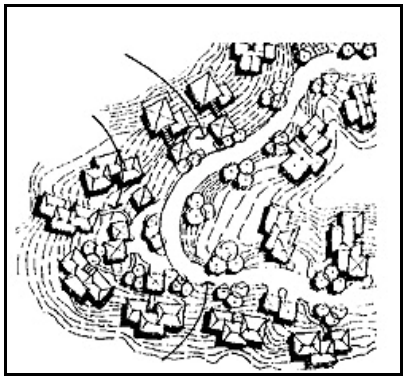
The hillside area can be seen from many points in Georgetown and from the surrounding mountainside, therefore any project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project should be minimized.*

A. Place buildings in locations that minimize visibility, not on high points of the proposed site.

1) Consider clustering if buildings will be clearly visible from below.

B. Orient buildings on the site to complement the natural topography.

1) Orientation to the conventional grid is not required in this Character Area.



Orient buildings on the site to complement the natural topography.

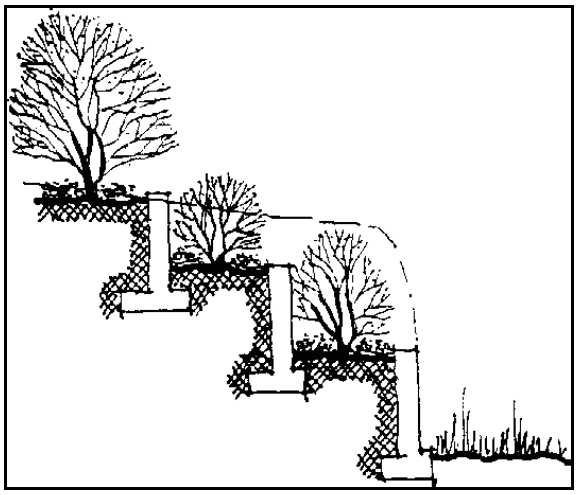
Site Design

7. Cut-and-Fill

Site development in the Millsite Hillside Character Area may require cutting new streets, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are as well. *To the greatest extent possible, cutting and filling of sloping areas should be avoided; but where it must occur, the visual impacts should be minimized.*

A. Minimize cut-and-fill that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural stone retaining walls to minimize visual impacts of cuts. Hedges and fences may also be appropriate in some locations.
2) Minimize the height of walls and retaining devices. In areas where cuts are steeper, a stepped or terraced wall should be used.
3) *See also the design guidelines for Fences and Walls in Chapter 11 of this book.*



Use retaining walls and terraces to minimize cut-and-fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials or face them with rock.

8. Landscaping

Although most projects are encouraged to provide landscaping and screening on site, the use of typical ornamental materials may not be appropriate for the Millsite Hillside Character Area. Typical hillside planting materials are natural and very modest in character. Simple grasses and trees should be considered for landscaping materials.

A. Use plant materials that blend with the hillside.

1) Landscape schemes that are rough, natural and/or subdued in character are encouraged. The development of lawns is discouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 11 of this book.*

9. Site Lighting

Any new development in the Millsite Hillside Character Area stands a chance of being seen and detracting from the view of this area. Light emanating from within a building can have an effect upon the character of the town at night. Large areas of glass can become sources of glare and can affect perception of the night sky. *For these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

A. Reduce the amount of light emanating from a development in the hillside.

1) Lighting from buildings located higher on hillsides are more visible at night and may affect the night character of the community.
2) Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.

Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

Chapter 3

Design Guidelines for the Meadows Residential Character Area

Introduction

The newer residential area at the north end of town represents a unique neighborhood within the community. The development pattern is significantly different from that of the older areas in town. Street patterns are curvilinear, block shapes are irregular, cul-de-sacs are common and platted lots are considerably larger. This contrasts greatly with the uniform arrangement of streets and smaller lots in the Historic and Millsite Design Districts.

Development of this area occurred primarily in the 1960s and 1970s. Predominantly newer single-family and duplex residential construction, building design in the area reflects the contemporary styles, materials and colors of the mid-20th century.

Buildings are typically designed to maximize views to the surrounding countryside, with large expanses of glass, tall vaulted interior spaces, steeply pitched roofs, large decks and siting for the view instead of with the lot lines. Building materials range from stained log or timber, to synthetic siding, to board-and-batten, to ship-lap siding hung at varying angles. Earth tones and stained wood dominate.

The Meadows Residential Character Area also includes a wide variety of natural and man-made features including: Clear Creek, the lagoon and Georgetown Lake. These amenities should be protected as the area develops.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Curvilinear streets
- Cul-de-sacs
- Large lots and large buildings
- Single-family residences and duplexes
- Wood, log and synthetic siding
- Sloping roof forms
- Decks and patios
- Larger expanses of glass
- Lack of privacy fencing

Other important features of this Character Area include the minimal landscaping. Also garages are attached to the front of many structures—a practice which is no longer encouraged.

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Platting*
- *Building Orientation*

The Meadows Residential Character Area

Design Goals

Substantial amounts of the area remain undeveloped and as these areas are built out, buildings should relate to the existing structures in size, mass, orientation, roof line and materials. Projects should also be planned to reinforce and preserve existing view corridors and to establish new view opportunities. In doing so, consideration should be given to how views from existing projects and other future projects may be affected by the proposed construction.

The design goals for the Meadows Residential Character Area are:

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

- To reinforce and preserve existing view corridors and to establish new view opportunities.
- To develop buildings that relate to existing structures in size, mass, orientation, roof line and materials.
- To continue the use of natural building materials. These materials should be muted, earth-tone colored and have a non-reflective finish.
- To provide landscaping that highlights and defines public and private spaces on a site and along a street, similar to that seen traditionally. For example, the planting of large, or shade-providing trees in this Character Area is particularly encouraged.
- To keep automobile storage as an ancillary use on a site.
- To minimize the amount of light spill from a structure.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To maintain openness with minimal fencing.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Meadows Residential Character Area. They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size & Form

1. Mass and Size

The general size and shape of new buildings in the Meadows Design District are expected to be larger than those in the Historic Design District and the Millsite Design District. *However, these larger buildings should still be at a "human scale."*

A. New buildings should be similar in mass and size to neighboring structures.

1) Single family homes are generally from one to two and a half stories.
2) Multifamily residences are up to three stories.

B. Develop a building to maintain the traditional proportions of structures in the Meadows.

1) Buildings should relate to the size of the lot. Small buildings are appropriate for smaller lots; however, large structures on small lots are discouraged.
2) Break up the massing of larger buildings into components that reflect traditional proportions.

C. Incorporate building elements that convey a human scale.

1) For example, provide a one-story porch or entry element.

D. New construction should be within five feet of the average height of structures within the immediate neighbor hood.

1) Residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

E. A façade should appear similar in dimension to those seen elsewhere in the Character Area.

1) Typically, a residential building front ranges from 15 to 30 feet width. Additional widths were accomplished with a setback or change in building plane.

The Meadows Residential Character Area

2. Building and Roof Form

The buildings in the Meadows Residential Character Area presently have numerous roof forms. *However, the community wishes to promote visual continuity with the older areas of Georgetown through the use of similar building and roof forms.*

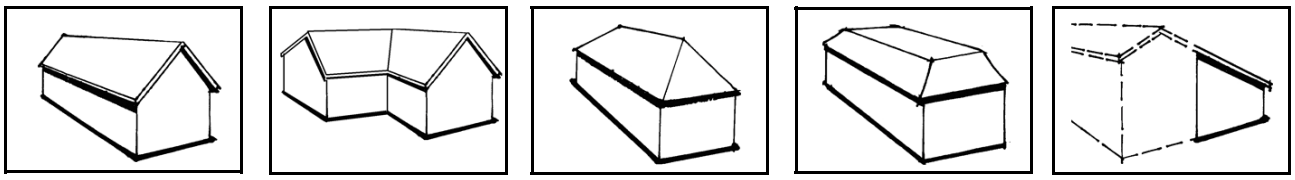
A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should include a simple rectangular form with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
3) Dormers should be simple and subordinate to the overall roof form.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.

B Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties and views.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.

The simple forms of gable, mansard, cross-gable, hipped and shed roofs are appropriate.



Gabled *Cross-Gabled* *Hipped* *Mansard* *Shed (additions)*

Setting

3. Platting

The traditional street grid found elsewhere in Georgetown is not present in this Character Area. Streets in this area are curvilinear, block shapes are irregular, cul-de-sacs are common and platted lots are larger than those in the Historic Design District. *Therefore, new developments should not necessarily orient to the grid pattern but rather to the established system of lots and blocks in the immediate area.*

A. Locate buildings in line with existing streets and the natural topography.

1) The natural creek bank and mountain topography should be maintained.

B. New platting may be appropriate where it helps to minimize the visual impact of projects and preserve the natural character of the hillside.

4. Building Orientation

Although additional contemporary development is expected in the Meadows Design District, it should still fundamentally relate to the traditional buildings in Georgetown. One of the most important elements of the traditional, older neighborhoods in Georgetown is the creation of an active pedestrian environment. Creating such an environment in the Meadows Residential Character Area is an important goal. One way to accomplish this is to orient new houses to the street in ways that will help encourage neighborly interaction.

A. Provide one primary entrance to a structure which faces the street.

1) The use of a porch on a residential building is strongly encouraged.
2) ***See also the design guidelines for Building Orientation in Chapter 10 of this book.***

Chapter 4

Design Guidelines for the Meadows Multifamily Character Area

Introduction

Located in the center of the Meadows Design District, the Meadows Multifamily Character Area currently consists of two multifamily developments with separate identities that do not relate to each other or the surrounding Character Areas. The structures are very large, rectangular masses, three- to four-stories in height, are sided with painted wood, and have sloping roof forms.

Although new similar developments are not likely, these existing complexes can begin to include positive urban design components to help minimize their impact on the surrounding area. Attention should be given to landscaping, parking facilities and pedestrian circulation.

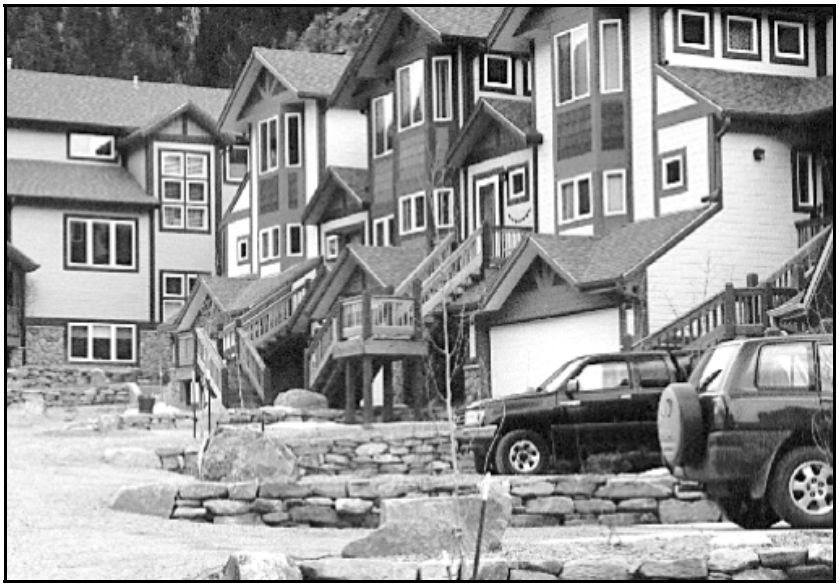
Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Curvilinear streets
- Large size multi-family structures
- Three to four stories in height
- Wood siding
- Sloping roof forms
- Parking lots surrounding the structures
- Private/internal circulation
- Private decks

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Building Setbacks*
- *Building Orientation*
- *Positive Open Space*
- *Automobile Circulation and Parking*



The Meadows Multifamily Character Area

Design Goals

Opportunities for new development are not likely, but the existing projects should seek to enhance the pedestrian experience in and around their site. At a minimum, providing sidewalks or paths in and around a site, landscaping at the edge and in parking areas, as well as minimizing the visual impact of the parking areas, should be addressed.

Also, if the existing developments are razed or destroyed by fire or some other disaster, design goals and these guidelines are provided for redevelopment of the site.

The design goals for the Meadows Multifamily Character Area are:

- To minimize the visual impact large developments may have on the surrounding single-family neighborhood. For example, building masses should be broken up into smaller modules, rather than introducing a single large mass. The introduction of tall trees may be one way to accomplish this.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To link with other projects and trail systems.
- To provide landscaping and open space within a development to serve as a benefit to tenants, town residents and visitors alike.
- To minimize the visual impacts of the automobile and other areas associated with parking.
- To minimize the amount of light spill from a structure.

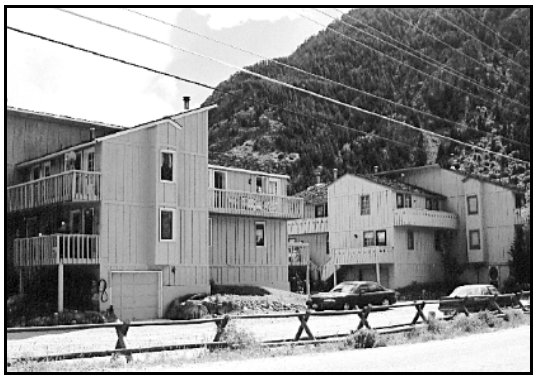
Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

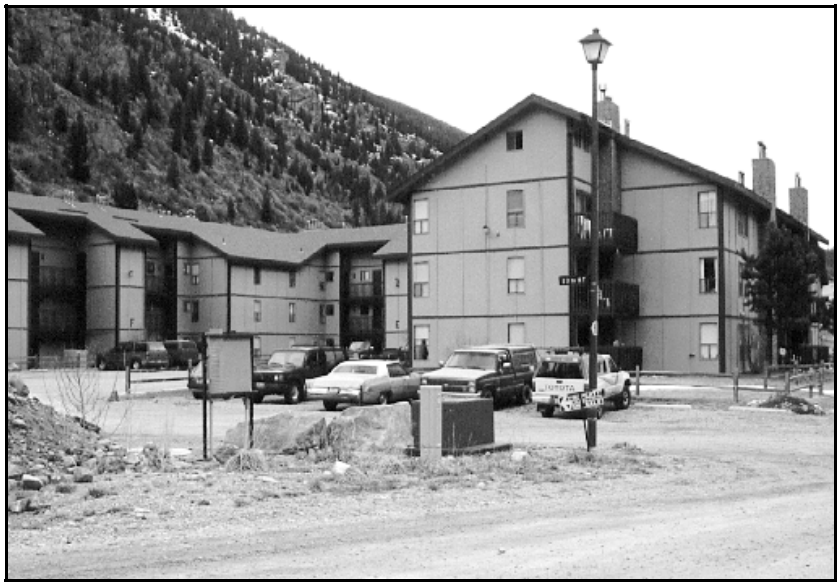
This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic structures located in Georgetown's Meadows Multifamily Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.



The Meadows Multifamily Character Area.



The Meadows Multifamily Character Area.

Building Mass, Size & Form

1. Mass and Size

Most of the surrounding structures are single-family residences, although they vary in size. *Portions of large multifamily developments should relate to some of the larger surrounding residences.*

A. Use building sizes that convey a sense of human scale.

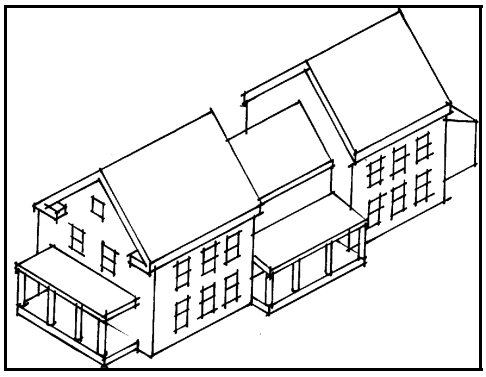
1) In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot.
2) In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally.

B. Incorporate traditional features that will convey a human scale.

1) Provide a one-story porch, or similar element, that will define a primary entrance and be oriented to the street.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.



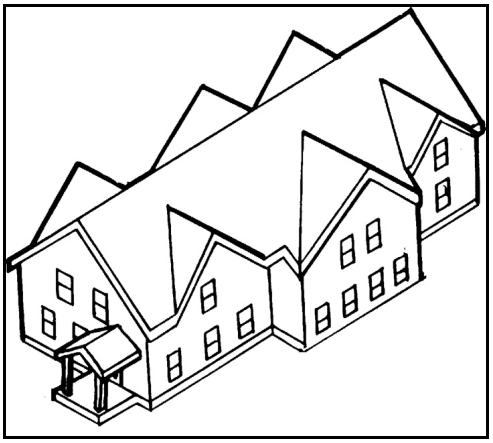
In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot. In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally.

2. Building and Roof Form

Large multifamily structures do not have to look like "big-box" institutional structures. *It is encouraged that they incorporate similar building and roof forms from the surrounding residences, even though the structures themselves might be larger.*

A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should be a simple rectangular solid with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12.. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
3) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.



Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.

Setting

3. Building Setbacks

The area within the setbacks and the position of building relative to street edges should be configured to enhance the pedestrian experience in the neighborhood.

A. Setbacks should be similar to those of single-family residences found in surrounding Character Areas.

1) Setbacks of buildings within the area should be varied.

4. Building Orientation

If redeveloped, large multifamily developments should fundamentally relate to those traditional buildings in Georgetown. One of the most important elements is a single primary entrance oriented to the street.

A. Provide at least one building entrance that faces the street.

1) Provide a one-story porch, or similar element which will define a front door or entrance and provide a sense of human scale.
2) Consider providing separate, distinguishable entrances for residents. This will help reduce the perceived mass of a project.
3) *See also the design guidelines for Building Orientation in Chapter 10 of this book.*

Site Design

5. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a lawn, garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

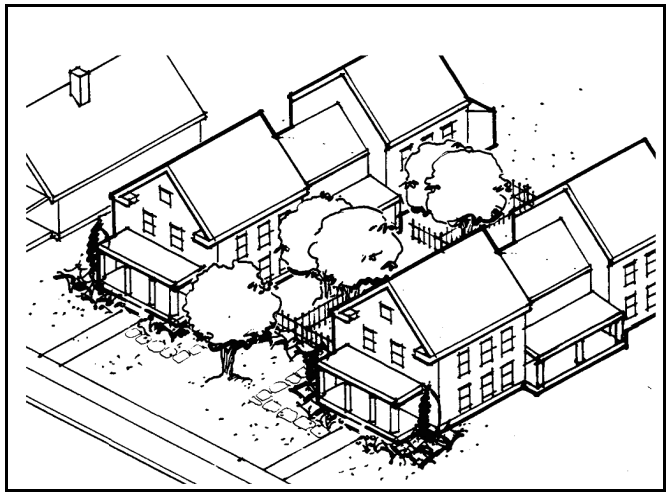
1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
3) Locate open space in sunny areas whenever possible.

B. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.

C. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.



Developed shared open space between projects.

6. Automobile Circulation and Parking

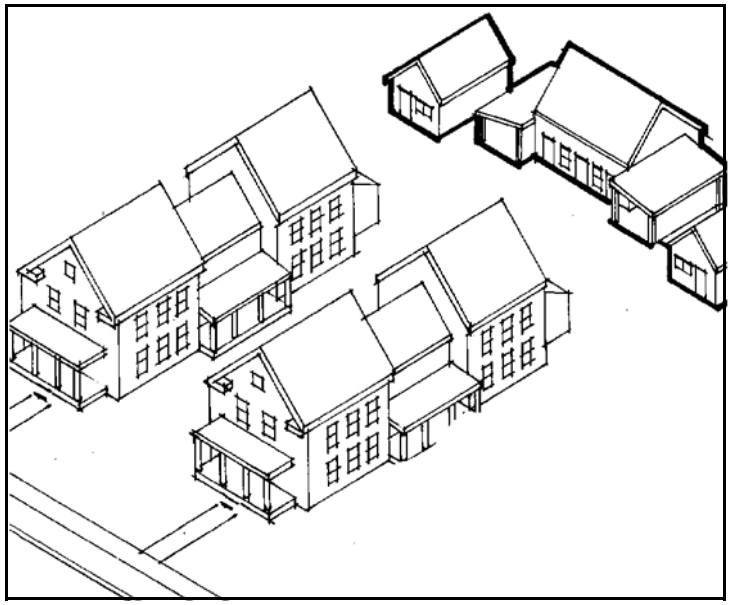
Large-size multifamily projects typically have more automobile activity associated with them than do single-family residential areas. This should not, however, have any negative impacts on the area or in the town as a whole. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify and distinguish entrances to a property for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

B. Minimize the visual impact of parking.

1) Consider providing parking in enclosed structures that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.
2) Consider aligning a parking entrance perpendicular with the street.
3) If attached parking is necessary, the garage doors should be designed to minimize the apparent width of the opening. Use materials on the doors that are similar to that of wall surface of the primary structure. This will make it read as an integral part of the structure. Wood clad doors are preferred.
4) Locating parking in front of the building is discouraged. Doing so may increase the perceived mass and size of the structure as a whole.



Consider providing parking in enclosed structures that are separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.

Chapter 5

Design Guidelines for the Meadows Hillside Character Area

Introduction

The Meadows Hillside Character Area overlooks the north end of Georgetown. Containing large lots and undeveloped mineral claims along Saxon Mountain Road, the Meadows Hillside Character Area is the focus of current development in Georgetown. Although there are issues with steep, heavily wooded slopes, there is access along Saxon Mountain Road and additional future development is likely. The character of the existing houses is very similar to those seen in the Meadows Residential Character Area, with large building masses, large expanses of glass, steeply-pitched roofs and decks. However, due to their hillside locations, many of these structures tend to be taller in order to get views over the trees among which they are sited. If these hillsides are developed under the current zoning regulations, the development will have a significant impact on the areas of town below them.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Heavily wooded
- Open space
- Views (to and from)
- Steep slopes
- Retaining walls
- Painted or stained wood siding
- Sloping roof forms
- Simple detailing
- Large residences
- Tall buildings

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Platting*
- *Streets*
- *Views*
- *Building Orientation*
- *Cut-and-Fill*
- *Landscaping*
- *Site Lighting*

The Meadows Hillside Character Area.

Design Goals

Projects within the Meadows Hillside Character Area should strive to reduce impacts on the undeveloped nature of the mountainside. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help re- duce the potential impacts of a project. Buildings should appear to grow naturally from the hillside and not visually distract from its natural character.

The design goals for the Meadows Hillside Character Area are:

- To maintain the natural, forested character of the hillside.
- To avoid the clear-cutting of the established mountain forest. For example, removing significant amounts of existing vegetation with the intent to replant is inappropriate.
- To provide adequate, new landscaping that may help reduce a development's perceived size.
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard.
- To minimize the visual and environmental impacts new roads might have.
- To continue the use of stone retaining walls.
- To relate to the character of buildings located below these slopes through building form and material. For example, establishing a new or different context than that established below is not encouraged.
- To reduce the visual impacts of new developments. For example, keeping a structure small in size is encouraged.
- To minimize the visual impacts of the automobile.
- To minimize the amount of light spill from a structure.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Meadows Hillside Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design

Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Meadows Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Visually overpowering building forms should be avoided.*

A. Use building forms that reinforce the perception of the natural topography.

1) Buildings that are set into cuts in the hillside are encouraged.
2) Low-profile buildings are encouraged.
3) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
4) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.
5) Avoid placing tall buildings at high points on the site or in other highly visible areas.

2. Building and Roof Form

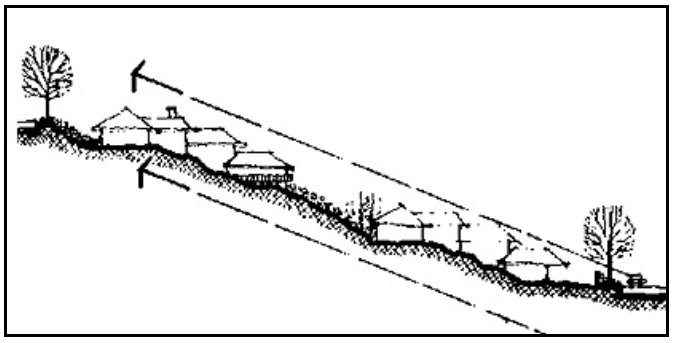
The rugged, hillside character of the Meadows Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Although traditional roof forms are preferred, low pitched roofs may be appropriate in some cases.*

A. Use simple rectangular shapes.

1) Use building forms that reinforce the perception of the natural topography.

B. Roof slopes that repeat the slope of the hillside are encouraged.

1) Roof forms that protect views of significant features are encouraged.
2) Use muted colors that blend with the hillside.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.



Use building forms that reinforce the perception of the natural topography.

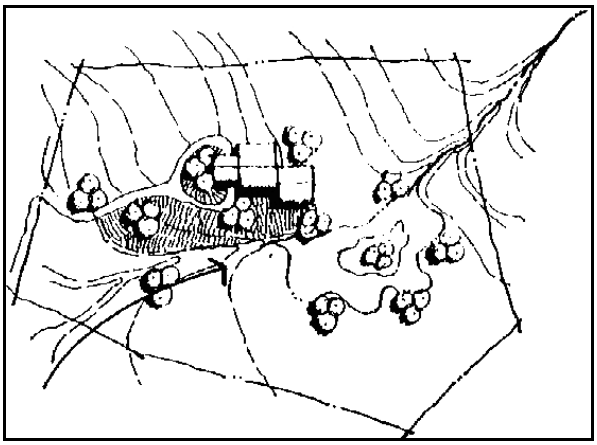
Setting

3. Platting

The Meadows Hillside Character Area establishes the outermost edge of development in the town. *The platting and placement of buildings should result in projects that blend with the natural hillside and which are minimally visible from within the core of the town.*

A. Locate buildings in line with existing contours when feasible.

B. New platting may be appropriate where it helps to minimize the visual impact of projects and preserve the natural character of the hillside.



Locate buildings in line with existing contours when feasible.

4. Streets and Driveways

The terrain of the Meadows Hillside Character Area is steep. As a result, site development, including new streets and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

A. Minimize the visual appearance of all new streets **as seen from lower viewpoints in town.**

1) Consider ways to minimize disturbance of natural topography wherever new streets or driveways are contemplated.
2) Keep cut-and-fill to a minimum.
3) Consider schemes that provide for compact streets and shared drives to minimize the area of roadways.

B. Preserve historic trails that are located in the hillside area.

1) Consider concepts that would incorporate these routes into shared open space and public streets.
2) Locate buildings to maintain significant views from these trails where feasible.

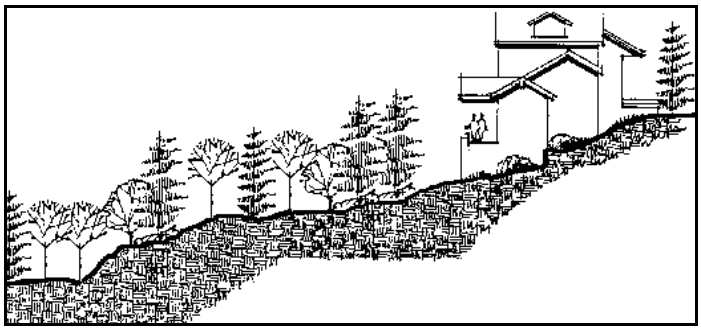
Saxon Mountain Road winds its way through the Meadows Hillside Character Area.

5. Views

Views into the Meadows Hillside Character Area, down to the core of town and to the mountains are very important and should be preserved. *The potential impacts that structures and site elements could have on these view corridors are great and should be avoided. Careful planning of the proposed projects is a must.*

A. Preserve views to scenic features when feasible.

1) Consider aligning streets to maintain significant view corridors.
2) *See also the design guidelines for Views in Chapter 10 of this book.*



Preserve views to scenic features. This building rises above the vegetation of the hillside, thereby blocking views, and is inappropriate.

6. Building Orientation

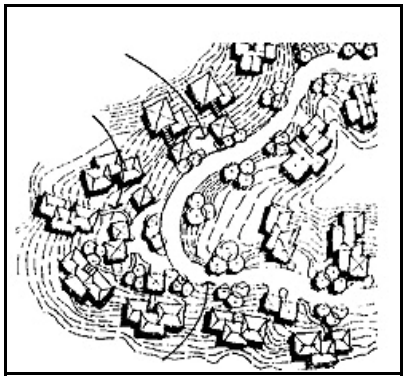
The hillside area can be seen from many points in Georgetown and from the surrounding mountainside; therefore, any new project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project should be minimized.*

A. Place buildings in locations that minimize visibility, not on high points of the proposed site.

1) Consider clustering if buildings will be clearly visible from below.

B. Orient buildings on the site to complement the natural topography.

1) Orientation to the conventional grid is not required in this Character Area.



Orient buildings on the site to complement the natural topography.

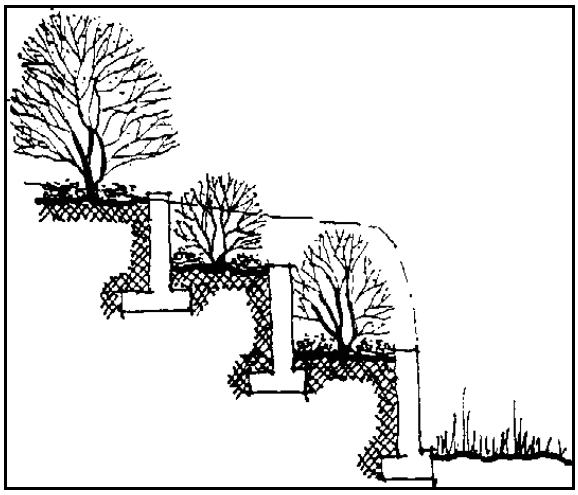
Site Design

7. Cut-and-Fill

Site development in the Meadows Hillside Character Area may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are as well. *To the greatest extent possible, cutting-and-filling of sloping areas should be avoided; but where it must occur, the visual impacts should be minimized.*

A. Minimize cut-and-fill that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural stone retaining walls to minimize visual impacts of cuts. Hedges and fences may also be appropriate in some locations.
2) Minimize the height of walls and retaining devices.
3) *See also the design guidelines for Fences and Walls in Chapter 11 of this book.*



Use retaining walls and terraces to minimize cut-and-fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials or face them with rock.

8. Landscaping

Although most projects are encouraged to provide landscaping on site, the use of typical ornamental materials may not be appropriate for the Meadows Hillside Character Area. Typical hillside planting materials are natural and very modest in character. Simple grasses and trees should be considered for landscaping materials.

A. Use plant materials that blend with the hillside.

1) Landscape schemes that are rough, natural and/or subdued in character are encouraged. The development of lawns is discouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 11 of this book.*

9. Site Lighting

Any new development in the Meadows Hillside Character Area stands a chance of being seen and detracting from the views of this area from below. Light emanating from within a building can have an effect upon the character of the town at night. Large areas of glass can become sources of glare and can affect perception of the night sky. *For these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

A. Reduce the amount of light emanating from a development in the hillside.

1) Lighting from buildings located higher on hillsides are more visible at night and may affect the night character of the community.
2) Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.

Chapter 6

Design Guidelines for the Gateway Commercial Character Area

Introduction

In many respects, the Gateway Commercial Character Area is the first "street level" view of Georgetown seen after entering the town from Interstate 70. Future developments should change the current character by promoting dispersed parking, creating a road edge and developing larger size structures.

The current character of the Gateway Commercial Character Area is typical of "strip commercial" areas that are dominated by and cater to the automobile. Many of the services found here are typical to a highway interchange: gas stations, restaurants, motels and a visitor's center. Although these uses are typically associated with the automobile, that does not necessarily define this area's future character. In order to counter the current "strip commercial" character of the area, new developments will have to be designed very carefully to meet the design goals for the area. In the portion of the area immediately adjacent to residential properties, the mass, size and roof forms of those properties should be considered.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Buildings set back from the street edge
- Variety of building styles
- Service and parking areas in front of buildings
- Free-standing signs
- Auto-oriented / dominated
- Irregular road edge

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Relationship to the Town Grid*
- *Pedestrian Systems*
- *Positive Open Space*
- *Automobile Circulation and Parking*
- *Service Areas*
- *Corporate and Franchise Designs*
- *Architectural Character*

The Gateway Commercial Character Area.

Design Goals

As this area continues to develop, it is important to the Town that a coordinated image be established. This image should utilize architectural forms from the area's historic period of significance.

The design goals for the Gateway Commercial Character Area are:

- To change the existing pattern of development.
- To serve as the gateway into the Historic District, without imitating it or creating a false sense of history.
- To establish a coordinated image.
- To minimize the impact of the automobile and large trucks, by managing a parking system. For example, large areas of parking, as seen from the street, are discouraged. Parking should be screened with landscaping and broken up into smaller areas.
- To clearly define the road edge and entrances and exits with landscaping. For example, a limited number of cuts should be allowed in the area.
- To link existing and future developments with other projects and trail systems.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To provide a safe environment for the pedestrian Providing walking paths, pocket parks and landscaping along the street edge is encouraged.
- To develop contemporary interpretations of the traditional context, not historic-look-alike buildings.
- To minimize the amount of light spill from a structure.
- To be sympathetic to adjacent residential construction.

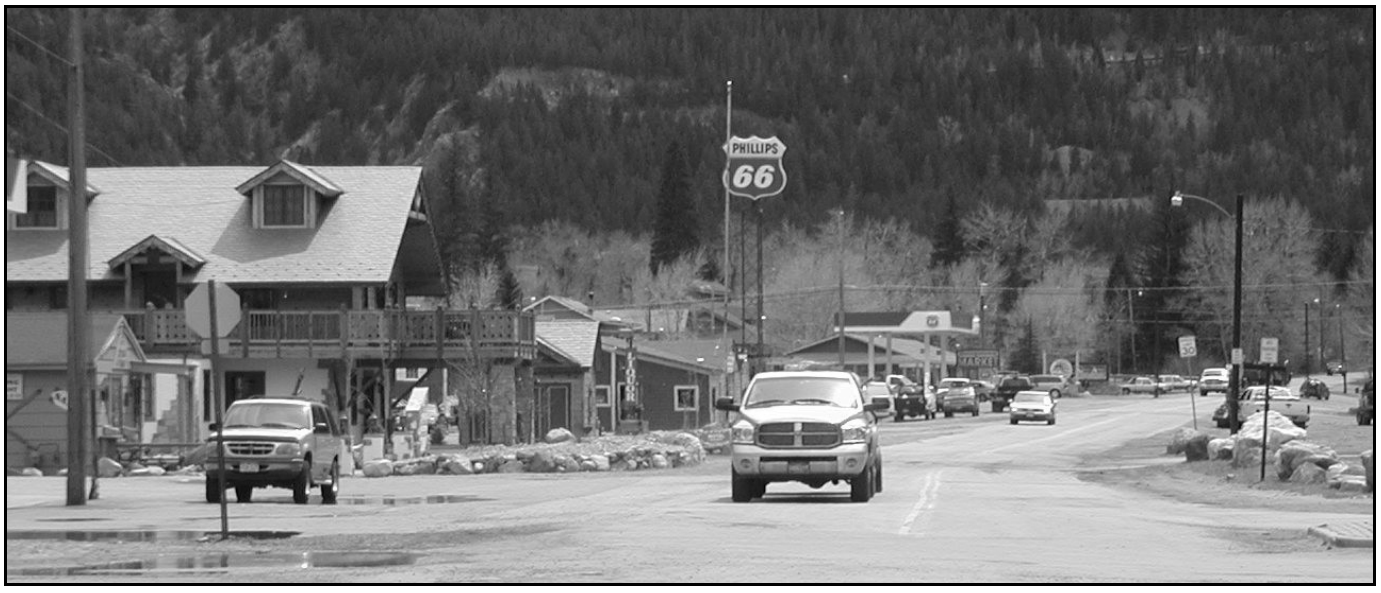
Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Georgetown's Gateway Commercial Character Area. They are organized into four sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design
- Building design



The Gateway Commercial Character Area.

Building Mass, Size & Form

1. Mass and Size

A variety of building sizes existed in this area historically. *While contemporary design approaches are encouraged, developments should continue to exhibit a variety in sizes, similar to the buildings seen traditionally.*

A. A variety of sizes is appropriate in new developments.

1) Differentiate a primary facade with significant set backs in the wall plane.
2) Variations in facade treatment may be continued through the structure, including its roof line and front and rear facades to reduce the perceived size of the building.

B. Building heights of larger projects should provide variety.

1) A larger development should step down in height towards the street or smaller, surrounding structures.
2) A new building on the west side of Argentine may be three stories in height.
3) A new building on the east side of Argentine (closer to the neighboring residential structures) may only be two stories in height.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.

D. A primary building facade should not exceed fifty feet in width, without a significant setback.

1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

2. Building and Roof Form

Developments in the Gateway Commercial Character Area are expected to be quite a bit larger than in the rest of town. *The predominant rectangular forms seen throughout town should dominate.*

A. Use building forms that are similar to those structures seen traditionally.

1) Buildings should have vertical proportions.
2) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

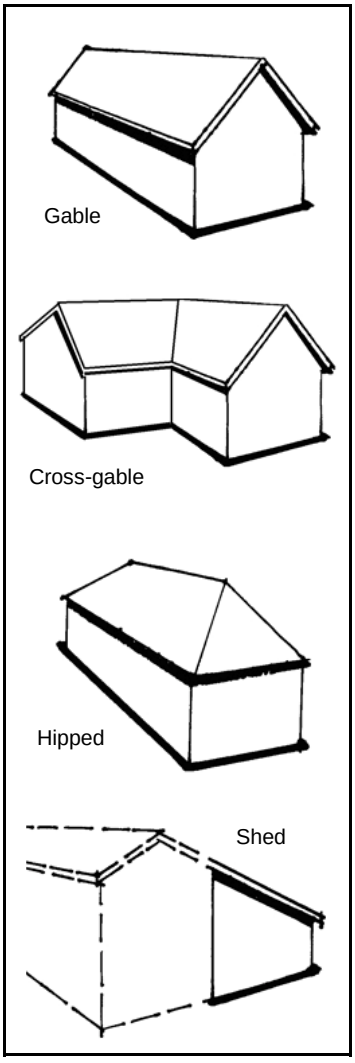
B. Roofs should have a pitch similar to those seen historically.

1) Gable, hip and shed roofs are appropriate.
2) Most primary roofs have a minimum pitch of 8:12.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.
4) Eave depths should be a minimum of one foot.

C. Long ridgelines parallel to the street shall be broken by dormers, setbacks or in some other fashion.

1) Unbroken ridge lines generally shall not be longer than one and one-half times the height of the building.

Long ridgelines parallel to the street shall be broken by dormers, setbacks or in some other fashion.



The simple forms of gable, hip and shed roofs are appropriate.

Setting

3. Building Setbacks

Historically, a wide variety of building types have been found in this Character Area. This variety dictated differing building siting patterns. *New developments should build on this tradition and provide a variety of building setbacks.*

A. Coordinate site plans with surrounding properties to enhance the sense of open space, building spacing and parking and service areas.

1) By coordinating site plans certain site functions, such as parking, ingress, egress and service areas, may be shared.

B. A variety of building setbacks may be considered.

1) This variety should include buildings located both at the front and rear of properties. The majority of the buildings should be closer to the street edge, however.
2) Setbacks to large buildings should be varied, and should be treated as positive open space, amenities to be enjoyed by pedestrians.
3) Use landscaping to define the street edge and provide a separation between pedestrian and automobile routes.

C. Siting a building behind major areas of parking is strongly discouraged.

4. Pedestrian Systems

Continuity of pedestrian routes is a goal of the town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. A project should be designed to provide an attractive street edge and to encourage pedestrian activity.

1) This applies to landscaping and open space, as well as to the primary facade of a building.
2) Projects that support pedestrian activity and contribute to the quality of life are encouraged.
3) Building entrances should be clearly identified and oriented to face the street.
4) Consider the following building elements that help provide an attractive street edge and encourage pedestrian activity:
    - Display windows
    - Public art or murals
    - Façade articulation
    - Landscaping

B. Develop pedestrian pathways that connect with other developments.

1) Such a pathway should lead along the street edge. This will help to clearly identify the road edge.
2) Consider developing focal points along pedestrian routes with special pedestrian amenities. Benches, mini parks and planters are examples of amenities that are encouraged.
3) Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should also be provided which connect to external pedestrian systems.

Site Design

5. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4) Locate open space in sunny areas whenever possible.

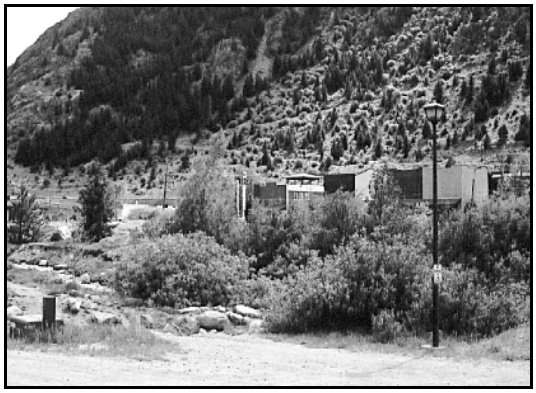
Create "places" with distinct identities within project.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.



Open spaces should also connect with natural amenities such as Clear Creek and the lagoon.

6. Automobile Circulation and Parking

The Gateway Commercial Character Area should provide a controlled, organized automobile system which provides a safe pedestrian environment. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

Projects that can occur in the Gateway Commercial Character Area also have automobile activity associated with them. This should not, however, make it an unsafe environment for the pedestrian. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify the road edge and project entrances for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

B. Minimize the number of entrances along a street edge.

1) Sharing ingress and egress points with neighboring projects is strongly encouraged.

C. Place parking areas to the rear of a site when feasible or disburse throughout the site.

Clearly identify the road edge and project entrances for both automobiles and pedestrians. Leaving the road edge undefined is discouraged.

7. Service Areas

Since a project designed in this Character Area will be visible from more than one side of the site, there is no clear "rear yard" that service areas should be placed in. *Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.*

A. Service areas should not be visible from major pedestrian ways or neighborhood residential areas.

1) Service and trash areas should be screened from view on all sides. Consider using a shed to enclose it.
2) Also consider designing a service area as an integral part of the building design, on interior portions of the building.
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.

B. Service and trash areas should not be located adjacent to site amenities such as the lagoon.

1) Service areas should not impede access to the lagoon.
2) Service areas should not detract from the enjoyment of the lagoon.

8. Site Lighting

The character and level of lighting in the Gateway Commercial Character Area is a special concern of the community. Commercial structures should have adequate, appropriate lighting for parking areas and pedestrian security. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible. Exterior lights should be low in intensity, shielded and simple in character.*

A. Exterior lights should be simple in character and low in intensity.

1) The design of a fixture should be simple in form and detail.
2) Lights that cast a color similar to that of daylight are preferred.
3) All exterior light sources should have a low level of luminescence.
4) Lighting fixtures should be appropriate to the building and its surroundings in terms of style, size and intensity of illumination.

B. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

1) The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged.
2) Lighting shall be carefully located so as not to shine into residential living space (on or off the property) or into public rights-of-way.

C. Minimize the visual impacts of site and architectural lighting.

1) Unshielded, high intensity light sources and those that direct light up- ward is inappropriate.
2) Shield lighting associated with service areas and parking lots. Light standards in a parking lot should be no taller than fifteen to twenty feet.
3) Timers or activity switches are strongly encouraged to prevent unnecessary sources of light late at night.
4) Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are strongly encouraged.
5) Do not wash an entire building facade in light.
6) Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
7) Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.
8) Security lighting will be considered on a case-by-case basis.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

Building Design

9. Corporate and Franchise Designs

When national chain companies or their franchises construct buildings in the Gateway Commercial Character Area they should do so in a way that reinforces the design traditions of Georgetown. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Bright logo colors are used over large expanses of a building that contrasts too strongly with the established palette of Georgetown.
- Large blank walls on "big box" buildings are bland and out of scale, and discourage pedestrian activity.
- Buildings are surrounded by parking lots and cars. Primary entrances are typically oriented to these parking lots, rather than to the street.
- Metal panels and large areas of featureless stucco are often used and these are out of character and not of human scale.

A. The use of stock building plans or typical corporate or franchise operation designs are not allowed.

1) Building designs or styles should be compatible with the character of Georgetown.

10. Architectural Character

Buildings throughout Georgetown are simple in character. *A new development in the Gateway Commercial Character Area should therefore not introduce architectural designs that would be inconsistent with the design traditions of the town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

Chapter 7

Design Guidelines for the Gateway Mixed-Use Character Area

Introduction

The Gateway Mixed-Use Character Area is mostly undeveloped and is seen as open space along the northwestern edge of the lagoon. This area is one of the first views of Georgetown from Interstate 70, and the way in which it develops is very important to the community. The land is zoned to be developed under one conceptual plan containing multiple uses. It is anticipated that a motel/hotel complex will be part of any development proposed for this area.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- One of the first views into town
- Views into other areas
- Views from the Meadows Design District
- Flat open space
- Minimal vegetative cover
- One development concept is required for the majority of this area
- The lagoon

In this chapter the following topics are addressed:
- *Design Goals*
- *Mass and Size*
- *Building and roof Form*
- *Pedestrian Systems*
- *Positive Open Space*
- *Lighting*
- *Service Areas*
- *Automobile Circulation and Parking*
- *Architectural Character*

The Gateway Mixed-Use Character Area

Design Goals

As this area builds out, the Town wishes to ensure that it appears to be visually related to the community, through building forms and size. When new developments are planned, established characteristics of building form, size and materials that can be seen elsewhere in Georgetown should be expressed. This is particularly important for projects on large parcels and that may have a substantial impact on the area.

Special care should be taken when designing a project to ensure that it is visually integrated in mass, size and character with the surrounding neighborhood.

The design goals for the Gateway Mixed- Use Character Area are:

- To develop the area with a unified image. It is anticipated that a large hotel/motel development will be built on a majority of the land. This should be an amenity for the entire community and not act as an isolated complex.
- To maintain a natural state for the lagoon and its surrounding wetlands.
- To reduce the visual impact on the surrounding areas. For example, building masses should be broken up into smaller modules, rather than introducing a single large mass. The building heights should also vary but not reach heights greater than three stories.
- To present a refined image to all surrounding areas. For example, views from the Meadows Design District across the lagoon should not be into the service areas for this development. Innovative design solutions for the handling of interior service areas are strongly encouraged.
- To minimize the visual impacts of the automobile.
- To link existing and future developments with other projects and trail systems.
- To preserve public access to the lagoon through the site. Although a private development, public spaces through and around the site should be provided to allow access to the lagoon.
- To promote projects that support pedestrian activity and contribute to the quality of life.
- To minimize the amount of light spill from a structure.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Gateway Mixed-Use Character Area. They are organized into four sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design
- Building design

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Building Mass, Size & Form

1. Mass and Size

Contemporary design approaches are encouraged. It is especially important that buildings create a gentle transition in size along boundaries with other Character Areas.

A. Use building sizes that relate to those structures found in neighboring Character Areas.

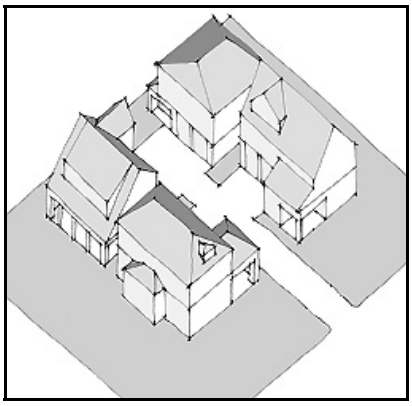
1) The heights of buildings should vary. Provide one, two and three story elements.

B. A primary building facade should not exceed fifty feet in width, without a significant setback.

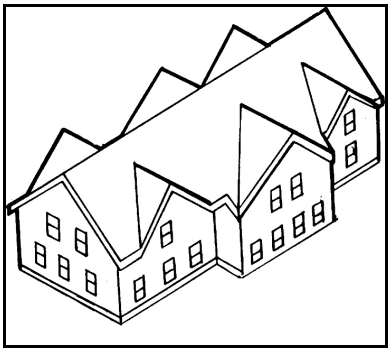
1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) This should occur under a unified concept, however.
3) The area between the buildings should also contribute to the overall positive open space of the site.



The heights of buildings should vary. Provide one-, two- and three-story elements.



Break up a larger building into subordinate elements to reduce its apparent size.

2. Building and Roof Form

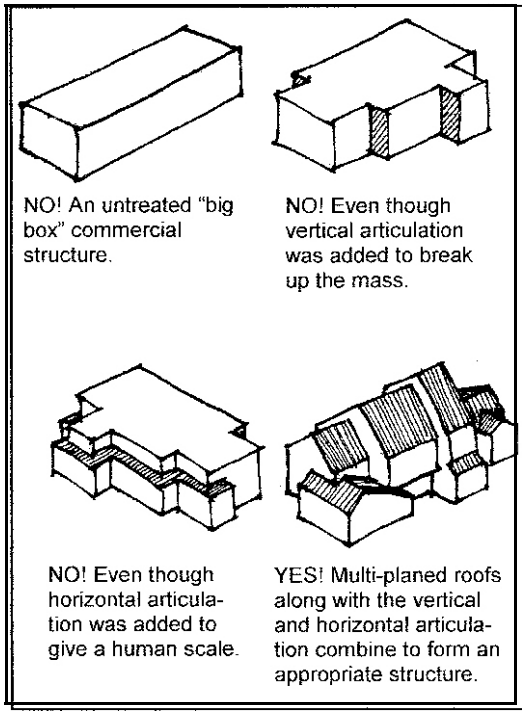
Developments in the Gateway Mixed-Use Area are expected to be quite a bit larger than in the rest of town. *Despite the overall size of the structure, the predominant rectangular form seen throughout town should dominate.*

A. Use building forms that are similar to those structures seen traditionally.

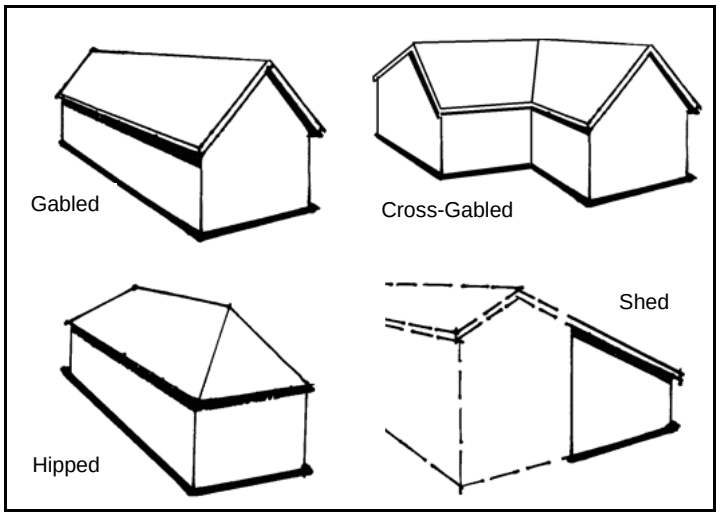
1) The primary building form should be a simple rectangular solid.
2) Divide larger portions of a building into modules that reflect the size of traditional building forms.
3) Buildings should have vertical proportions.

B. Roofs should have a pitch similar to those seen historically.

1) Gable, hip, shed and flat roofs may be considered.
2) Flat roofs may be considered only in combination with other roof forms.
3) Most primary roofs have a minimum pitch of 8:12.
4) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.
5) Eave depths should be a minimum of one foot.



Break large buildings into modules to reduce perceived size.



The simple forms of gable, hip, shed and flat roofs are appropriate.

Setting

3. Pedestrian Systems

Continuity of pedestrian routes is a goal of the town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. Develop projects to encourage pedestrian activity.

1) Provide variety in setback, height, color and building size and form to enhance the pedestrian experience. This should be done under a unified concept, however.

B. Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.
2) Pedestrian and bike paths should provide access to the lagoon.

Site Design

4. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4) Locate open space in sunny areas whenever possible.

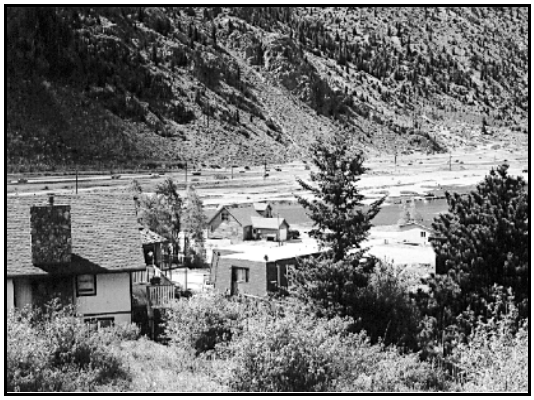
Create "places" with distinct identities within projects.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces should also connect with and provide views to natural amenities such as Clear Creek and the lagoon.



Open spaces should also connect with and provide views to natural amenities such as Clear Creek and the lagoon.

5. Site Lighting

The character and level of lighting is a special concern of the community. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible. Exterior lights should be low in intensity, shielded and simple in character.*

A. Exterior lights should be simple in character and low in intensity.

1) The design of a fixture should be simple in form and detail.
2) Lights that cast a color similar to that of daylight are preferred.
3) All exterior light sources should have a low level of luminescence.
4) Lighting fixtures should be appropriate to the building and its surroundings in terms of style, size and intensity of illumination.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

B. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

1) The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged.
2) Lighting shall be carefully located so as not to shine into residential living space (on or off the property) or into public rights-of-way.

C. Minimize the visual impacts of site and architectural lighting.

1) Unshielded, high intensity light sources and those that direct light upward is inappropriate.
2) Shield lighting associated with service areas and parking lots. Light standards in a parking lot should be no taller than fifteen to twenty feet.
3) Timers or activity switches are strongly encouraged to prevent unnecessary sources of light late at night.
4) Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are strongly encouraged.
5) Do not wash an entire building facade in light.
6) Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
7) Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.
8) Security lighting will be considered on a case-by-case basis.

6. Service Areas

A project designed in this Character Area will be visible from more than one side of the site, so there is no clear "rear yard" that service areas should be placed in. *Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.*

A. Service areas should not be visible from major pedestrian ways or neighboring residential areas.

1) Trash areas should be screened from view on all sides. Consider using a shed to enclose it.
2) Provide adequate trash storage capacity such that debris will not overflow the containers..
3) Consider designing a service area as an integral part of the building design, on interior portions of the building.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.

B. Service and trash areas should not be located adjacent to site amenities such as the lagoon.

1) Service areas should not impede access to the lagoon.
2) Service areas should not detract from the enjoyment of the lagoon.

7. Automobile Circulation and Parking

A large-size project which can occur in the Gateway Mixed-Use Character Area will have more automobile activity associated with it than do residential areas. Any parking areas should not, however, have negative impacts on the area or the town as a whole.

A. Parking is a major consideration for this area and its visual impacts should be minimized.

1) Disperse smaller lots throughout the site. These smaller lots should also be screened from view.
2) Minimize the surface area of paving and consider using materials that blend with the natural colors and textures of the region. Options to consider are: modular pavers, gravel and grasscrete. Chip and seal may be considered, but large areas of black top or plain asphalt are inappropriate.
3) Provide landscaped "islands" in the interiors of lots. (These may double as snow storage zones in winter months.)

B. Clearly identify project entrances for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

Building Design

8. Architectural Character

Buildings throughout Georgetown are simple in character. *A new development in the Gateway Mixed-Use Character Area should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

1) Because of this Character Area's highly visible location, any development should provide a refined facade to address the street and the lagoon.

Chapter 8

Design Guidelines for the Gateway Multifamily Character Area

Introduction

The Gateway Multifamily Character Area is only partially developed and is seen as open space along the southwestern edge of the lagoon. This area is one of the first views of Georgetown from Interstate 70, and the way in which it develops is very important to the community. The land, which is adjacent to the Creek House, is zoned for multifamily residential developments.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- One of the first views into town
- Views into other areas
- Views from the Meadows Design District
- Flat open space
- Minimal vegetative cover
- The lagoon

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and roof Form*
- *Pedestrian Systems*
- *Building Setbacks*
- *Building Orientation*
- *Positive Open Space*
- *Automobile Circulation and Parking*
- *Architectural Character*

The Gateway Multifamily Character Area

Design Goals

As this area builds-out, the town wishes to ensure that it appears to be visually related to the community, through building forms and size. When new developments are planned, established characteristics of building form, size and materials that can be seen elsewhere in Georgetown should be expressed. Therefore, special care should be taken when designing a project to ensure that it is visually integrated in mass, size and character with the surrounding neighborhood.

The design goals for the Gateway Multifamily Character Area are:

- To maintain a natural state for the lagoon and its surrounding wetlands.
- To reduce the visual impact on the surrounding areas. For example, building masses should be broken up into smaller modules, rather than introducing a single large mass. The building heights should also vary but not reach heights greater than three stories.
- To present a refined image to all surrounding areas. For example, views from the Meadows Design District across the lagoon should not be into the service areas for this development. Innovative design solutions for the handling of interior service areas are strongly encouraged.
- To minimize the visual impacts of the automobile.
- To preserve public access to the lagoon through the site. Although a private development, public spaces through and around the site should be provided.
- To link existing and future developments with other projects and trail systems.
- To promote projects that support pedestrian activity and contribute to the quality of life.
- To minimize the amount of light spill from structures.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non- historic buildings located in Georgetown's Gateway Mixed-Use Character Area. They are organized into four sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design
- Building design

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Building Mass, Size & Form

1. Mass and Size

There is a wide variety in building sizes in the surrounding Character Areas. *Although large buildings may be seen ere, multifamily developments should provide a variety of sizes to minimize its visual impacts.*

A. Use building sizes that convey a sense of human scale.

1) In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot.
2) In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally. A combination of two- and three-story buildings or building elements is encouraged.

B. Incorporate traditional features that will convey a human scale.

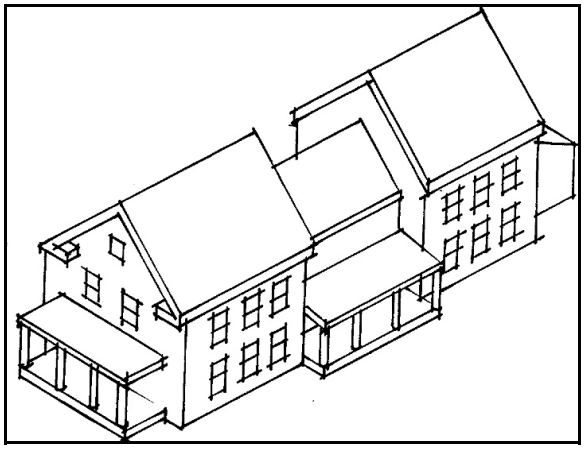
1) Provide a one-story porch, or similar element, that will define a primary entrance and be oriented to the street.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.

D. A primary building facade should not exceed fifty feet in width, without a significant setback.

1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.



Divide a building into modules that are similar in size to buildings seen traditionally.

2. Building and Roof Form

Large multifamily structures do not have to look like "big-box" institutional structures. *It is encouraged that they incorporate similar building and roof forms from the surrounding residences, even though the structures themselves might be larger.*

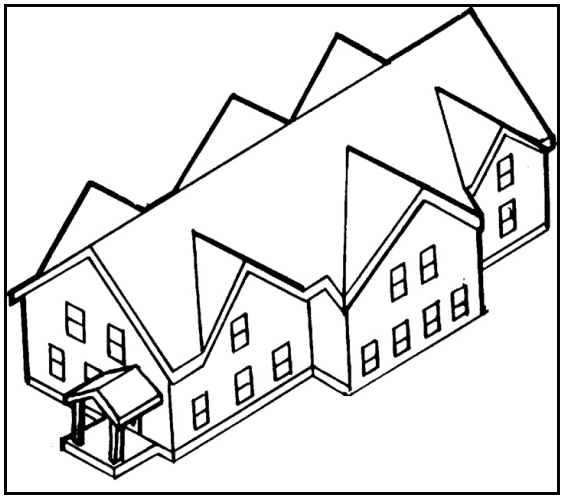
A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should be a simple rectangular solid with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs of new construction should have a minimum pitch of 8:12. Shed roofs on additions have a wider range of pitches from 4:12 to 12:12.
3) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.

B. Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight trim and flashing should be non-reflective.

C. Eave



Break up a large building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

Setting

3. Pedestrian Systems

Continuity of pedestrian routes is a goal of the town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.* These routes should be pedestrian-friendly corridors and should be similar in design to those used in the core of town.

A. Develop projects to encourage pedestrian activity.

1) Provide variety in setback, height, color, texture of materials and building size and form to enhance the pedestrian experience.

B. Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.
2) Coordinate with public bicycle and pedestrian pathways.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.
2) Pedestrian and bike paths should provide access to Clear Creek and the lagoon.

4. Building Setbacks

The area within the setbacks and the position of building relative to street edges should be configured to enhance the pedestrian experience in the neighborhood.

A. Setbacks should be residential in nature, providing for a landscaped front yard.

1) Setbacks of buildings within the area should be varied.

5. Building Orientation

Large multifamily developments should fundamentally relate to those traditional buildings in Georgetown. One of the most important elements is a single primary entrance oriented to the street.

A. Provide at least one building entrance that faces the street.

1) Provide a one-story porch, or similar element which will define a front door or entrance and provide a sense of human scale.
2) Consider providing separate, distinguishable entrances for residents. This will help reduce the perceived mass of a project.
3) *See also the design guidelines for building orientation in Chapter 10, Section 5 in this book.*

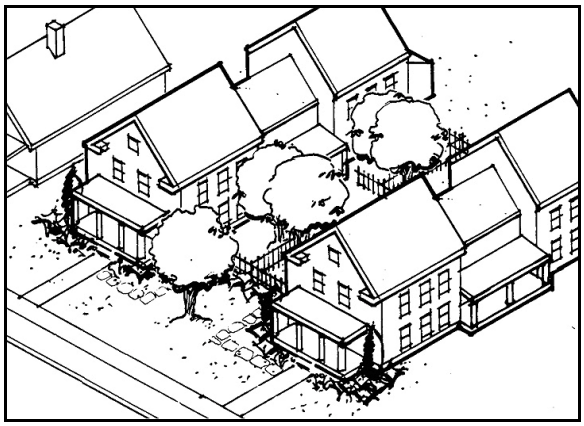
Site Design

6. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a lawn, garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
3) Locate open space in sunny areas whenever possible.



Developed shared open space between projects.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.

7. Automobile Circulation and Parking

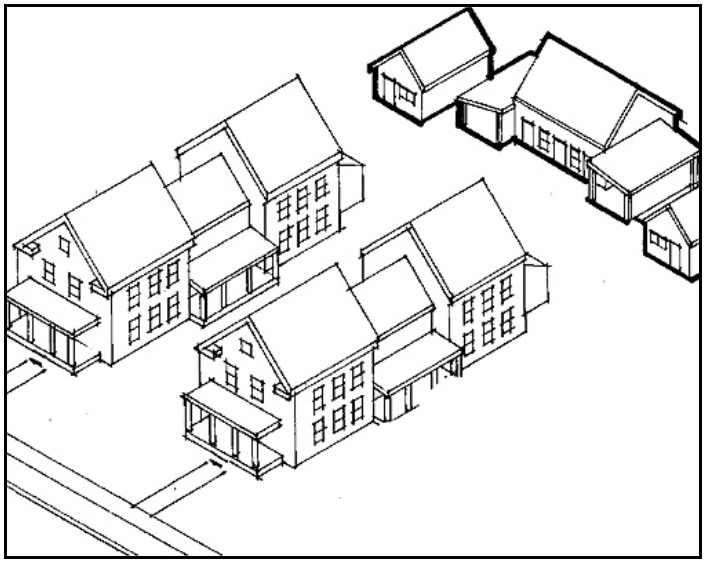
Large-size multifamily projects typically have more automobile activity associated with them than do single-family residential areas. This should not, however, have any negative impacts on the area or in the town as a whole. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify and distinguish an entrance to a property for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

B. Minimize the visual impact of parking.

1) Consider providing parking in an enclosed structure that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.
2) Consider aligning a parking entrance perpendicular with the street.
3) If attached parking is necessary, the garage doors should be designed to minimize the apparent width of the opening. Use materials on the doors that are similar to wall surface of the primary structure. This will make it read as an integral part of the structure.
4) Locating parking in the front facade is discouraged. Doing so may increase the perceived mass and size of the structure as a whole.
5) *See also the design guidelines for Automobile Circulation and Parking in Chapter 11 of this book.*



Consider providing parking in enclosed structures that are separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences and appear as secondary structures on the site.

Building Design

8. Architectural Character

Buildings throughout Georgetown are simple in character. *A new multifamily development should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

Chapter 9

Design Guidelines for the Gateway Mountainside Character Area

Introduction

The Gateway Mountainside Character Area is a unique area of land west of Interstate 70, at the base of Republican Mountain. The land currently contains town shops, construction vehicle storage areas and a mobile home court. Although many of the steep, wooded mountain slopes are undevelopable, several flat areas exist and are available for development. This is a major view of Georgetown from the interstate, and will therefore have a major impact on the "first impression" of passersby. As these hillsides are developed, new construction will have a significant impact on the areas of town below them.

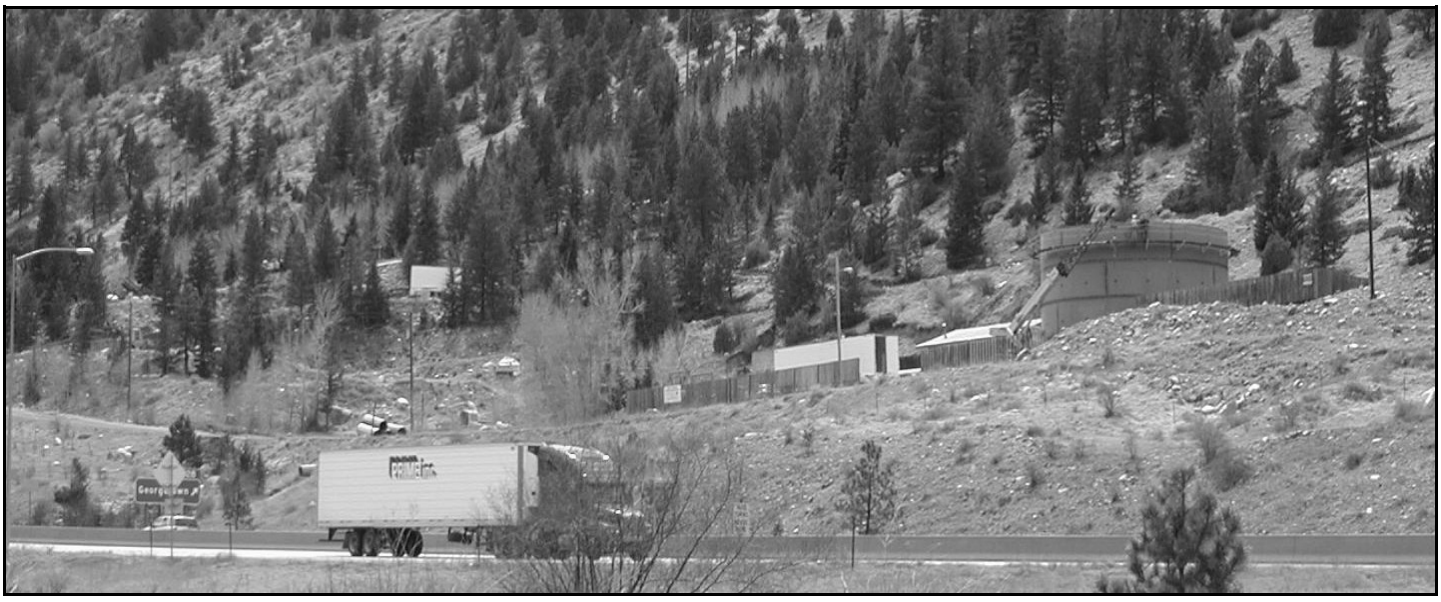
Summary of Characteristics

Key design characteristics of this Character Area include the following:

- Trees and open space
- Views
- Steep slopes
- Mostly undeveloped
- Limited access

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Platting*
- *Streets and Driveways*
- *Views*
- *Building Orientation*
- *Cut-and-Fill p*
- *Landscaping*
- *Site Lighting*



The Gateway Mountainside Character Area.

Design Goals

Developments within the Gateway Mountainside Character Area should strive to reduce any impact on the natural state of the mountainside. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help reduce any potential impacts of a project.

The design goals for the Gateway Mountainside Character Area are:

- To maintain the natural, forested character of the hillside.
- To reduce the visual impacts of new developments. For example, keeping a structure small in size is encouraged.
- To avoid the clear-cutting of the established mountain forest. For example, removing significant amounts of existing vegetation with the intent to replant is inappropriate.
- To provide adequate, new landscaping that may help reduce a development's perceived size.
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard.
- To minimize the visual and environmental impact a new street or driveway might have.
- To continue the use of stone retaining walls.
- To minimize the amount of light spill from a structure.
- To screen service and storage uses from view.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Georgetown's Gateway Mountainside Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design

Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Gateway Mountainside Character Area is important and should be maintained. *New developments should respect this setting.*

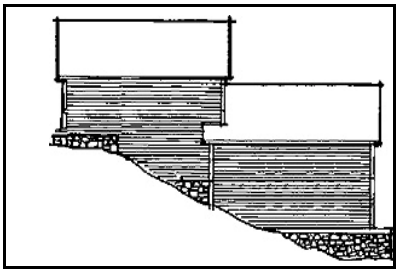
A. Use building forms which reinforce the natural topography.

1) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
2) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.
3) Avoid placing tall buildings at high points on the site or in other highly visible areas.

B. Building heights on larger projects should be varied.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.



Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.

2. Building and Roof Form

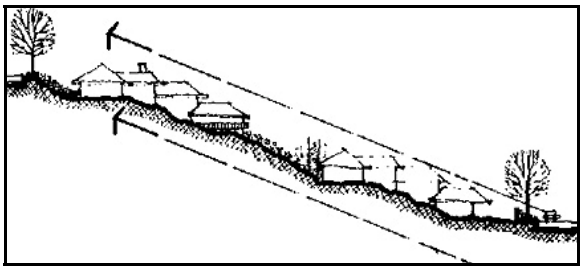
The impacts a building has on this Character Area should be minimized. *Although traditional roof forms are preferred, low pitched roofs or earth-covered roofs may be appropriate in some cases.*

A. Use building forms that are similar to those structures seen historically.

1) Simple rectangular shapes should pre- dominate.
2) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Roof slopes that repeat the slope of the mountainside are encouraged.

1) Roof forms that protect views of significant features and existing view corridors are encouraged.
2) Use muted colors that blend with the hillside.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate. Tubular skylights may be considered. Skylight flashing and trim should be non-reflective.



Use building forms that reinforce the perception of the natural topography.

Setting

3. Platting

The Gateway Mountainside Character Area establishes the outermost western edge of the town. It can be seen from many points in Georgetown and is the first view of the town from the Interstate. *The visual impact of any hillside project should be minimized. The platting and placement of buildings should result in projects that blend with the natural hillside and are minimally visible from within the core of the town.*

A. Locate buildings in line with existing contours when feasible.

1) Orientation to the conventional grid is not required in this Character Area.
2) New platting may be appropriate where it helps to minimize the visual impact of projects and preserve the natural character of the hillside.

B. Place buildings in locations that minimize visibility, not on high points of the proposed site.

1) Consider clustering if buildings will be clearly visible from below.

C. Preserve historic trails that are located in the hillside area.

1) Consider concepts that would incorporate these routes into shared open space and public roads.
2) Locate buildings to maintain significant views from these trails.

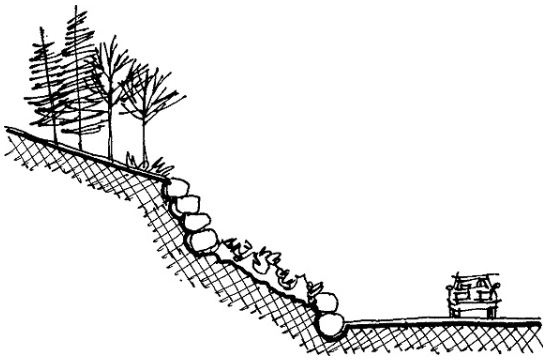
Preserve historic trails that are located in the hillside area.

4. Streets and Driveways

The terrain of the Gateway Mountainside Character Area is steep. As a result, site development, including new streets and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

A. Minimize the visual appearance of all new streets, as seen from lower viewpoints in town.

1) Consider ways to minimize disturbance of natural topography wherever new streets or drives are contemplated.
2) Keep cut-and-fill to a minimum.
3) Consider schemes that provide for compact streets and shared drives to minimize the area of roadways.



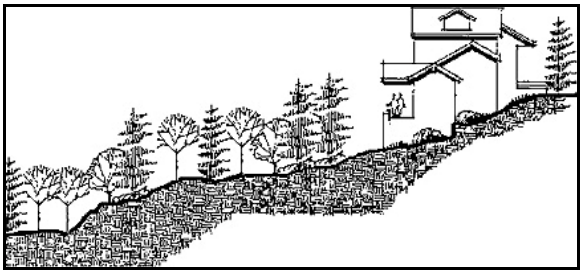
Minimize the visual appearance of all new streets, as seen from lower viewpoints in town. Consider ways to minimize disturbance of natural topography wherever new streets or drives are contemplated.

5. Views

Views into the Gateway Mountainside Character Area, down to the core of town and to the mountains are very important and should be preserved. *The potential impact that structures and site elements could have on these view corridors is great and should be avoided. Careful planning of the proposed project is a must.*

A. Preserve views to scenic features.

1) Consider aligning streets to maintain significant view corridors.
2) This also applies to views into the mountainside. Therefore, developments should not negatively impact views slopes as seen from below.
3) *See also the design guidelines for Views in Chapter 10 in this book.*



Preserve views to scenic features. This building rises above the vegetation of the hillside, thereby blocking views, and is inappropriate.

B. Provide landscaping around a development to help it blend in with the mountainside.

6. Building Orientation

The hillside area can be seen from many points in Georgetown and from the surrounding mountainside; therefore, any new project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project should be minimized.*

A. Place buildings in locations that minimize visibility, not on high points of the proposed site.

1) Consider clustering if buildings will be clearly visible from below.

B. Orient buildings on the site to complement the natural topography.

1) Orientation to the conventional grid is not required in this Character Area.

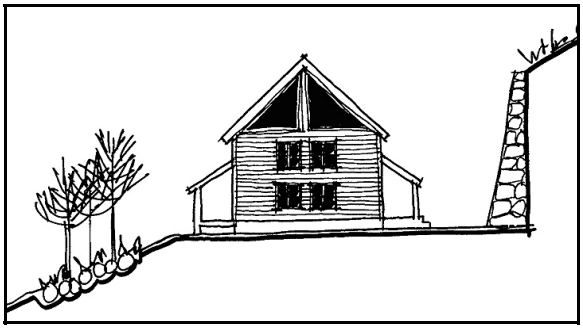
Site Design

7. Cut-and-Fill

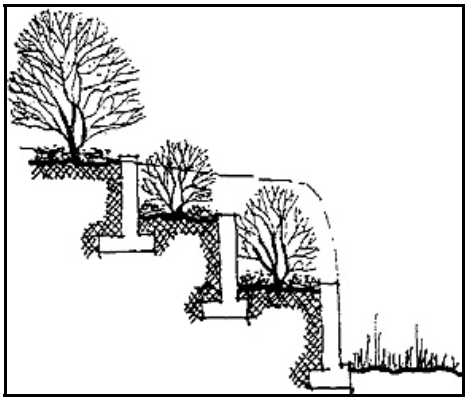
Site development in the Gateway Mountainside Character Area may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are as well. *To the greatest extent possible, cutting-and-filling of sloping areas should be avoided; but where it must occur, the visual impacts should be minimized.*

A. Minimize cut-and-fill that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural stone retaining walls to minimize visual impacts of cuts. Hedges and fences may also be appropriate in some locations.
2) Minimize the height of walls and retaining devices.
3) *See also the design guidelines for Fences and Walls in Chapter 11 of this book.*



Minimize cut-and-fill that would alter the perceived natural topography of the site. This excessive cut and retaining wall is inappropriate.



Use retaining walls and terraces to minimize cut-and-fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials or face them with rock.

8. Landscaping

All projects must provide landscaping and screening on a site to help a development blend in with the mountainside. The use of typical ornamental materials may not be appropriate for the Gateway Mountainside Character Area. Typical hillside planting materials are natural and very modest in character. Simple grasses and trees should be considered for landscaping materials.

A. Use plant materials that blend with the hillside and screen a development from view.

1) Landscape schemes that are rough, natural and/or subdued in character are encouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 11, Section 1 in this book.*

B. Use of fencing for the purpose of screening will be required.

1) Guidelines in Chapter 11 of this book for Fences and Walls do not apply in this Character Area.

9. Site Lighting

Any new development in the Gateway Mountainside Character Area stands a chance of being seen and detracting from the view of this area from lower in the town and from the interstate. Light emanating from within a building can have an effect upon the character of the town at night. Large areas of glass can become sources of glare and can affect perception of the night sky. *For these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

A. Reduce the amount of light emanating from a development in the hillside.

1) Lighting from buildings located higher on hillsides are more visible at night and may affect the night character of the community.
2) Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be avoided.

Section 2

DESIGN GUIDELINES FOR SITE DESIGN IN ALL CHARACTER AREAS

Chapter 10
Design Guidelines for Setting

Introduction

This chapter presents the design policies and guidelines for the Character Areas in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions.

Note: If your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

Do not forget that your property is located in the Georgetown/Silver Plume National Historic Landmark District. The Town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, even in the newer, developing areas of the town, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:
- *Natural Resources*
- *On-Site Hazards*
- *Site Drainage*
- *Views*
- *Residential Building Orientation*
- *Pedestrian Systems*

1. Natural Resources

Because many of the Character Areas in the Millsite, Meadows and Gateway Design Districts are rich in natural resources, *any project should respect and even enhance the setting for these features* (*e.g.*, waterways, wetlands and established groves of trees). Roads, landscaped areas and buildings should be located and designed to accommodate the natural features of the particular site and its context.

A. Protect and enhance existing stands of vegetation.

1) Respect all wetlands in the area, in compliance with other regulations.
2) Provide temporary protection to existing vegetation during construction.

B. Natural resources, such as Clear Creek, the lagoon, Georgetown Lake and the steep hillsides surrounding the town, should be respected.

1) A building form should not project out from its surroundings. Rather, it should blend in.

2. On-Site Hazards

Portions of some Character Areas are within identified geo-hazard, flood and unstable soil areas. *Individual project plans should incorporate designs which mitigate the specific site conditions that may be present.*

A. Identify on-site hazard areas.

1) On-site hazard areas include flood plains and geo-hazards.
2) Be aware of specific regulations for on-site hazard mitigation. See the Town of Georgetown for more information.

B. Incorporate on-site hazard mitigation into the overall design concept.

1) Historic site orientations are preferred, but new platting arrangements that do not follow historic subdivision patterns may be considered where site conditions dictate.

Be aware that portions of some Character Areas are within geo-hazard, flood or unstable soil areas. Individual project plans should incorporate designs that mitigate the specific site conditions that may be present.

3. Site Drainage

Surface drainage can significantly affect the character of a project and may also impact neighboring resources. For this reason, *runoff should be planned such that it will avoid negative impacts on adjacent properties.*

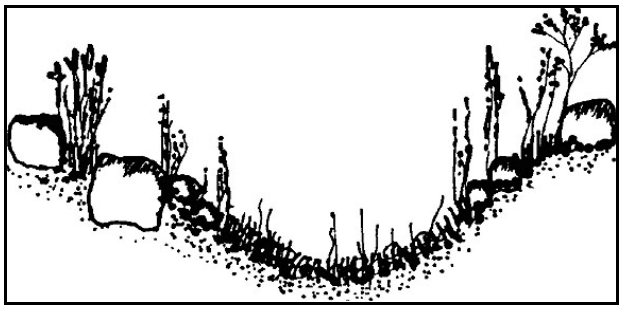
A. Drainage should not adversely affect adjacent properties.

1) Floodway areas should be designed to handle spring runoff and natural low flows.

B. Do not build new structures below adjacent roadways.

1) This will help minimize the impact of runoff created from the impervious surfaces of roadways.
2) When it is necessary to build below the elevation of an adjacent roadway, plan drainage systems to accommodate roadway drainage.

C. Develop drainage systems as landscape amenities, such as planted swales or rock beds.



Develop drainage systems as amenities.

4. Views

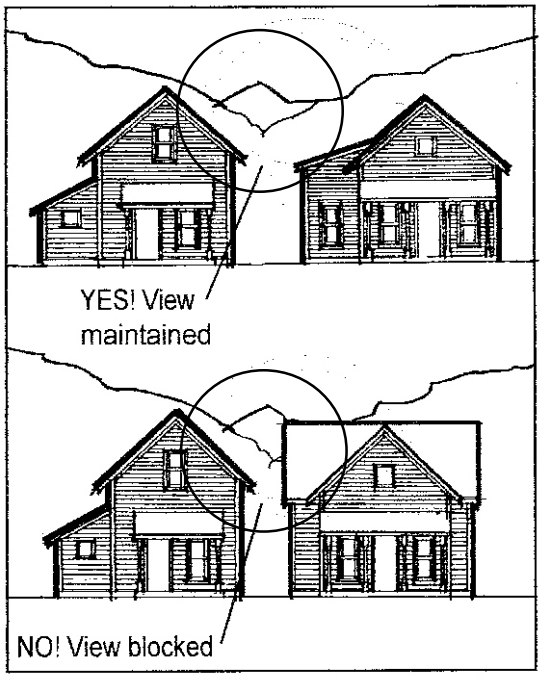
Views of the natural setting of Georgetown are some of the community's greatest assets, contribute to the quality of life and value of properties, and should be protected and enhanced whenever feasible. *Projects should be planned to reinforce and preserve existing view corridors and to establish new view opportunities.* In doing so, consideration should be given to how views from existing projects may be affected by new construction.

A. Preserve views to significant features from a public way.

1) Site plans for new construction should also include consideration of retaining view opportunities for future projects.
2) Landscaping is encouraged and, in some situations, may be required in order to mitigate other visual impacts. Such landscaping, when mature, should maintain existing views and solar access corridors.
3) Consider seasonal factors that may enhance or inhibit views because of wintertime snow accumulations and dense foliage in summer.
4) Consider aligning streets to maintain significant view corridors.

B. Building forms that respect existing views are encouraged.

1) For example, rectangular forms oriented with the long side perpendicular to the street will often provide views through the property.
2) Reduced building footprints that increase side yard view corridors are encouraged.
3) Setbacks that deviate from the traditional may be used to protect views.



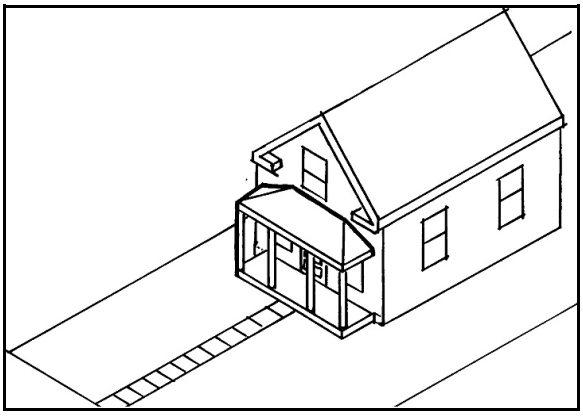
Use building forms and maintain spacing between buildings which respect existing views, open spaces and solar access.

5. Residential Building Orientation

Residential buildings, either single-family, duplex or multifamily, should be oriented to the street and provide a primary entrance that also faces the street except where a residential building is in a Hillside Character Area, or other area where topography is a factor, where a building should be located in line with the contours of a site.

A. Orient the primary entrance of a building toward the street.

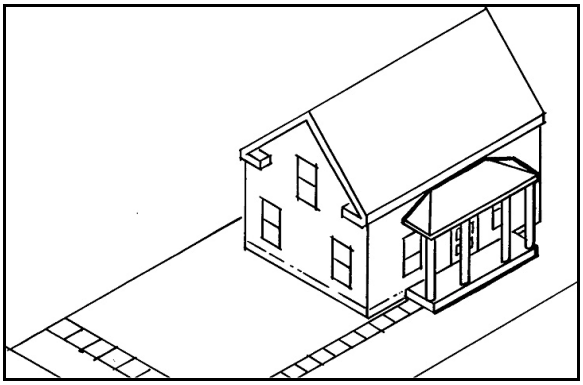
1) Buildings should have a clearly defined primary entrance. For example, provide a porch on a residential structure, to define its entry.
2) The gable end of a structure should also face the street.
3) Entrances on the rear or sides of buildings should clearly be secondary to those on the front.
4) An exception may be in hillside areas where a building should be located in line with the contours of a site.



Orient the primary entrance of a building toward the street. The gable end of a structure should also face the street.

B. Buildings on corner lots or visible from more than one major public ways should provide equal design consideration on both facades.

1) This may include a primary entrance on both facades.
2) Use varied building setbacks and changes in materials to create interest and reduce the perceived size.
3) Develop human-scaled entrances, using porches or similar elements to define doorways.
4) The primary entrance on a residence located on a corner lot should orient toward the street at the narrow end of the lot.



The entrance element of this building does not face the street and is inappropriate.

6. Pedestrian Systems

Continuity of pedestrian routes is a goal of the Town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. A project should be designed to provide an attractive street edge.

1) This applies to landscaping and open space, as well as to the primary facade of a building.
2) Projects that support pedestrian activity and contribute to the quality of life are encouraged.

B. Develop projects to encourage pedestrian activity.

1) Building entrances should be clearly identified.
2) Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.
3) Benches or sitting areas in front or at the sides of buildings are also encouraged.

C Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.

D. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.

Chapter 11

Design Guidelines for Site Design

Introduction

This chapter presents the design policies and guidelines for the site design of a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions.

NOTE: If your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic De- sign District* for guidance on design issues that relate to your particular project.

Do not forget that your property is located in the Georgetown/Silver Plume National Historic Landmark District. The Town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, even in the newer, developing areas of the town, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Landscaping*
- *Fences ,Walls and Gates*
- *Lighting*
- *Residential Parking*
- *Public and Commercial Parking*
- *Service Areas*
- *Utilities*
- *Snow Shedding*

1. Landscaping

Since the Millsite, Meadows and Gateway Design Districts can be seen from Interstate 70, extensive amounts of landscaping should be used to help minimize the visual impact of new development. *The landscaping should maintain, and in some respects enhance, the forested mountain image of the hills surrounding Georgetown.*

Plant materials should be used to create continuity among buildings, especially in front yards and along the street edge. Plants should be selected that are adapted to the Georgetown climate. Consideration also should be given to the future care and maintenance of these materials.

A. Retain established plantings in new projects.

1) Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.
2) Replacement plant materials should be similar in size or equivalent massing to the plants removed. A cluster of smaller new trees may be used to establish a massing similar to one large original tree.
3) Minimize disruption to root systems in excavation and relocation activity.
4) Clear-cutting existing stands of vegetation with the intent to replant after construction is inappropriate.

B. In new landscape designs, use plant materials that are compatible with Georgetown.

1) Landscaping schemes that are simple and subdued in character are encouraged.
2) Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project.
3) Avoid planting too close to a structure to avoid damage to architectural features or building foundations.

C. Use plant materials that are adapted to the Georgetown climate.

1) Using native trees, shrubs and wildflowers is encouraged.
2) Plant materials that are drought-tolerant are preferred. Using large areas of sod that require intense maintenance is discouraged.
3) Using perennials is encouraged.
4) Extensive areas of exotic plantings are discouraged.

D. When plant materials are used for screening they should be designed to function year-round.

1) When installed, these materials should be of a sufficient size and number to accomplish a screening effect year-round. For example, shrubs may be selected with a branch structure that will filter views in winter time, or mix evergreens with deciduous plants for a year-round effect.
2) Planting screens should include trees and shrubs. Ground covers and flowering perennials alone will not provide sufficient screening.

The Georgetown Municipal Code requires Design Review for exterior work, "... inclusive of driveways, parking areas, patios, sidewalks and walkways, and fences and walls, but excluding and excepting live vegetation (trees, shrubs and flora) utilized in landscaping, man-made landscaping structures less than fifteen (15) inches in height above grade, yard art, and signs for which no permit is required under the Town's sign regulations."

E. Maintain a landscaped edge along the edge of a site.

1) This will help to define the road edge and provide a separation between pedestrian and vehicular areas and neighboring properties.
2) In residential areas, this will also minimize the continued erosion of the street edge by keeping automobiles on the street or in designed parking areas.

F. Preserve the natural and existing topography of a site.

1) A substantial change in site grading is discouraged. Site grading in excess of two feet is considered a substantial change.

G. Appropriate patio materials, set in sand, include flagstone, brick and stone.

1) Other materials may be considered on a case-by-case basis.
2) Patio materials set in concrete are inappropriate.
3) Patio dimensions should be proportional to the lot and structure size.
4) Consider screening the patio from view from a public way. Accessibility issues may be considered on a case-by-case basis.

H. Decks may be appropriate.

1) For historical properties, a deck should be constructed at ground level, behind the front façade and adequately screened from view from public ways.
2) Composite deck material is appropriate for flooring only.
3) For new construction, balconies and decks are appropriate if the design is incorporated into the design of the building.

I. Handrails at ramps, walkways, steps, decks or patios should be designed to be compatible with the primary structure.

1) Appropriate materials are painted wood and non-reflective painted or factory-finished metal.

2. Fences, Walls and Gates

In order to provide definition to the road edge and to serve as a subtle link with the character of the Historic Design District, fences and walls may be considered. *When used, they should be simple in design and low to the ground and be in character with others in the area and with the primary structure on a site.* These guidelines may not be applicable for developments in the Gateway Mountainside Character Area.

A. A fence should be simple in character.

1) A fence should be "transparent," allowing views into a site.
2) Fences should not exceed four feet in height.
3) A fence for screening an animal enclosure may reach heights of five or six feet. These should be located behind a building. Such enclosures will be considered on a case-by-case basis.
4) Gate material and design should be appropriate to the fence.

B. Appropriate fence materials include wood, iron, wire, stone or plants.

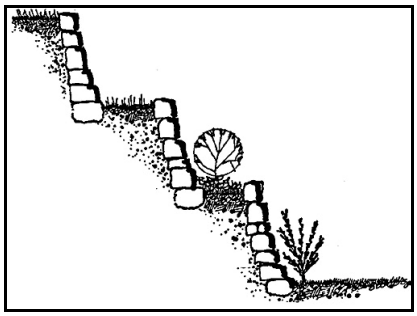
1) Chain link, concrete block, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences are inappropriate.
2) Synthetic material may be considered on a case-by-case basis.

C. Retaining walls should appear similar to those used traditionally.

1) Dry stacked stone or mortared stone masonry retaining walls are appropriate.
2) Log and railroad ties may be used if the horizontal method of construction is utilized. Their appropriateness will be determined on a case-by-case basis.
3) Unfaced concrete or concrete block are not appropriate.
4) Cultured stone will be considered on a case-by-case basis.

D. Minimize the height of retaining walls.

1) Where a wall is necessary, limit its height to less than four feet. Use a series of terraces with short walls where the overall retaining height must be greater than four feet.
2) When feasible, contour the site to re- duce the need for retaining walls



Minimize the height of retaining walls. Use a series of terraces with short walls where the overall retaining height must be greater than four feet.

3. Lighting

The character and level of lighting is a special concern of the community. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible. Exterior lights should be low in intensity, shielded and simple in character.*

A. Exterior lights should be simple in character and low in intensity.

1) The design of a fixture should be simple in form and detail.
2) Lights that cast a color similar to that of daylight are preferred.
3) All exterior light sources should have a low level of luminescence.
4) Lighting fixtures should be appropriate to the building and its surroundings in terms of style, size and intensity of illumination.

Contact the town for more information about Georgetown's "Dark Sky" ordinance.

B. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

1) The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged.
2) Lighting shall be carefully located so as not to shine into residential living space (on or off the property) or into public rights-of-way.

C. Minimize the visual impacts of site and architectural lighting.

1) Unshielded, high intensity light sources and those that direct light upward are inappropriate.
2) Shield lighting associated with service areas and parking lots.
3) Timers or activity switches are strongly encouraged to prevent unnecessary sources of light late at night.
4) Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are strongly encouraged.
5) Do not wash an entire building facade in light.
6) Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
7) Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.
8) Security lighting will be considered on a case-by-case basis.

4. Residential Parking, Garages and Driveways

Parking can be accomplished in a number of appropriate ways, *but in general it should not have significant impact on the street scene.*

A. Avoid parking in the front yard.

1) Parking in the front yard is strongly discouraged because it erodes the defined street edge and damages private landscaping.

B. A garage or garage doors should not dominate the street scene.

1) A garage should be subordinate to the primary structure on the site.

C. A garage that does not face the street is preferred.

1) In order to minimize the impact of a garage on the street scene, locate it to the rear of the building.
2) The material and detailing of a detached garage should be compatible with other the primary structures.
3) A detached garage is preferred in single-family areas of the Millsite Residential Character Area.

D. The percentage of building front allocated to a garage opening should be minimized.

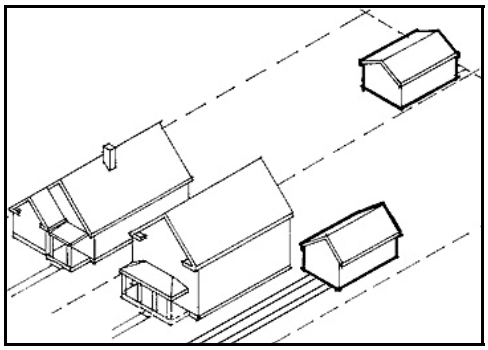
1) A garage door should be designed to minimize the apparent width of the opening. Use materials on the door that are similar to the wall surface of the primary structure. This will make it read as an integral part of the structure.
2) Where parking for more than one vehicle is needed two doors are preferred. A single, double-wide door may be considered on a case-by-case basis.

E. Use paving materials that will minimize the impact a driveway will have on a streetscape.

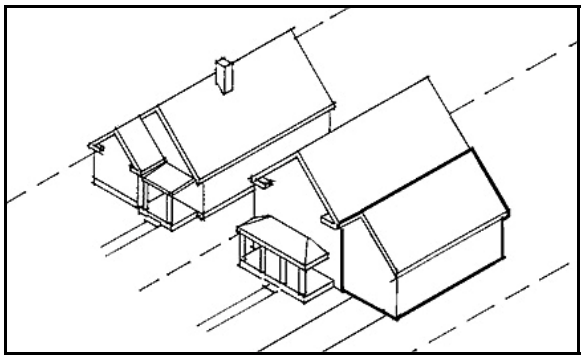
1) Aggregate concrete, gravel or chip and seal are appropriate paving materials.
2) Consider providing only "tire tracks" instead of large driveways.
3) Plain asphalt or black top is not appropriate in all cases, but may be considered on a case-by-case basis.
4) Use materials that are not impervious to water and will not create runoff into the street or onto adjacent properties.

F. When parking is not located in a garage, screen it from view from the public right-of-way.

1) Consider using a fence, hedge or other landscape device.
2) Also consider visual impacts on adjoining properties.



In order to minimize the impact of a garage on the street scene, it should be detached and located to the rear of a building.



This garage, which is not set back and has a solid concrete driveway, is inappropriate.

5. Public and Commercial Parking

Large areas of parking are an anticipated part of large-size developments such as multi-family residences and commercial areas. *Their impacts on the surrounding environs should be minimized.*

A. Screen a parking area from view from the street.

1) Screen a parking area from view of the public right-of-way with plantings, fences and walls.

B. Minimize the visual impact of large areas of parking.

1) When large parking lots are necessary, disperse them throughout a site. These smaller lots should also be landscaped to screen the lot.
2) Provide landscaped "islands" in the interiors of lots. These may double as snow storage zones in winter months.

C Design parking areas to be accessed from the rear of a site, rather than from the street.

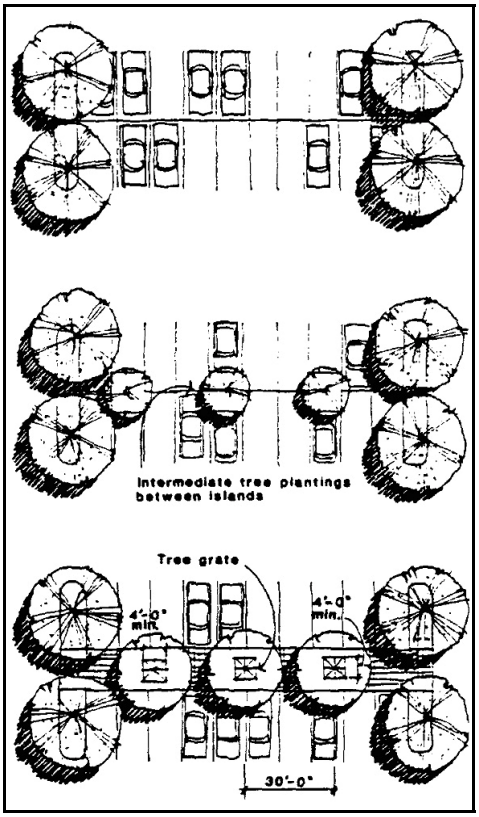
1) An on-site parking area should be located behind a building, where its visual impacts will be minimized, unless site conditions, such as steep slopes, prevent this arrangement.

D. Parking should be planned to function efficiently.

1) Design the parking layout so all spaces are accessible and usable year-round.
2) Provide adequate turning radii and travel lanes.

E. Use paving materials that will minimize the impact a driveway or parking area will have on a streetscape.

1) Aggregate concrete, gravel or chip and seal are appropriate paving materials.
2) Plain asphalt or black top is not allowed.
3) Use materials that are not impervious to water and will not create runoff into the street or onto adjacent properties.



Minimize the negative visual impact of cars parked on site. Divide parking lots into smaller areas with planted buffers between them.

6. Service Areas

Service areas include loading areas, trash storage, recycling containers, snow and firewood storage and site maintenance equipment. Many of these require access year- round and should therefore be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized. *When laying out a site, adequate provision should be made for these uses.* They should not simply be located in "left over" side yards, for example.

A. Service areas should not be visible from major pedestrian ways.

1) Locate a service area along the rear of a site.
2) Trash areas, including large waste containers or dumpsters, should also be screened from view of major pedestrian routes, using a fence or hedge. For a larger storage facility, consider using a shed to enclose it. *(See also design guidelines for Accessory Structures on page 100 of this book.)*
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.
5) Combine service areas with other properties, when feasible.

Trash areas for residences should be screened from view, using a fence, hedge or enclosure.

B. Trash storage should be designed to be secure from animals.

C. It is important that trash areas are accessible year-round.

D. The use of an off-street loading zone is encouraged.

1) In large structures locating a loading area in the building is preferred.

E. Provide access to a service area such that service vehicles will not interfere with pedestrians and other vehicular traffic.

F In commercial, multifamily or mixed-use developments, service entrances should be separate from those used by pedestrians.

1) When feasible, the location of service areas should be coordinated with adjacent properties so that the size and number of driveways and other paved surfaces can be minimized.
2) Central service handling areas also should be considered.

7. Utilities

Utilities that serve properties may include telephone and electrical lines, ventilation systems, gas meters, propane tanks, air conditioners, alternative energy sources and fire protection, telecommunications and alarm systems. *Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual impacts are minimized.*

A. Minimize the visual impacts of utilities and service equipment.

1) Provide adequate space for utilities. It should not simply be "left over" space that abuts the public right-of-way.
2) Locate utilities in the rear of a property and screen them.
3) Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design.
4) Vents for direct-vent fire places should not be installed on the building front.
5) Window air conditioning units or condenser elements should be located where they are not visible on a front facade.
6) Any utility device or piece of service equipment should have a matte or non-reflective finish and be coordinated with a building's colors.

B. Screen rooftop appurtenances, such as mechanical equipment and antennas, from view.

C. Place new telephone and electrical lines underground, when feasible.

D. Screen a satellite dish to reduce its visibility.

1) Use landscaping to screen a satellite dish that is mounted on the ground.
2) A small satellite dish that is mounted to a structure should be located to the rear of a structure.
3) Refer to the Municipal Code for more guidance.

E. Solar devices should not block views or significantly detract from the setting.

1) If attached to the building, solar collection devices should lay flush with the roof line. This should not cause a significant decrease in the devices' solar gain capabilities.
2) If not attached to the building, collectors should be located only in the side and rear yards. Exposed hardware, frames and piping should have a non-reflective finish, and be consistent with the color scheme of the primary structure.
3) Collectors not attached to the building should be screened by landscaping to reduce its visibility.

F. Locate a wind generator in rear and side yards, away from public view.

1) The height shall not exceed that of the height of the primary structure.
2) A wind generator should be painted to match the color scheme of the natural surroundings.

If attached to the building, solar devices should lay flush with the roof line. This device is inappropriate.

8. Snow Shedding

New buildings should minimize the potential negative impacts of snow shedding patterns on adjacent properties and pedestrian ways.

A. Provide for safe snow shedding and removal.

1) Buildings with metal-clad roofs and side yard setbacks of less than 5 feet should have snow guards, brakes or other devices to prevent snow and ice shedding onto adjacent properties.
2) Locate decks, court yards and pedestrian ways such that snow shedding hazards are minimized.
3) Provide adequate space for snow storage on the site.

Section 3

DESIGN GUIDELINES FOR BUILDING DESIGN IN ALL CHARACTER AREAS

Chapter 12

Design Guidelines for Architectural Features

Introduction

This chapter presents the design policies and guidelines for the design of a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions.

NOTE: If your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

Do not forget that your property is located in the Georgetown/Silver Plume National Historic Landmark District. The Town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, even in the newer, developing areas of the town, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Architectural Character*
- *Directional Emphasis*
- *Residential Windows, Doors and Other Openings*
- *Porches, Balconies, Decks and Awnings*

1. Architectural Character

Even though a broadly-defined similarity with the core of town is desired, architectural details that mimic the historic building details found in Georgetown are discouraged. Buildings should, however, continue to be simple in character. *Regardless of stylistic treatment, a new building should appear simple in form and detail, in keeping with the tradition of Georgetown.*

A. New building designs that draw upon fundamental characteristics of building in Georgetown are encouraged.

1) The exact copying of an historic architectural style is not allowed.
2) New styles that are not in character with Georgetown are also not appropriate. Geodesic domes, for example, are not appropriate.

B. Use ornamental details with constraint.

1) A design that draws upon the fundamental similarities of traditional buildings in the community, without copying them, is preferred. This will allow the new buildings to be seen as products of their own time yet compatible with their older neighbors.
2) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

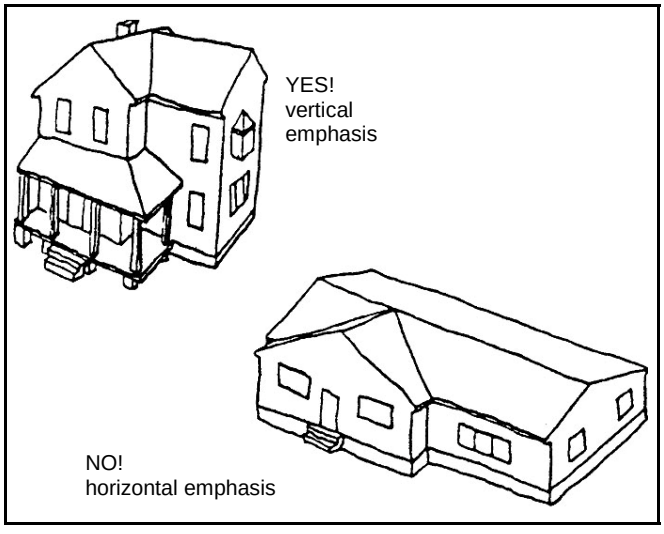
2. Directional Emphasis

The way a building reads as either vertical or horizontal, refers to its directional emphasis. Therefore, most buildings in Georgetown being two stories in height, have a vertical emphasis. *This should be continued in new construction.*

A. Buildings should have a vertical emphasis.

1) Where topography and the natural setting are a concern, buildings may deviate from this emphasis. Such deviations will be considered on a case-by-case basis.

B. Window and door openings should reinforce the vertical emphasis of a building.



Buildings should have a vertical emphasis.

3. Windows, Doors and Other Openings

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. *Windows and doors on new developments should be used in a manner similar to that seen traditionally.* This includes the number and size of the openings on a single facade plane.

A. Window and door openings should correspond to the overall directional emphasis of a structure.

1) Bay and picture windows and sliding glass doors may be appropriate.

B. Metal, fiberglass or vinyl-clad windows and doors should have a matte, non-reflective finish.

1) Mirrored windows are inappropriate.

C. A garage door should be designed to minimize the apparent width of the opening.

1) Use materials on the door that are similar to the wall surface of the primary structure. This will make it read as an integral part of the structure.
2) *See also the design guidelines for Residential Parking, Garages and Driveways in Chapter 11 of this book.*

D. On an historic structure, maintain original window and door proportions.

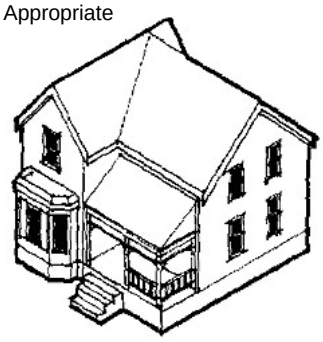
1) Altering the original size and shape is inappropriate.
2) Do not close down an original opening to accommodate a smaller window.
3) Restoring original openings which have been altered over time is encouraged

E. On an historic structure, maintain original window and door proportions.

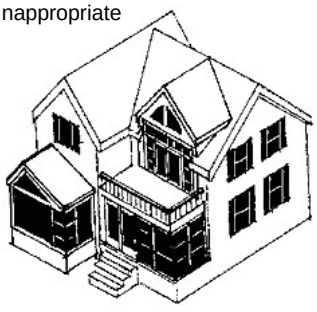
1 Altering the original size and shape is inappropriate.
2) do not close down an original opening to accommodate a smaller window.
3) Restoring original openings which have been altered over time is encouraged.

Large surfaces of glass are inappropriate. On the sketches below, the shaded areas represent the amount of glass on a wall surface.

Appropriate



Inappropriate



4. Porches, Awnings, Balconies, Patios and Decks

Porches, balconies and decks are part of contemporary life in Georgetown. They provide pleasant outdoor gathering places and are often sited in a manner to take advantage of spectacular views. *Their use is encouraged in new residential developments.*

A. The use of a porch, balcony, deck or awning is encouraged in residential development.

1) The size and style of a porch, balcony or deck should relate to the overall size and style of the primary structure to which it is attached.
2) A porch, balcony or deck should use similar materials to that of the primary structure.
3) Do not encroach upon significant open spaces, natural features or neighboring properties with a porch, balcony or deck.

B. Avoid enclosing porches.

1) Enclosing a porch with opaque materials that destroy the openness and transparency of a porch is inappropriate.

C. The use of an awning on a commercial building may be considered.

1) The awning should fit the dimensions of the storefront or window opening. It should not obscure ornamental details.
2) Avoid exotic forms that are not traditionally found in Georgetown.
3) Fabric awnings are appropriate.
4) Metal and vinyl awnings are not appropriate.
5) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.

The use of a porch, balcony or deck is encouraged in any residential development.

Chapter 13

Design Guidelines for Building Material

Introduction

This chapter presents the design policies and guidelines for the use of building materials on a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions.

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In this chapter the following topics are addressed:

- *Building Materials*
- *Roof Materials*

1. Building Materials

Historically, a limited palette of building materials was used in Georgetown. This tradition should be continued in new developments, although the range of materials used may vary more than in the Historic Design District.

A. Appropriate wood materials include horizontal lap siding, board-and-batten and log.

1) Maintain protective coatings of paint or stain on exterior wood siding.
2) The lap dimensions of siding should be similar to those found traditionally.

B. Appropriate masonry materials include brick and stone.

1) Masonry unit sizes should also be similar to those found traditionally.

C. Newer, synthetic materials may be considered, if they appear similar in character and detailing to traditional building materials.

1) New materials must have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
2) Details of synthetic siding should match that of traditional wood siding. The lap and trim dimensions of synthetic siding should be similar to that of historic wood-lap siding, which are typically four to five inches of exposure.
3) Materials such as aluminum and vinyl are inappropriate for siding.
4) Physical samples of any synthetic materials must be provided to the Design Review Commission, and their use will be approved on a case-by-case basis.

D. For commercial and mixed-use projects on large parcels, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

1) Limited use of cultured stone may be appropriate.
2) Earth tone stucco may also be considered in large projects.

E. A clear distinction between foundation and wall material should be present.

1) For example, a wood siding should not extend to the ground.

F. Exposed foundation walls should be of stone faced, exposed aggregate concrete or stucco.

1) Foundations should have minimum of six inches (6″) and a maximum of twelve inches (12″) of exposure.
2) Any exposed foundation in excess of twelve inches (12″) must be faced.

Synthetic materials, such as this composite cement board, may be considered if they appear similar character and detailing to traditional building materials.

For larger buildings and projects on large parcels, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

2. Roof Materials

A variety of roof materials are seen throughout Georgetown. Today, the use of com- position shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building designs. *Roof materials should be used in a manner similar to that seen traditionally and chosen based on its compatible appearance with the environs of the Character Area.*

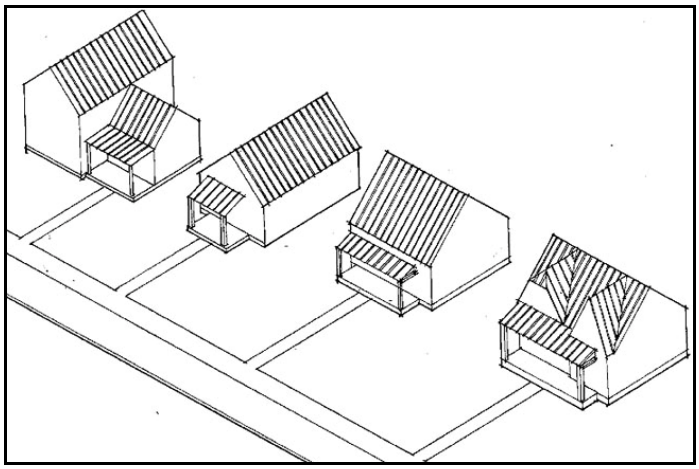
A. Roof materials should appear similar to those used traditionally.

1) Wood or composition shingles, in muted colors, are appropriate.
2) Metal and synthetic shingles may be considered.

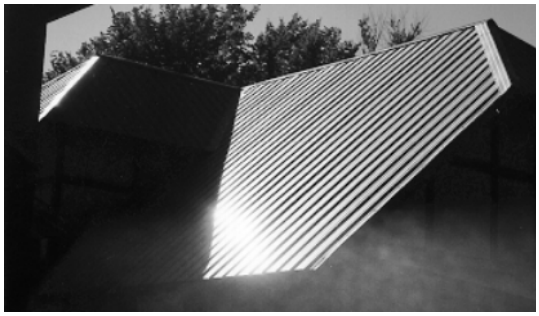
B. Metal sheeting or standing seam metal roofs with a baked-on paint finish and rusted steel sheeting are generally appropriate.

1) Metal roof materials should be earth tones and have a matte, non-reflective finish.
2) Ribs should be of a thin profile.
3) The edges of a standing seam metal roof should be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters should hide this detail.
4) Note that metal roofs work best on homes with front-facing gable roofs, small homes or homes with simple roof forms.
5) Corrugated metal may be appropriate for accessory or industrial buildings.
6) Physical samples of any metal roofing materials must be provided to the DRC, and their use will be approved on a case-by-case basis.
7) Batten seam roofing is not appropriate.
8) Minimize the visibility of fasteners.

C. Gutters and downspouts are appropriate if painted to match the structure.



Metal roofs work best on homes with front-facing gable roofs, small homes and/or homes with simple roof forms.



Metal roof materials should have a matter, non-reflective finish. The glare seen from this roof is inappropriate.

Chapter 14

Design Guidelines for Additions and Accessory Structures

Introduction

This chapter presents the design policies and guidelines for the construction of an addition or new accessory structure in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions.

NOTE: If your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

Do not forget that your property is located in the Georgetown/Silver Plume National Historic Landmark District. The Town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, even in the newer, developing areas of the town, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

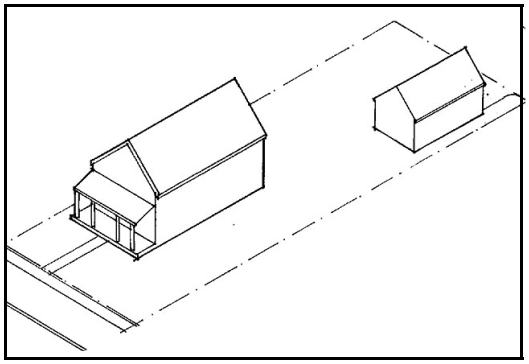
- *New Accessory Structures*
- *New Additions*
- *Roof and Dormer Additions*

1. New Accessory Structures

An accessory structure—including sheds, barns and garages—can provide much needed storage space on a site, but can also have significant impacts on the surrounding area. *In order to avoid any negative impacts an accessory structure may have it should be well-designed and constructed of durable materials that help it relate to the primary structure on the site.*

A. Locate an accessory structure to the rear of a lot.

1) Locating an accessory structure to the side of the primary structure, but set back substantially, is also appropriate.
2) Locating an accessory structure in the front yard is discouraged.



Locate an accessory structure to the rear of a lot.

B. Construct an accessory structure that is subordinate in scale with the primary structure.

1) In general, an accessory structure should be unobtrusive and not compete visually with the house. While the roof line does not have to match the house, it is best that it not vary significantly.
2) An accessory structure should remain subordinate, in terms of mass, scale and height, to the primary structure.
3) Pre-manufactured storage structures are not allowed.

C. An accessory structure should be similar in character to those seen traditionally.

1) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

Construct an accessory structure that is subordinate in scale and character with the primary structure. This one is too big compared with the primary structure.

D. Maintain the traditional range of building materials on accessory structures.

1) Appropriate siding materials for accessory structures include: painted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
2) These materials should be utilitarian in appearance. The use of muted, natural colors and finishes is particularly encouraged.

E. Maintain the simple detailing found on accessory structures.

1) Ornate detailing on accessory structures is inappropriate.
2) Avoid details that may give an out building a residential appearance. Accessory structures should not mimic primary structures.

2. New Additions

When planning an addition to a building, consider the effect the addition will have on the building and the surrounding environs. *When creating an addition, try to minimize its visual impacts.*

A. An addition should be visually subordinate to the main building.

1) An addition should respect the pro- portions, massing and siting of the primary building.
2) The form and detailing of an addition should be compatible with the primary building.
3) If an addition would be taller than the main building, set it back substantially from primary character-defining facades.

B. The materials of an addition should be similar to that of the primary structure.

1) The materials also should be similar to those seen historically in the Character Area.

3. Roof and Dormer Additions

Dormers were sometimes used to create more head room or floors that were not a full story. Most dormers had vertical emphasis, and only one or two were used on the side of a building. *A roof or dormer addition should be designed in a manner that does not alter the perceived scale of a structure.*

A. Roof additions should be in character with the style of the primary structure.

1) The size of roof additions, including dormers, should be kept to a minimum and should be set back from the primary facade so that the roof line and form is perceived from the street.

B. A new dormer should remain subordinate to the roof in scale and character.

1) A new dormer should be lower than the primary ridge line and set in from the eave.