



**TWIN
BUTTES**

**DESIGN
STANDARDS
&
GUIDELINES**

MARCH 2017 EDITION

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1 INTRODUCTION

1.1 TWIN BUTTES DESIGN STANDARDS & GUIDELINES AND THE VISION

The Twin Buttes Design Standards & Guidelines provide owners, architects, builders and landscape architects, developing and building residential, commercial and public amenities within the Twin Buttes community, a set of parameters for the preparation of their designs. The intent of these Design Standards & Guidelines is to encourage creative individual design expressions that, when viewed as a whole, produce an equally outstanding community environment. The design review process encourages a high level of design quality and continuity within the overall development. Included in the vision for building at Twin Buttes are the following aspirational themes to encourage the Twin Buttes vision:

- **ECO VISION.** A sustainable community balances the needs of human and natural systems. The Twin Buttes culture seeks to develop a relationship with nature that is sustainable over the long term.
- **SENSE OF PLACE** is reinforced by celebrating our unique climate, landscape, culture, and time. Regional design based in contextualism celebrates these local parameters. There is integrity in communities that find form in this way. Know your place! Each individual act of building at Twin Buttes should start here.
- **CONNECTIVITY** forms efficient and effective relationships. Twin Buttes contrasts the auto-centric suburban development model by making transit alternatives easy and enjoyable. Quality pedestrian and biking connections are abundant. Individual buildings should strive to make the car a non-dominant presence.
- **HARVEST THE SUN.** Twin Buttes has the benefit of optimal exposure to plentiful Southwest Colorado sunshine. Especially Passive, and also Active Solar technology is encouraged, and access by all to this shared resource is essential and protected.
- **SMALL IS BEAUTIFUL.** We live in a time of rediscovering what is “enough.” Creative design solutions that incorporate efficient and flexible spaces minimize resources used and create more energy efficient building envelopes.
- **ELEGANT DENSITY** is the result of a mix of uses which creates vitality in interrelated spaces. Varied and diverse public and private spaces at Twin Buttes encourage a full range of experiences. This satisfies our need for balance of community and privacy. Individual buildings should be conscious of their private/public interplay, especially if abutting sidewalks, trails, or public parks and gardens.
- **COST EFFECTIVE LIVING** considers the cost of living and the benefits delivered. The breadth of these costs includes housing, energy, water, food, transportation, recreational and occupational opportunities, childcare, and education. The community should be viewed as a system for providing cost effective living opportunities.

- **A SHARED IMAGE.** Twin Buttes is a community intended to grow out of the land. This sense of fit requires that when we build, we must first pay attention to the place. This is not a place for grand architectural statements; it is a place to explore the subtle nuances of responding to natural and man-made context. Blending buildings into their environmental setting and historical context will contribute to the creation of a living community. Architecture here considers and responds to climate. Buildings are designed to be energy efficient and effective at utilizing solar energy – both passively and actively. The intent is to design intelligent buildings that implement effective, cost appropriate green technologies, while not letting technology overshadow good locally responsive design.
- **DESIGN ROOTS AND INTENTIONS.** Twin Buttes’ southern Colorado setting invites us to learn from vernacular building traditions. These methods of building were born from listening to the land. This time honored architectural approach demands that in each case, we pay attention to the inherent opportunities and limitations of each site, we respond sensitively to the forces of the sun and wind, and we seek an appropriate fit with topography and existing vegetation and natural features. Along with the response to the natural, other relationships such as building to building, building to street and building to view corridors should be respected and effectively responded to. In this way, we are looking for authentic community architecture that grows organically and synergistically.
- **NEW RURALISM.** Many people ask, “Is Twin Buttes a New Urbanist development?” We see it more as a collection of “best policies” gleaned from working communities in action. Twin Buttes acknowledges the validity of many New Urbanist precepts and supports the creation of livable and walkable built environments. The more dense, mixed-use neighborhoods at Twin Buttes are especially influenced by this fundamental respect for “patterns that work.” However, as the transect ripples out from these more densely configured clusters to more rural densities, nature becomes the more significant driver. Respecting the undulating topography of this hillside community, the traditional street grid morphs. Influenced by terrain, geology, and vegetation, neighborhood clusters are woven into the landscape, with connectivity achieved by natural features, rural roads, and walking/biking paths and trails. The result is a marriage of mixed-use nodes and rural residential clusters, unique to this place. Ultimately, Twin Buttes Master Planners have studied and adopted best result tenets of New Urbanism, but have expanded the development pattern to celebrate the rural social and physical character of this special land. If pushed to name it, we like to call this planning approach “New Ruralism.”

1.2 ABBREVIATIONS.

ADU - Accessory Dwelling Unit

CoD - City of Durango

DRC - Twin Buttes Design Review Committee

FAR - Floor Area Ratio – See Sec. 3.4 for definition.

GFA - Gross Floor Area.

IECC - International Energy Conservation Code

LUDC - City of Durango’s Land Use and Development Code

SF - Square Footage/Square Feet

TBDS&G - Twin Buttes Design Standards and Guidelines, administered by the DRC.

TBSG - Twin Buttes Sustainability Guidelines, administered by the DRC.

2 TWIN BUTTES PROJECT REVIEW

All projects and improvements are subject to a review of the Design Review Committee (DRC) guided by the design principles defined in these Design Standards & Guidelines. The Twin Buttes Design Standards & Guidelines are to be reviewed and applied by each owner or owner’s designated agent (“Applicant”) as required to ensure individual projects meet acceptable design principles established for Twin Buttes.

Improvements requiring approval of the DRC mean and include, without limitation, the following:

- a. The construction, installation, erection, or expansion of any building, structure or other improvement, including utility facilities and fences;
- b. The demolition or destruction, by voluntary action, of any building, structure or other improvement;
- c. The grading, excavation, filling or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern or change of stream bed;
- d. Installation of landscaping on a lot or replacement of more than five percent (5%) of the total organic landscaped area on a lot with non-organic landscape materials; and
- e. Any change or alteration of any previously approved improvement, including any change of exterior appearance, color or texture.

The Design Review Process has been created to assist owners, designers, architects and builders with their plans for development of individual homes, as well as mixed use, multi-family and commercial units, and to entrust that construction conforms to the vision for the Twin Buttes neighborhood. Plans and specifications should conform to all governing codes and laws.

All development within Twin Buttes shall comply with the Twin Buttes Design Standards & Guidelines as well as all applicable local, state and federal bodies and agencies, including, but not limited to the City of Durango. All development shall also comply with the Twin Buttes First Amended and Restated Development Agreement and the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Twin Buttes, as amended from time to time. By approving plans and specifications, neither the DRC, its members, the Metro District nor the Developer assumes any liability or responsibility for engineering design, construction or compliance with applicable laws.

2.1 DESIGN REVIEW COMMITTEE

The Twin Buttes Design Review Committee (“DRC”) is made up of volunteer members who are appointed by the Twin Buttes Director of Planning and Design with approval from the Twin Buttes Metropolitan District No. 1 Board of Directors. The DRC is comprised of a minimum of three (3) and maximum of seven (7) voting members, with three (3) alternates who may replace any absent voting member as determined by the Committee Chairman. The members may represent the following disciplines/agencies:

- City of Durango Community Development Department
- Architect
- Builder/Designer
- Property Owner at Twin Buttes (once first phase is completed)
- Twin Buttes Director of Planning and Design or other Twin Buttes designated representative

Applicable fees shall be assessed to address costs of processing each individual review submittal. Contact the Twin Buttes Planning Manager for the most recent fee schedules as necessary.

2.2 PRE-DESIGN REVIEW CONFERENCE

The Pre-Design Review Conference, held in advance of the required DRC Review Submittals, is an informal meeting with the Twin Buttes Planning Manager and Director to provide Applicants an introduction and orientation to the Twin Buttes design processes and requirements, and to determine which approval process(es) the project will need to follow. The necessary forms will be provided to begin the Design Review process.

Applicants may contact the Twin Buttes Planning Manager to schedule a Pre-Design Conference by calling the Twin Buttes main office or by emailing your request to: drc@twinbuttesofdurango.com.

2.3 SUBMITTAL PACKAGE REQUIREMENTS

One set of all submittal items submitted electronically via email or on a Flash Drive. The Twin Buttes Planning Manager reviews the submittal for completeness and schedules the applicant for the next available DRC meeting.

2.4 SCHEDULE

Applicants shall submit review documentation ten (10) days prior to the scheduled DRC Review Meeting. The DRC will offer its comments on the DRC Review Submittal within twenty (20) days after the submittal deadline. The twenty (20) day period may be adjusted based on regular meeting dates established by the DRC. Contact Twin Buttes Planning Manager for the latest scheduling information. The Applicant, or Applicant's agent, is requested to attend the DRC meeting.

With Final DRC Approval, the plans will be ready for the preparation of final construction documents and City of Durango Code Compliance Review and Building Permitting. Items requiring minor revisions shall be noted as "Condition of Approval" on approval letter. One set of all documents will be returned to the applicant marked "Approved as Submitted" or "Approved as Noted." Plans in need of extensive modifications will be denied and will have to be resubmitted.

2.5 SITE STAKING AND TREE MARKING

Site staking of corners of proposed building and garage, and detached ADU if applicable, must be completed before submitting the Conceptual Design Review Submittal Package. Trees taller than 6' planned for removal shall be clearly marked on-site with orange tape. DRC reserves the right to request ridgeline story poles to show the height of a building.

2.6 DESIGN REVIEW PROCESS – SINGLE FAMILY RESIDENTIAL

The Design Review Process for all Single Family Residential projects at Twin Buttes involves the following three (3) review steps to receive DRC approval:

- Conceptual Design Review (Sec. 2.6.1)
- Final Design Review (Sec. 2.6.2)
- Final Design Approval (Sec. 2.6.3)

2.6.1 CONCEPTUAL DESIGN REVIEW PROCESS

The Conceptual Design Review Process is to provide the DRC introductory design information to communicate the overall vision for the building project. The purpose is to facilitate the smooth, timely and cost effective review and approval of development at Twin Buttes and to ensure that the Applicant and the DRC are in mutual agreement with design principles prior to the Owner committing substantial professional design costs.

The typical Conceptual Design Review meeting, without limitation, will focus on:

- Identifying site-related limitations and opportunities
- Property boundaries and setbacks
- Overall project mass and scale
- Easements and utilities
- Topographic survey and site characteristics (e.g., views, adjacent properties, etc.)
- Architectural theme, land use pattern and special design considerations
- Design Standards & Guidelines
- Conditional reservation of the architectural style for the project for a period of not more than 6 months during which time the Design Review Process should be completed.

CONCEPTUAL DESIGN REVIEW – SUBMITTAL ITEMS

Meeting materials (required to be presented by the Applicant no later than 4:00 p.m. on the business day ten (10) days prior to the scheduled Conceptual Design Review meeting) shall include:

1. Conceptual Design Review Application and Fee
2. Basic project information, including lot size, FAR and proposed floor area
3. Perspective and Informal Sketches – provide at a minimum front and back views to articulate the building’s mass and scale
4. Conceptual Site Plan illustrating:
 - Property boundaries/setbacks/easements
 - Location of all Proposed Structures and other Site Improvements
 - Access to residence
 - Building’s roof height elevation relative to existing grade
 - Preliminary grading plans, including any site retainage
 - Trees taller than 6’ planned for removal shall be clearly marked on the Site Plan and on-site with orange tape
5. Topographic Survey by a Licensed Surveyor (stamped), at 1:20 scale or larger, showing:
 - Building Area
 - Adjacent street, paths and sidewalks
 - 2’ contour intervals that extend 10’ outside property lines to ensure consideration of impact on adjacent properties
 - All easements, including sunset easement if applicable
 - Existing drainage
 - Significant trees, rock outcroppings and other natural landscape features

- Mature stands of trees
 - Trees with 8” or greater caliper
 - Any other structures or improvements affecting the design of the home
6. Photos of the site and surrounding area indicating the relationship of the proposed home to site and adjacent lots.
 7. General idea of materials considered for the project.
 8. Massing model – digital or print accepted

DRC will vote on the appropriateness of the conceptual design submittal and within ten (10) days after the Conceptual Design Review meeting will provide the Applicant with a list of outstanding issues that should be addressed at Final Design Review.

2.6.2 FINAL DESIGN REVIEW PROCESS

The Final Design Review Process shall be concerned with development of the project site and building designs. The purpose is to ensure that design development level drawings conform to the Twin Buttes Design Standards & Guidelines prior to construction level drawings being undertaken. It is intended to provide the Applicant and DRC with the information needed to avoid wasted time, effort and expense that result from pursuing a design in conflict with the Design Standards & Guidelines.

The typical Final Design Review, without limitation, will focus on:

- Response to matters identified at the Conceptual Design Review
- Design specific site plan
- Architectural responsiveness to the Design Standards & Guidelines
- Materials and Color Selections
- Exterior lighting plan
- Landscape plan

The DRC makes a formal decision at the meeting, either:

- a) Approving the application as submitted;
- b) Approving the application with conditions; or
- c) Denying the application.

Within ten (10) days after the Final Design Review meeting DRC will provide the Applicant with a list of outstanding issues that should be addressed during the final level of design review or, if the application was denied, will provide the Applicant with a letter explaining why the project was not approved.

FINAL DESIGN REVIEW - SUBMITTAL ITEMS

Meeting materials (required to be presented by the Applicant no later than 4:00 p.m. on the business day ten (10) days prior to the scheduled Final Design Review meeting) shall include:

1. Final Design Review Application and Fee
2. Basic project information, including lot size, FAR and proposed floor area
3. Topographic survey (*see* 2.6.1. #5.)
4. Site Plan (1"=20' scale) illustrating:
 - Lot line and setback dimensions including encroachment data
 - All easements
 - Location of all proposed structures and other site improvements
 - Tree, lawn and sidewalk dimensions
 - Garage, carport and parking lot plan
 - Accessory Dwelling Unit (square footage) – if applicable
 - Utility locations and setbacks
 - Retaining wall, existing and proposed grades and other natural features
 - Access to residence
 - Utility Service Lines and Meter Locations
5. Grading and Drainage Plan (1"=20' scale) illustrating:
 - Existing Drainage
 - Proposed Drainage
6. Building Elevations at 1/8" = 1'-0" scale or larger with sufficient detail for review of:
 - Massing and Scale
 - Fenestration
 - Plate height(s)
 - Roof pitches
 - Maximum height, from finish grade to uppermost roof peak
 - Building Materials
 - Walls and fences that are an integral part of the elevation
7. Floor Plans, including proposed square footage, at 1/8" = 1'-0" scale or larger, for each proposed level with sufficient detail for review showing:
 - Overall and critical dimensions, room names and sizes
 - Total living area square footage
 - Total number of bedrooms
 - Total number of bathrooms
 - Number of off-street parking (garage and/or carport)
 - Related exterior elements such as walks, courts, terraces, decks, fences and patios

8. Landscape and Exterior Lighting Plans at 1/8"=1'-0" scale or larger with sufficient detail for review showing:
- Building footprints and driveway locations
 - Planting types, sizes and quantities (planting schedule and legend)
 - Hardscape and fencing design details
 - Exterior lighting locations
 - Light Fixture Specifications with Manufacturer Recommended Specifications

9. Material and Color Palettes:

Photos and/or samples of the preliminary color palette should be submitted showing the primary, accent and roof color scheme.

Note: Vibrant colors may over time fade and shall be considered as a factor in determining appropriate colors.

10. Character Defining Architectural Details Plan:

Dimension and specify typical exterior architectural details at 1" = 1'0" scale minimum, including wall section details as needed to clarify unique building conditions.

Note: DRC reserves the right to request key architectural details (*i.e.*, eaves, gables, corbels, columns, windows and door treatments, etc.) that support the architectural style.

11. Construction Manager Plan (*see* Sections 4.12.10 and 4.12.13):

Site plan showing:

- Perimeter fencing with attached screening;
- Tree protection for trees to be saved;
- Limits of disturbance and fencing at such line;
- Erosion control and water quality protection;
- Laydown/storage areas;
- Parking areas;
- Portable toilet location(s); and
- Dumpster and recycling bin locations
- Management Plan for a tidy construction work site

2.6.3 FINAL DESIGN APPROVAL

The Final Design Approval shall be concerned with finalizing the Twin Buttes Design Review Process by providing the next steps to be taken by the Applicant depending upon the outcome of the Final Design Review Process.

APPROVED AS SUBMITTED – If the application is approved as submitted, the Twin Buttes Planning Manager will issue a Letter Certificate of Design Compliance (“Compliance Certificate”) to the Applicant and forward a copy to the City of Durango with DRC Meeting

Minutes attached.

For Single Family Residential: Once the Applicant receives the Compliance Certificate from Twin Buttes, Applicant may then apply for a City Building Permit. The Compliance Certificate shall remain in effect for a period of 12 months from the date of issuance of the Building Permit, after which it shall expire. If circumstances prevent Applicant from building within the 12 month period, Applicant may request an extension and depending upon the circumstances the DRC may or may not grant such extension.

For Multi-Family Residential and Non-Residential: Once the Applicant receives the Compliance Certificate from Twin Buttes, Applicant must apply for a City Site Plan Review Process prior to applying for a City Building Permit (*see* Sec. 2.7). As stated above, the Compliance Certificate shall remain in effect for a period of 12 months.

APPROVED WITH CONDITIONS – If the application is approved with conditions, Applicant will be required to submit final DRC review plans. The Planning Manager/Planning Director will determine if the plans need to go back to the DRC for final review or if they can be approved administratively. If the plans are approved, then the Planning Manager will issue the “Compliance Certificate” and the Residential Applicant can apply for a building permit. If Non-Residential, the Applicant must then apply to the City for a City Site Plan Review Process prior to applying for a City Building Permit (*see* Sec. 2.7).

DENIED – If the application is denied, it will need to be redesigned and resubmitted for Final Design Review.

2.6.4 MODIFICATIONS TO EXISTING HOMES

DRC approval is also required for any modification to the exterior of an existing home or its landscape, including fences. The review of modifications to existing homes will generally follow the procedures outlined in the Final Design Review Process. Submittal requirements will generally be limited to plans, written information, material samples or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, Owners are encouraged to contact the DRC to outline a review process and submittal requirements for the modification.

2.7 DESIGN REVIEW PROCESS – COMMERCIAL, MULTI-FAMILY AND MIXED USE

The Design Review Process for all Commercial, Multi-Family and Mixed Use projects at Twin Buttes involves the following design review steps:

- Conceptual Design Review (Sec. 2.6.1)
- Final Design Review (Sec. 2.6.2)
- Final Design Approval (Sec. 2.6.3)
- City of Durango Site Specific Development Plan Review (Sec. 2.7.1)
- DRC Review of Submittal Completion (Sec. 2.7.2)

The following are additional requirements to be included in the Conceptual Design Review Process Submittal (Sec. 2.6.1):

1. A preliminary Signage Plan (non-residential single-use buildings, multiple use/tenant, and non-residential structures within the Mixed-Use Districts) indicating sign locations, sizes, materials, and lighting;
2. Preliminary Building Exterior Lighting Plan;
3. Supporting Photographs or Product Cut-Sheets as necessary.

The following are additional requirements to be included in the Final Design Review Process Submittal (Sec. 2.6.2):

1. Signage Plan and Exterior Lighting Plan with elevation, size, quantity and total square footage.
2. Address marker locations (front and alley locations).
3. Amount and location of employee and guest parking.
4. Truck loading and service needs.
5. A construction phasing schedule must be submitted showing schedule for phased construction of buildings shown as a table, on the site plan or a separate graphic.

Note: Twin Buttes may request additional information as the DRC deems necessary for appropriate evaluations.

Following DRC Final Design Approval and upon receiving the “Compliance Certificate” from the Twin Buttes Planning Manager, Applicant must apply for a CoD Site Specific Development Plan Review Process prior to applying for a City Building Permit.

2.7.1 CITY OF DURANGO SITE SPECIFIC DEVELOPMENT PLAN REVIEW PROCESS

The Site Specific Development Plan Review Process has been created to assist designers and builders of multi-family, mixed use and commercial lots through the combined review processes of Twin Buttes and the City of Durango. It is an administrative review and approval by the City of Durango Community Development Department and is concurrent with the Twin Buttes Design Review and approval process. The Site Specific Development Plan review does not require additional approvals by the City Planning Commission and City Council but must be completed prior to issuance of a Building Permit. It is advised that applicants consult with City of Durango staff to determine the timeline and submittal requirements necessary for a Site Specific Development Plan review.

2.7.2 DRC REVIEW AND APPROVAL OF COMPLETED SUBMITTAL

Upon Applicant receiving a final decision from the CoD on the Site Specific Development Plan Review, Applicant must submit to Twin Buttes Planning Manager/Planning Director a copy of the final decision from the CoD and a report detailing any changes made that would affect the Twin Buttes Design Compliance. In the event of changes required by CoD affecting DRC design compliance, the Twin Buttes Planning Director will determine if the plans need to go back to the DRC for further review.

2.8 FINAL CONSTRUCTION PLANS

Upon receipt of a Building Permit, Applicant shall provide the DRC one stamped set of the Final Construction Plans approved by the CoD. In the event the Final Construction Plans contain material changes required by the CoD, the DRC must be notified of such changes.

2.9 DESIGN CHANGES DURING CONSTRUCTION

It is common for the design of new homes/buildings/development to be refined during the construction process. To the extent that such changes differ from the approved design the Applicant/Owner is responsible to seek and obtain DRC approval for such changes prior to implementation and shall present proposed changes to the DRC for approval prior to implementing the changes. The DRC will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the Planning Director such changes constitute a substantial variance from the approved design, full DRC action at a regularly scheduled meeting may be required.

2.10 FINAL INSPECTION BY DRC

Upon completion of construction and prior to requesting a Certificate of Occupancy (CO), inspection by the City of Durango and the DRC will be required to verify that the building, landscaping, signage and all appurtenances were built in substantial compliance with the approved design and all of the prior DRC approvals.

2.11 ENFORCEMENT OF NONCOMPLIANCE BY DRC

In the event of noncompliance, determined as a result of the DRC's inspection of an improvement or otherwise, the DRC may exercise its rights of enforcement contained within the provisions of the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Twin Buttes and the Twin Buttes Amended and Restated Development Agreement, as amended from time to time.

2.12 AMENDMENTS, VARIANCES AND THE APPEAL PROCESS

2.12.1 AMENDMENTS

The DRC holds the right to amend and append the Design Guidelines. Should the DRC wish to make such an amendment, an amendment may be proposed by one or multiple members of the DRC and must then be agreed upon via a majority vote. The proposed amendment shall then be submitted to the City of Durango Director of Community Development for comment before approval and adoption. Should an amendment be approved and adopted, it shall not apply to Applicants who have completed their Final Design Review Process prior to the amendment adoption.

2.12.2 VARIANCE TO DESIGN GUIDELINES

On a case-by-case basis, a variance to the Design Guidelines may be granted for lot hardships if:

- The project submittal occupies a unique site that makes it difficult to achieve the letter of the guideline, or;
- The project submittal offers an alternative to achieving the intent of the guideline and the vision of the concept plan, or;
- The project submittal indicates a specific guideline is in conflict with another guideline in that circumstance.

Setback Hardship determinations will be made by the DRC and be used for situations such as the following:

1. Preservation of existing substantial trees or landscape features such as natural rock outcroppings or drainage paths.
2. To avoid impacting steep slopes (30% or greater).
3. For the purpose of providing public benefit to the community.

A variance must be submitted along with other submittal materials at the Final Review submittal. The DRC shall evaluate the requested variance and approve or deny the variance. A denial may be appealed. All denials of Guideline Variances shall be accompanied by a written statement from the DRC defining the reason(s) for denial. Denial may be addressed through resubmittal or appeal.

2.12.3 APPEALS

Should an Applicant wish to appeal a DRC decision, they must present the DRC with written explanation for the appeal within 30 days of denial, after which a Joint Board of the Metro District and DRC will reevaluate the decision. The decision will be made within 30 days and shall be final. No additional appeals shall be considered.

3 TWIN BUTTES DESIGN STANDARDS

These provisions apply to all residential lots in the Twin Buttes Development and contain all dimensional building criteria related to Twin Buttes that shall be adopted and enforced by the City of Durango (CoD) Planning Department during the permitting and inspection process. If the Standards and Guidelines defined in the Twin Buttes Design Standards & Guidelines conflict with existing CoD Land Use and Development Code (LUDC), the Twin Buttes Design Standards & Guidelines shall supersede the LUDC.

3.1 ACCESSORY DWELLING UNIT (ADU)

An ADU is a structure of secondary/subordinate massing and hierarchy to the principal structure; to be used as a secondary dwelling unit. It is often located above an attached or detached garage, may be freestanding from the principal structure and/or garage, and contain full plumbing. It may be used as a long-term rental property; no short-term or vacation rental is allowed. The maximum ADU size is 625 square feet. ADUs are allowed within the maximum community limits set forth in the Development Agreement. Check with developer for current availability. One additional off-street parking space is required for an ADU on a lot, and it can be located in a setback if such parking space is uncovered.

3.2 ACCESSORY STRUCTURE

Any roof covered structure of secondary/subordinate massing and hierarchy to the principal structure. Not to be used as a dwelling unit (*See Accessory Dwelling Unit*). Not to be used as rental property, but to be solely occupied and used by primary homeowner. Uses are often: workshop, shed, storage, studio and may contain limited plumbing: one bathroom sink, one toilet, one work sink, and one hose bib. No kitchens, showers or bathtubs are permitted.

3.3 LOT BOUNDARIES AND CURB CUTS

Each single and two-family lot shall have one front property line that abuts the street and one rear property line. All other property lines shall be considered side property lines unless otherwise noted. DRC will designate front, rear, and side property lines on all irregular shaped lots and all corner lots, as well as number of and location of curb cuts at corner lots.

3.4 FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is used to calculate the maximum allowed Gross Floor Area (GFA), as a percentage of lot size. GFA is measured from the outside of the structure walls and includes the principal structure, accessory structures and accessory dwelling units and excludes fully below grade basements, uncovered decks, patios and other uncovered hardscaping. The minimum allowed GFA is 1,250 square feet.

The following are guidelines for Floor Area Ratio for Single Family Residential.

LOT SIZE	FAR CALCULATION
< 6,000 SF	0.65:1
6,000 – 9,999 SF	(LOT SIZE x 0.25) + 2,400
10,000 – 30,000 SF	(LOT SIZE x 0.16) + 3,300
> 30,000 SF	0.27:1

Below is a table of sample allowed square footages for varying lot sizes, calculated with the preceding formulas:

LOT SIZE	Allowed Square Footage	FAR
4,000	2,600	.65
5,000	3,250	.65
6,000	3,900	.65
7,000	4,150	.59
8,000	4,400	.55
9,000	4,650	.52
10,000	4,900	.49
15,000	5,700	.38
20,000	6,500	.32
25,000	7,300	.29
30,000	8,100	.27
35,000	9,450	.27
40,000	10,800	.27
45,000	12,150	.27

3.5 MAXIMUM BUILDING HEIGHT (Unless Noted Otherwise)

Principal Single Family Residential structures with a pitched roof shall not exceed 35’ from grade. Principal Single Family Residential structures with a flat roof shall not exceed 30’ from grade. “Flat Roof” is defined as being flat up to a 2.5:12 slope.

Multi-Family Residential and Commercial structures shall not exceed 40’ from grade.

Garage/ADU structures shall not exceed 25' from grade.

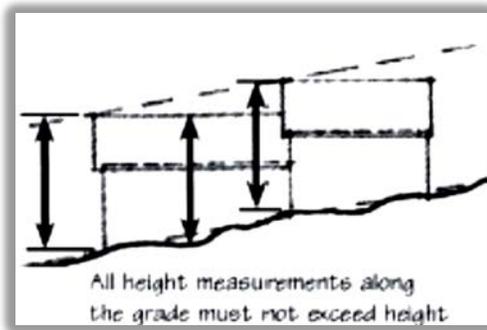
Accessory residential structures shall not exceed 20', or one story, from grade.

Accessory commercial structures shall not exceed 25' from grade.

Hotel structures shall not exceed 48' from grade.

The following may extend 10' beyond the Maximum Building Height: unenclosed but covered shade structures, guard railing for roof terraces/decks, solar arrays and other unenclosed but covered sustainable systems, enclosed roof access, and other enclosed architectural features. Building height variances may be granted by the DRC.

Building Height is measured from the natural or unimproved grade to the corresponding highest point of the roof.



3.6 ATTACHED AND DETACHED GARAGES

Visual impact of garage doors shall be minimized by such measures as recessing the doors from the structure's front wall, protective overhangs, and wall projections. Double width attached or detached garage doors are discouraged. If used they shall be angled greater than 30° from the street unless the garage is a minimum of 70' from the street. If challenging this mandate to the DRC, custom designed and architecturally integrated double width doors with integral lites may be considered.

A pervious center green planting strip is encouraged at any driveway over 40' in length. Any driveway over 40' in length shall be single lane at the street and for 15' thereafter.



Garage proportions shall relate to human scale and not dominate or overwhelm the streetscape or alley. Garages and garage doors shall match or compliment the exterior finishes/color of the main building, only using materials and colors from the palette herein. Garages and carports shall be secondary to the principal building structure.

Garages shall clearly reflect the architectural expression of the principal building. Where available, vehicular access should be via alleyway. Garage doors that do not front the street are encouraged. Garages are preferred to be unconditioned space. Shared drives are encouraged to mitigate the presence of impervious surface and minimize curb cuts.



Where appropriate and considering vehicle load, pervious surface drives are encouraged and allowed with City review of material. Garage doors with lites/windows are encouraged.



3.7 PRIVATE ACCESS DRIVEWAYS

At locations where private access driveways occur, all structures must be set back a minimum of 5' from edge of drive.

3.8 FIRE CONTROL

Sprinklers are required in all structures containing habitable space and should be designed and installed per the International Fire Code.

3.9 SETBACKS

A. Minimum Front Yard:

1. All Buildings, fifteen feet (15'), or the average setback of the street and frontage in which the parcel lies, unless modified by the DRC.
2. Accessory Structures and ADU's, see E below.
3. The DRC may grant a variance if setback hardship is judged to be present.

B. Minimum Side Yard:

1. Primary structures, five feet (5') each side and fifteen feet (15') combined
2. Accessory Structures and ADU's, five feet (5'). See also E below.
3. Where Side Yards abut streets on corner lots, the setback shall be 10' for all structures.
4. The DRC may grant a variance if setback hardship is judged to be present.

C. Minimum Rear Yard:

1. Primary structures, twenty feet (20').
2. Primary structures on lots greater than one hundred and thirty feet (130') deep, thirty five feet (35').
3. Accessory Structures and ADU's, ten feet (10'). See also E below.
4. The DRC may grant a variance if setback hardship is judged to be present.

D. Principal Structure to Garage Setback:

1. Garage shall be set back from the front face of the Principal Structure by ten feet (10').
2. Front Porch. If the structure has a covered front porch, the Principal Structure to Garage setback will be measured from the face of the Front Porch structure.
3. The DRC may grant a variance if setback hardship is judged to be present.

E. Garages, ADUs, Accessory Structures and Roof Eaves:

If face of Attached or Detached Garage is turned greater than 30° from the street, then its minimum front setback may be 5' less than the Principal Structure minimum front setback, but shall not be less than 10'. A Detached Garage and/or Accessory Structure/Dwelling Unit may use 3' side and rear setbacks if wall plate is no taller than

6' and lot line is not adjacent to street or multi-use path. A standard roof eave is allowed to overhang past the setback limit.

F. Setback Hardship:

Final judgment of Setback Hardship will be made by the DRC and be used for situations such as the following:

1. Preservation of existing substantial trees or landscape features such as natural rock outcroppings or drainage paths.
2. To avoid impacting steep slopes (30% or greater).
3. For the purpose of providing public benefit to the community.

4 TWIN BUTTES DESIGN GUIDELINES

The following Design Guidelines contain all building design criteria related to Twin Buttes that shall be strongly suggested by the Twin Buttes Design Review Committee (DRC) for any structure being built within Twin Buttes.

4.1 ARCHITECTURAL ELEMENTS AND SYSTEMS

GROUND FLOOR

Covered entry areas and walkways are encouraged to create varied outdoor spaces. At commercial, retail or mixed use, the ground floor shall be more transparent than upper floors, encouraging engagement.

LIVING ROOFS/EARTH SHELTERED/SOD ROOFS

These are by nature a vernacular agricultural reference and are encouraged for environmental, historic and aesthetic reasons.

MODULARITY

With a disciplined structural grid, panelized building systems can be fast and efficient. They are therefore encouraged in order to limit neighborhood construction impact and increase efficiency of building timeline.

EXPRESS THE BONES

The structural frame shall define a clear, straightforward order, shall carry through on the interior and shall give exterior clues. Make this structural grid efficient and effective, exposing it when possible.

OUTSIDE SKIN

Outside skin that is straightforward and draws from the memory of barns and agricultural structures is encouraged, such as corrugated metal, and recycled barnwood/snowfencing.

ENTRY AND OUTDOOR ROOMS

Multi-family or mixed use residential units shall have a defined ground-level presence, distinct from adjacent more public uses. Each residence shall have a visible human-scale entrance from the street or public courtyard that it faces, which also provides procession to a front entry door. This entry should also serve to activate the day/night presence of the associated public realm. Each multi-family unit shall have a minimum of one usable private or shared outdoor space near the residence. Possible outdoor spaces include: porches, patios, balconies, roof terraces, yards and decks.

DAYLIGHTING

Especially in residential structures/units, employ consciously designed fenestration, interior courtyards, light shafts, skylights or light tubes, and other techniques to maximize daylighting and minimize need for artificial lighting.

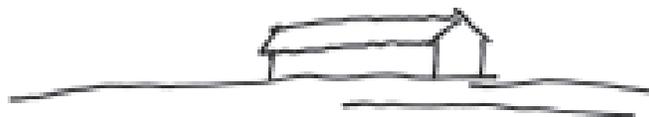
4.2 SITING

Create outdoor areas that maximize the winter sun and are shaded in summer. Respond to the unique character and opportunities found in the natural forms, vistas and topography of the site. Construction on areas of the site with a slope greater than 30% is discouraged. Heavily treed lots encourage more compact multi-story structures that reach upwards to find the sun and the views.



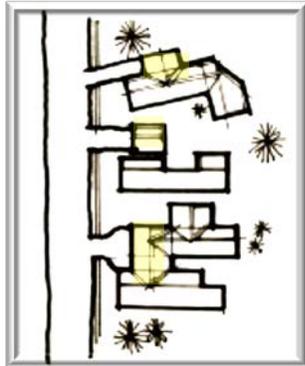
Building on Sloped Site

Open meadow lots encourage lower slung, primarily 1-story structures that relate to the horizontal nature of the landscape and preserve the exposure to the sun and the views for adjacent lots.



Building on Open Meadow Site

When the building site allows, elongate the structure in the east/west axis (within 30°) to maximize passive solar potential on the southern façade while reducing western exposure and excessive heat gain. On E/W lots, attached and detached garages and outbuildings should be located at north side of house/lot or directly behind house on East/West axis to preserve passive solar gain for living spaces.



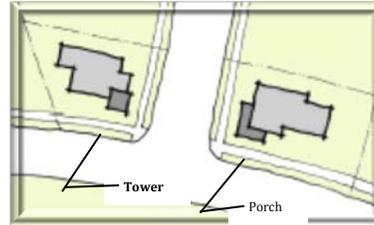
Buildings shall acknowledge public connection to the street by providing clear definition of entry. An arrival space such as a residential front porch or a commercial colonnade or transparent storefront will help to enliven the street.

Buildings shall acknowledge and support the public nature of adjacent parks and common open spaces. This can be accomplished through transparency, such as windows overlooking these spaces, or secondary access points from each adjacent building.

Locate structures on lots to create meaningful side yard spaces that can function as a positive outdoor space, coordinating with neighboring lot where advantageous.

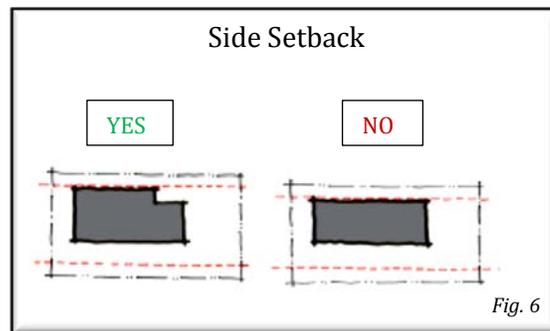


Corner lots shall address both adjacent street frontages.



4.3 MASSING

No more than 80% of the total home length may directly abut the side setback.



Building massing and size should vary in order to create diversity of the streetscape and relate to the human scale and the pedestrian environment. Building mass should express and indicate the individual functions within. Multi-family and commercial structures should be light, transparent, and open - especially on lower levels - to encourage an experience that enlivens the street, public space, or courtyard. Residential components should offer clues to the nature of home through porches, a clear front door entry, stoops, and smaller scaled walks. Massing should avoid excessively long or tall uninterrupted walls.

4.4 ARCHITECTURAL ELEMENTS

A porch shall be covered or partially covered (by roof or trellis structure) outdoor space that is adjacent to the front door and defines entry. The minimum square footage of any porch shall be 35 square feet, with a minimum width of 6' and a minimum depth of 5'. These dimensional standards apply even on lots where a porch is not required. Porches should be raised off the ground where site topography allows.



Building materials and detailing should be selected to reinforce architectural scaling, provide for durability, and achieve the goals of cost effectiveness and energy efficiency. Proportions and forms of window and door openings should reflect human scale and complement rooflines and building eaves. Variations in the façade are encouraged to help animate the street.

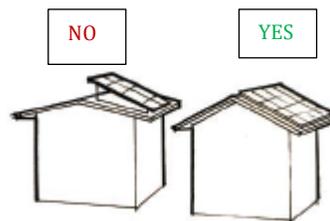
This may be a variation in materials and/or variation in the planes that make up the walls of the façade. Variety can also be achieved with architectural detailing, color, patterns, size of window openings, etc.



At lots backing to parks or open space, rear yard decks, patios, or communal outdoor spaces are encouraged to socially activate public outdoor spaces.

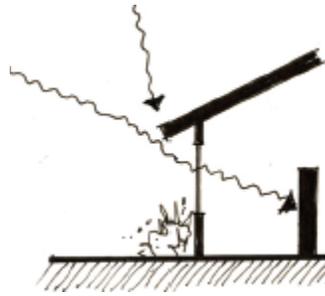
Side and rear elevations shall use compatible materials and colors as the front facade and incorporate elements and details that unify the building's composition. Rooftop systems (mechanical, telecommunications, and electrical - excluding solar thermal and photovoltaic collecting systems) shall be incorporated in the building so as to be integral to the architecture and within the allowable material palette, providing screening so as to limit visibility from the street or public realm.

Solar collecting systems should be architecturally integrated. Roof pitches should be designed to optimize integrated solar collection: steeper pitches for solar thermal hot water collection should be used in combination with shallower pitches for photovoltaics.



Roof pitches and materials should be considered, especially above entries or adjacent to parking and walkways, for snow slide prevention.

Living and green roofs are encouraged. Roof overhangs shall be designed to respond to passive solar requirements appropriate for seasonal/climactic conditions as well as protecting the wall and providing a horizontal shadow line.



Roof penetrations and vent stacks shall be minimized and ganged whenever possible, and they shall be shrouded with or constructed of a material and color that matches or compliments the roof cladding. Cladding material changes should occur at changes in plane or at inside corners of building elements.

As the scale of the building increases, cladding material variation shall contribute to the creation of attractive and varied elevation designs.

4.5 ARCHITECTURAL MATERIALS

The material palette at Twin Buttes, which applies to all structures, has been developed to achieve these goals:

LOCALITY: The sourcing as well as the character of the materials used here will reference the site first and the region second. Historic mining structures and agrarian buildings can provide inspiration for building forms.

BALANCE: To achieve a balance between unity and diversity, there shall be sufficient continuity in the material palette to establish a clear identity of place. Within that identity, spirited diversity encourages invention in color, texture, rhythm and scale.

SENSE of TIME: Natural materials celebrate the aging process while continuing to be functional. Building materials should age gracefully. “Living finish” materials are encouraged. Sound construction detailing and installation of materials will ensure longevity and prevent damage from the natural elements.

INTEGRITY: Simplicity and honesty in the application of real materials is required; materials should express their true nature.

GREEN BEAUTY: The overarching goal is to create a timeless place that is energy and resource conscious, as well as being healthy for the planet. Material choices, as well as the finish products that might be applied, should meet this challenge. Use of aesthetically pleasing, quality reclaimed and salvaged building materials is encouraged for both the interior and exterior construction and cladding of a building.

4.6 MATERIAL AND COLOR PALETTES

Materials outside of those in the following chart are not permitted without express approval from the DRC. Alternative environmentally friendly materials will be considered on an individual basis as sustainable building practices evolve over time. Proposed alternative materials should reinforce the goals defined above.

BUILDING SYSTEMS: Alternative Building Systems such as SIPS, strawbale, cast earth, adobe, etc., that meet adopted building codes, are encouraged but should be properly detailed to the Durango climate.

WINDOWS: The DRC will consider the following factors in review. The perceived size and “friendliness” of a building will be affected by size and arrangement of windows, and their composition in a wall. Integrity of design is expected.

The perceived size and “friendliness” of a building will be affected by size and arrangement of windows, and their composition in a wall. Integrity of design is expected. Windows should be appropriate to their function without excessive trim. Windows should be positioned in the wall to create a relief from the facade and a shadow line. Window design shall consider light, view, ventilation, solar gain, privacy, and lot adjacencies. Window placement shall relate to interior spaces, views, and overall exterior and interior composition. If divided lites are used, they shall only be true divided lites or simulated divided lites with applied grills on inside and outside of the glass, as well as spacer bars between the glass.

[See Allowable Material Palette on Next Page]

4.6.1 ALLOWABLE MATERIAL PALETTE

Building Systems:	
Stick Frame	Metal Frame/Stud
Strawbale	Concrete Masonry Unit (CMU)
Structurally Insulated Panels (SIPs)	Poured in Place Concrete
Adobe	Exposed Timber Frame
Exterior Wall Surfaces:	
Standing Seam Non-Reflective Metal and/or Non-Reflected Corrugated Metal	Acceptable profiles include Pro-Panel, corrugated round sine-wave, corrugated square OR
Weathered Non-Reflective Sheet Steel	Or, pre-weathered cold rolled steel, Cort-ten
Non-Reflective Sheet Steel	Copper, zinc, powder coated or enameled steel with pre-weathered galvalume finish, or Kynar finish in approved color
Recycled Barnwood or Snow Fencing	Substitutes may include wood siding finished with a pickling-gray stain.
Wood Siding	In approved color palette; locally harvested and milled pines, firs, and beetlekill are preferred; cedar is allowed; redwood is prohibited.
Natural Local Stone or Stone Veneer	From within a 500 mile radius; cultured or cast stone or veneer is prohibited
Cast Earth	Or rammed earth sourced from site when possible.
Exposed Concrete	Concrete molded to appear as stone is prohibited
Cementitious Stucco	
Fiber Cement Panel or Fiber Cement Plank	In approved color palette or fiber cement plank or clapboard, vertical board and batten, in approved color palette
Ground Face CMU	In approved color palette, consistent coloring through courses (no accent courses), restricted field area
Windows & Doors:	
Thermally Broken Metal Clad Wood and/or Fiberglass Windows & Doors	
Thermally Broken Wood Windows & Doors	Are allowed but discouraged due to durability and efficiency issues in this climate.
Wood Veneered Solid Core Doors	
Insulated Steel Garage Doors	
Decks & Hardscaping:	
Sustainably Harvested Tropical Hardwoods	Natural Stone
Concrete, Concrete Pavers	Composite Decking
Class A or Class B Roofing:	
Standing Seam Metal and/or Corrugated Metal	Acceptable profiles include Pro-Panel, corrugated round sine-wave, corrugated square
Flat Roof Membrane	
Living Roof	Native xeriscape species.
Corrugated Fiberglass	Or transparent/translucent poly-acrylic sheet goods: to be used at awnings over outdoor spaces.
Integrated PV Roofing Systems	Including integrated awnings.
Slate or Other Locally Appropriate Natural Stone Tile	
Asphalt Shingles	In approved color palette and must be approved by DRC

4.6.2 ALLOWABLE COLOR PALETTE

The design intent for house colors is to introduce richness and variety of color without creating harsh contrasts either within the composition of a given house or within the streetscape. Color palette of the whole house and other structures on the property shall be considered together for harmony.

Exterior colors for the body color in the range of the Roycroft Arts and Crafts array in Sherwin Williams Preservation Exterior Palette are strongly encouraged. (Selection of this palette of colors is not an endorsement of Sherwin Williams' products).

Solid paints, solid and semi solid stains are strongly preferred. Bright primary colors, pastels and clear stain finishes are not permitted as house body colors. Light value colors (*e.g.*, white, off-white, beige) are not permitted for house body colors.

Accent colors should complement the principal house color and may be used on doors, doorjamb and trim; window jambs, sash and trim, eave details and fascia. Corner trim should be the body color or a color of similar to or lighter value than the wall color.

Colors will be reviewed for compatibility with the architectural style of the house and the setting and character of the neighborhood. All colors must be approved by the DRC. An exterior materials and color sample board should be prepared for review on-site prior to installation on the structure.

4.7 ACCESSORY STRUCTURES AND DWELLING UNITS

ADU's are encouraged to have private or semi-private outdoor space (deck, porch, etc.), especially if principal structure employs the same. Accessory structures and dwelling units shall reflect and harmonize with the architectural expression of the principal building, including level of detail. Accessory structures and dwelling units shall follow the guidelines herein for materials and colors. Natural daylighting is encouraged in Accessory structures and Dwelling Units to minimize additional systems load. Siting Accessory structures and dwelling units to maximize roof mounted solar is encouraged to minimize additional systems load. Where feasible, it is strongly encouraged to coordinate vehicular access and parking for Accessory dwelling units with that of principal structure.

4.8 TOPOGRAPHY

Buildings should react intelligently to the topography and gracefully inhabit the land they sit on. Buildings on open meadow sites might have the opportunity to lay low to the ground and horizon while buildings on steeper sites might lend towards more vertical or stepped expressions of mass and form. Building placement and site approach and access should minimize earth movement and the presence of the automobile.



Building on Open Meadow Site



Building on Sloped Site

4.9 VEGETATION AND ROCK OUTCROPPINGS

Site features on individual lots at Twin Buttes range from unique rock outcroppings to clusters of trees to open grasslands. Distinct site features should be preserved, used as design inspiration, and incorporated in the outdoor experience of a building or neighborhood cluster - within fire mitigation parameters.



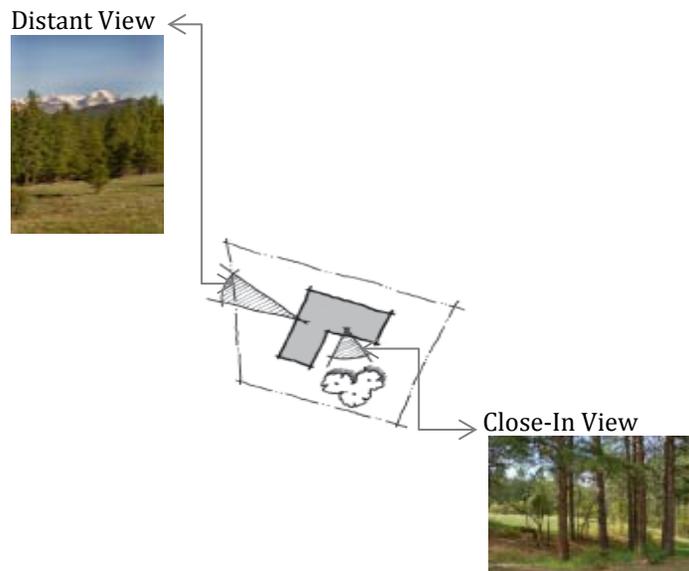
Rock Outcropping



Open Meadow

4.10 VIEWS

The dynamic landscape at Twin Buttes offers close-in views to intimate landscape features while often offering dramatic distant views to the Buttes, the La Plata Mountains, and the surrounding mountains. Buildings shall be located on sites to take advantage of these views while simultaneously considering and maintaining the view corridors of neighboring buildings.

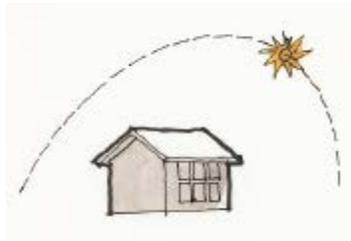


4.11 CLIMATIC FACTORS AND SOLAR EXPOSURE

Building design that allows for both passive and active solar gain is a primary goal for all structures at Twin Buttes. Some building sites offer better solar exposure than others, yet all sites offer potential to reach out to the sun and utilize it in a positive way. Optimal siting in Southern Colorado is usually to stretch our buildings on the east-west axis to utilize the beneficial southern orientation. More southern glass and less northern glass is a successful pattern in the heat gain and heat-loss equation. Roofs should have proper overhangs for sun control and pitches designed to integrate active solar collection. Outdoor spaces should also have access to winter sun and summer shade. Always consider the dynamics of the sun over the course of the day as well as the seasons. During the course of the year, the angle of the sun's path shifts, elongating and tracking lower in the sky during winter, and shortening and tracking higher in the sky during summer. This is why the southern face of a building will receive direct sunlight and be warmed in winter months while it is shaded and cooled in summer months. One crucial aspect of passive solar design is taking advantage of this shift in the solar path.

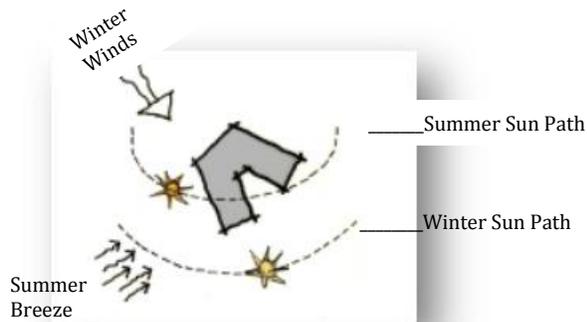


South Building Face - December 21st, 10 a.m.



South Building Face - June 21st, 10 a.m.

Prevalent or noticeable wind & drainage patterns on site shall also be marked or noted.

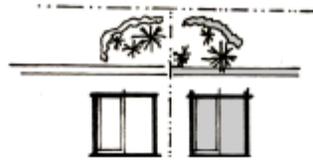


4.12 LANDSCAPE

4.12.1 LANDSCAPE: SITE PLAN

The landscape concept should be high quality and harmonize with the surrounding neighborhood, architecture and site character. Special attention should be paid to site drainage, softscape plant forms and placement, hardscape materials, fire mitigation and ground plane treatments.

Consider view impact at mature plant sizes, especially that of new coniferous plantings. Align public spaces, entries, and view corridors for continuity and ease of connection.



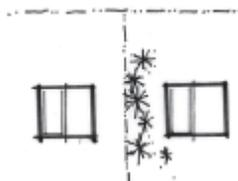
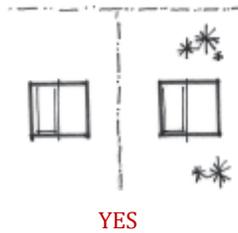
YES



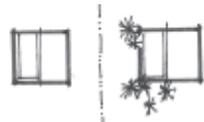
NO

4.12.2 LANDSCAPE: PLANTING AND VEGETATION

To ensure winter solar access for homes and neighbor's homes, newly planted coniferous trees should be placed within an appropriate distance from the home.



NO Coniferous Trees clustered close to the property line could shade your neighbor's home in winter.



NO Coniferous Trees clustered close to the home could inappropriately shade the home during the winter.

All landscaping should be installed by the next growing season. Extensions of time may be granted by the DRC. Plantings shall be selected based on low-water requirements, hardiness, native appearance, longevity, low fire hazard, wildlife resistance, and low maintenance requirements and must be approved by the DRC.



Avoid plants that attract wildlife. Fruiting trees and shrubs shall only be used in fenced areas. Landscaping shall be designed to provide for ground coverage between buildings, walkways and paved areas, with living plant materials, dryland grasses, stone or mulch with an emphasis on living material. Artificial turf shall not be permitted. Shrub size at planting shall be minimum one gallon containers. Plant spacing at installation should be designed to achieve

coverage within three years. Tree root barrier should be used for planting pits directly adjacent to pavement to discourage root heave. While striving for formal order, limit groups of single species to ten maximum per grouping to protect from disease. Mulch should be installed at a depth of three inches minimum. Recycled or reused mulch is strongly preferred.

Installation of inorganic mulches such as gravel or cobble shall be limited to situations where such materials are essential for drainage control or where soil and or wind conditions preclude the use of plant materials or lightweight mulches. Large areas of exposed gravel, pebble, or rock mulch are discouraged and will be reviewed on a case-by-case basis.

4.12.3 LANDSCAPE: TREES AND NATURAL FEATURES PRESERVATION

Preserve prominent natural features such as unique rock outcroppings and landmark trees. Tree and other natural features designated as worthy of preservation shall have temporary fencing installed at drip lines prior to any construction activity. Provide supplemental water as needed during construction. Retain material harvested from initial site clearing and fire mitigation for future use as firewood, mulch, and/or building materials. All tree removal should be reviewed by the DRC. Grading and site disturbance area should be minimized.

4.12.4 LANDSCAPE: WATER USE, IRRIGATION, AND DRAINAGE

Conserve water through use of hydrozoning, xeriscape, and mulch. Temporary irrigation systems are allowed and may be needed initially for plant establishment; however, permanent irrigation systems are not required. If allowed by Colorado water law, cisterns for rainwater harvest and greywater collection are encouraged for lot level irrigation purposes.

Automatic irrigation systems shall have rain or moisture sensors. Irrigated turf area shall not exceed 50% of landscaped area and shall not exceed the footprint of the structure. It is strongly encouraged that waterwise turf species such as wheatgrass or buffalo grass be used.

Implementing surface and decentralized methods for handling storm water is required and will significantly reduce site development costs, regional expenditures for storm water and planning, construction and maintenance outlays while protecting the environment.

Manage stormwater by reducing and disconnecting impervious outdoor surfaces and by directing runoff to nearby landscape infiltration systems and bioretention areas. Landscapes receiving redirected water should be at least five feet from the building foundation. Treat storm water at its source with small, cost-effective cells that use a combination of engineering soils and vegetation to evaporate, transpire, and percolate the storm water.

Strategically locate plantings and infiltration systems such as bioswales to prevent adverse runoff of particulates and organic matter from impervious surfaces and agriculture into surrounding waterways. Wherever possible, endeavor to minimize pavement and other impervious surfaces, and maximize permeable surfaces.



4.12.5 LANDSCAPE: SOIL PREPARATION AND COMPACTION

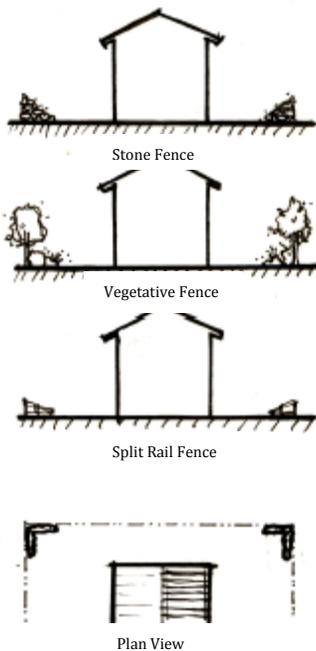
Existing topsoil should be saved and reused as much as possible as part of the grading process. Soils should be tested within planting areas and be amended as necessary based on test results. Amendments should be tilled into the soil at a depth of six (6) to eight (8) inches to promote healthy planting medium and adequate drainage. Areas with poor drainage should include a sub-drain system at parking lot islands, medians, and planters.

4.12.6 LANDSCAPE: FENCING, VISUAL SCREENING, AND SITE WALLS

All fencing and site walls shall compliment the architectural materials and expression of the primary structure. All fencing and site walls shall reflect the character of the neighborhood. More urban neighborhoods benefit from more transparent fencing to promote community engagement.



Front yard/site line fencing is prohibited; exception may be considered when using vegetation as fencing, or when fencing in edible landscaping. Rear and side yard fencing shall not exceed 6'0" in height as measured from finished grade except when fencing edible landscaping. Should lot line abut open or common space, fencing should serve to demarcate corners only in order to increase perception of greenspace for both open/common space user and homeowner.



Mechanical equipment should be screened from street view with a fence, wall, or adequate vegetation. Such mechanical screens must exceed the height of the equipment by a minimum of 12". Fencing used solely to denote entire property boundary lines is prohibited. All wood fences shall be left natural; application of clear sealer may be permitted. If providing trash/recycle bin enclosure, fabricate the enclosure of a similar form, material and color as the property fence or primary structure. Ensure the screening is one foot higher than the object being screened, up to a maximum of six (6) feet.

Utilities and trash storage, except meters, shall be either screened from thoroughfare view by screen walls that extend a minimum length of five (5) feet on either side or be located behind side yard fencing. Adjacent to utilities, plant clear zones with small shrubs or groundcovers to allow utility companies access for maintenance.

Dog runs shall be 400 square feet or less with a maximum height of 6'0". Chain link is not allowed. Recommended materials: treated wood dowel posts with wire mesh.

"Invisible" Dog Fences: electric wires must be buried at least two feet inside all property lines. Consideration should be given to excluding the driveway and front entry from the fenced area.

Privacy Screens for back patios will be considered for approval on an individual basis. Privacy screens will have a maximum height of 6'0".

Any site or retaining wall over 6' in height requires a Building Permit from the City. Retaining walls shall be as low as possible and integrated into the overall site development plan. Terracing shall be used in order to minimize each wall height. Site and retaining walls shall compliment the materials, colors and textures of the dwelling and the natural surroundings.

Walls viewable from public areas shall not exceed eight (8) feet in height and if retaining shall have horizontal tiers no less than four (4) feet deep unless not feasible and an alternative plan is approved by the DRC. Horizontal tiers shall be landscaped with trees, spreading shrubs, tall grasses or vines to soften appearance. Walls constructed with boulders or natural stone are strongly encouraged, particularly in visible areas.



4.12.7 LANDSCAPE: AGRICULTURE AND COMMUNITY GARDENS

Use of pesticides on designated agricultural land and on community garden plots is prohibited. Any edible landscape should have appropriate wildlife fencing and follow policies listed in the Wildlife Management Plan. Strategically located plantings and bioswales shall prevent adverse runoff from agriculture and community gardens into surrounding waterways.

4.12.8 LANDSCAPE: PRIVATE PLAY EQUIPMENT AND MAILBOXES

Play equipment includes, but is not limited to: swings, slides, climbing structures, playhouses, basketball hoops and backboards installed in the ground or attached to a permanent structure, and trampolines. Play equipment shall be constructed and finished to blend with and complement existing adjacent structures. Naturally occurring muted, dark, earth tone or forest-tone colors are strongly encouraged for all play equipment including fabric canopies, slides and accessories. Natural and site sources materials are to be used where possible, minimizing formed plastic play equipment.

Play equipment which has fallen into disrepair or is no longer in use should be repaired or removed from the property. Use of site sources stone and wood could include benches and boulders for climbing/play.



Plastic mailboxes are discouraged. Mailboxes and mailbox supports should complement architectural and landscape materials, style and colors.

4.12.9 LANDSCAPE: EXTERIOR LIGHTING

General Lighting: Exterior Lighting must comply with the CoD outdoor lighting standards, consistent with the Dark Skies Initiative. Lighting should protect the qualities of the nighttime sky by controlling glare, light trespass and light pollution.

Building Lighting: Building accent lighting may be used to highlight architectural features with the intent to provide accent lighting and interest but shall not advertise buildings, parking or site areas (*e.g.*, flood lights).

Walkway/Landscape Lighting: Walkway lights shall be bollards or light poles no taller than three (3) feet in residential areas and twelve (12) feet in commercial or mixed use areas. Illuminated pedestrian walks and exterior paved areas adjacent to buildings are encouraged to use low intensity fixtures. Accent lighting of landscape elements is permitted provided that it is low-level, background in appearance, and uses a concealed light source. The maximum concrete base of poles placed in walkways (not parking lots) shall be no more than four (4) inches above grade. Junction boxes shall not be nailed or permanently affixed to trees.

4.12.10 LANDSCAPE: CONSTRUCTION SITE DISTURBANCE

It is in the community's best interest to limit construction area size and to minimize the extent of site disturbance caused by construction activities. During site construction, the site shall be continuously monitored by the builder for potential impacts to vegetation, soils, or sensitive water features such that appropriate protective measures can and shall be implemented.

Construction site disturbance limits as designated on the Final Approval shall be marked on-site and maintained throughout construction with properly supported temporary construction fencing. There shall be no disruption of natural conditions or use of any areas for construction

related activities outside of the marked limits. Any person affiliated with a construction site shall not park on, disturb, damage, trespass on, or otherwise use other lots or Open Space without express written permission from lot owner or DRC. Should any damage occur, it will be restored and repaired at the offending lot owner's expense.

4.12.11 LANDSCAPE: PARKING

All structures must adhere to CofD parking requirements. Provide ample perimeter and interior tree planting or landscape elements to shade pavement. Minimize visibility of parking from the street by utilizing landscape buffers that screen a minimum of 36" from ground level. Coordinate drainage plan to incorporate parking lot runoff. Permeable surfaces such as grass pavers for less frequently used parking areas are encouraged.

4.12.12 LANDSCAPE: MAINTENANCE

Appropriate Planting Schedules shall be considered to ensure various plant materials' success in the Durango climate. A weed management professional should be consulted for best management practices. If chemical control methods are chosen for integration into the weed management program, the physical characteristics of each site shall be carefully considered.

Inorganic applications including but not limited to fertilizer, herbicide, or pesticide is strongly discouraged, must be approved and scheduled with the DRC, and shall be performed by a certified professional.

4.12.13 LANDSCAPE: TREES AND FOREST PROTECTION - SITE DEVELOPMENT

The following site development recommendations are strongly encouraged:

1. Overlay design footprint on lot prior to construction to lessen the removal of trees.
2. Define entry and exit strategies for the construction workers.
3. Identify and locate construction materials storage areas away from all trees being retained.
4. Install orange construction fence at dripline plus 10-feet around individual trees and groups of trees to protect critical root zone areas.
5. Tree diversification is encouraged for forest health. Recommended conifers are:
 - Bristlecone Pine
 - Southwest White Pine
 - Austrian Pine
 - Colorado Green and Blue Spruce
 - Rocky Mountain Juniper
 - Utah Juniper
 - One-Seed Juniper
6. Irrigate trees on the lot during construction.
7. Trees taller than 6' planned for removal shall be clearly marked on-site with orange tape.

4.12.14 LANDSCAPE: WILDLIFE

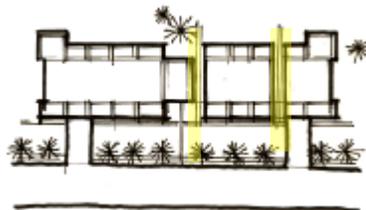
It shall be known that development areas are within a known human-mountain lion conflict area. It shall be known that development areas are within a fall concentration area for black bear. Wildlife resistant waste containers or dumpsters must be provided for on-site disposal of food waste during construction. CoD wildlife ordinance shall be followed by all Twin Buttes residents/owners.

4.13 MIXED-USE, MULTI-FAMILY AND COMMERCIAL

All projects containing multiple attached dwelling units shall be developed and managed in accordance with the Colorado Common Interest Ownership Act.

4.13.1 MASSING

Erode the corners and pull building massing away from the structure to support saddle-bag bays, decks and entrance roofs. Mid-block pedestrian connections through the building's mass are encouraged to break up long street elevations and provide permeability.



Roof Forms & Pitches are both effective clues for agricultural reference as well as opportunities for architecturally integrated solar collection.

- The simple gable roof (ranging from 5:12 pitch to 10:12 pitch), the cupola, and the shed roof forms may be employed to associate with agricultural context.
- Overhangs protect exterior walls, windows, pedestrian circulation and entrances and should be employed as logical extensions of climatically responsible design.
- Pitched roofs sloping to public entries or ways should have adequately designed and spaced snow guards and gutter systems to avoid snow shed.
- Since the flat roof is not common in local agricultural vocabulary, yet is potentially desirable to allow for three stories within the City's height limitations, if used, flat roofs should be complimented by more contextually appropriate gable or shed roofs.

- Where a flat roof is the primary roof form, pitched roofs shall be saddlebags to the primary mass of the building or partial extensions to the roof plane, similar to tower expressions found in grain elevators, silos, and cupolas. Such extensions shall not exceed 10' in height above the 35' standard maximum height and should not be more than 100 square feet.
- Fabric and slatted roof pergola shade structures are encouraged to extend the sense of roof enclosure at rooftop terraces.

4.13.2 MATERIALITY

The mixed-use, multi-family, and commercial units are to convey a local agricultural aesthetic that establishes a relaxed sense of place in the western portion of Twin Buttes. Exterior architectural materials will have a strong voice in conveying this feel and the goals of locality, balance, sense of time, and green beauty. Specific approved materials are found in the preceding materials palette; no materials outside of this palette shall be used without express approval from the DRC.

4.13.3 LANDSCAPE: PUBLIC/SHARED REALM

➤ COMMUNAL SPACES

Communal spaces shall have outdoor seating and vegetated planters or trees in congruity with the architectural expression. These landscaped areas should contribute to gathering spaces, enhancing, screening, or shading usable outdoor space. Common areas should be designed to maximize summer shade and winter sun.

➤ SIGNAGE

Signage shall be approved by both the DRC and the CoD. Sign lighting shall be external; internally lit signage is not permitted. Signage, way-finding and landmarks should be provided for neighborhoods, entries, trails, parks, and commercial areas. Signage for commercial buildings/spaces should not dominate the building/store frontage. See LUDC for all CoD sign standards and requirements.

➤ SITE FURNISHINGS

Site furnishings including but not limited to benches, trash and recycling receptacles and bike racks shall be compatible with the materials and colors used on the site and defined herein. Site furnishings are strongly encouraged in public courtyard and plaza areas to encourage their active use. Furnishings made of local materials, made by local manufacturers or artists, and/or made from recycled and sustainably harvested materials are strongly encouraged. Furnishings should be durable for long-term outdoor use and should be low-maintenance. Public trash and recycling receptacles that are wildlife proof should be placed in strategic locations for effective litter control.

➤ **PARKING**

Parking shall comply with all CoD parking lot landscaping and design standards. Parking must be located to rear of structure (shielded from street). Landscape elements shall be placed to screen parking from buildings and sidewalks. Any structure requiring more than 2 parking spaces shall also provide an equal number of secure and well lit public bike parking spaces. Consider safety and visibility in public areas by encouraging use of planting material and pruning to achieve planting heights under 36" and canopies over 6' high in night use areas such as workplace exits and parking lots. Landscape plantings will be in naturalistic informal arrangements as well as agrarian patterns in public spaces, referencing the strong community tie to agriculture.

5 TWIN BUTTES SUSTAINABILITY GUIDELINE

2015 IECC Green Building Code REScheck certification: As part of the Design Review Process, all construction applications must include a REScheck Certificate of Compliance demonstrating a passing score utilizing the 2015 version of the REScheck software (provided free by the U.S Department of Energy, see www.energycodes.gov/rescheck). In the event the City adopts a more current energy code than 2015, the REScheck Certificate of Compliance must demonstrate a passing score utilizing the version of the REScheck software that meets the energy code in effect at the time of construction.

Other forms of sustainability processes that are environmentally responsible and resource and energy efficient (*e.g.*, passive and active solar, LEED design, Energy Star green building, etc.) are encouraged at Twin Buttes.

6 APPENDIX

6.1 WILDLIFE MANAGEMENT PLAN FOR THE TWIN BUTTES DEVELOPMENT

This document will be provided upon request.