

## CY—YAMPA AVENUE COMMERCIAL ZONE DISTRICT

The design standards presented within this chapter apply to all properties located within the CY Zone District, including those adjacent to Lincoln Avenue alley, and on Yampa Street, unless otherwise stated in the standard.

The Yampa Avenue Commercial Zone District is designed and intended primarily to guide development of properties with frontage along the Yampa River. The character of this area shall generally be of smaller scale buildings and pedestrian oriented. It will serve locals and visitors who want to enjoy the mix of urban and natural environments.

While it is a single zoning district, and certain features are to be consistent throughout, there is also a distinction between the two sides of the street.

The river side has traditionally been residential in character. Building forms are smaller in scale with sloping roofs. They are frequently set back from the street edge to provide space for a front yard. Side setbacks between building allows pedestrians to view the river from the street. The goal for this area is to maintain the residential character while accommodating new development.

In contrast, the uphill side that abuts the alley between Yampa Street and Lincoln, has a mix of building types, but more closely reflects the building traditions of Lincoln. Here, buildings should align to define a walkway for pedestrians.

Some overall goals for the area are:

- To strengthen the pedestrian experience;
- To highlight the natural assets of the area, including the river and views of Howelsen Hill;
- To establish an overall sense of visual continuity while also maintaining a distinction between the two sides of the street.



*The similarity of building forms contributes to a sense of visual continuity within this district.*

Building types and forms should be distinguished between the two sides of the street. The uphill side should be more commercial in nature, while the downhill, or river side, should be more residential.

While new construction should be compatible with the traditional character of the area, designs should not copy early styles but instead should seek creative new solutions. At the same time, the fundamental principles of traditional design must be respected. This means that each project should strike a balance in the design variables that are presented in the following pages.

### **Building & Roof Form**

The similarity of building forms contributes to a sense of visual continuity within this district. In order to maintain this feature, a new building should have basic roof and building forms that are similar to those seen traditionally on the street. Overall facade proportions also should be in harmony with the context.

The character of the roof is a major feature of traditional buildings along the street. When repeated, the similar roof forms contribute to the sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all important to the overall character of the building. New construction should not break from this continuity. New structures and their roof forms should be similar in character to their traditional neighbors.



*The river side has traditionally been residential in character.*

### **Solid-to-Void Ratio**

Most structures in the district are simple wood frame construction. Because of the limited structural spans associated with wood construction, openings are smaller and rectilinear.

### **Materials**

Building materials of new structures and additions to existing structures should contribute to the visual continuity of the neighborhood by reflecting the scale and texture of traditional materials. While new materials may be considered, they should appear similar to those seen traditionally.

### **Architectural Details**

Entries are clearly defined on most structures in the neighborhood. Porches, porticos and stoops are elements that typically define entries on residential type buildings. These features add a one-story element to the fronts of buildings, helping to establish a uniform sense of human scale along the block. They are essential elements of the neighborhood that should be maintained.

### **Windows & Doors**

The similarity of window and door size and location contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the basic window and door proportions and placement patterns seen traditionally in the district.

**Context & Orientation**

*General*

**CY.1 Respect traditional settlement patterns.**

- Site a new building in a way similar to traditional buildings in the area. This includes consideration of building setbacks, entry orientation and open space.

**CY.2 Orient a new building parallel to its lot lines, similar to that of traditional building orientations.**

- The front of a primary structure shall be oriented to the street.

**CY.3 Orient a primary entrance toward the street.**

- Buildings shall have a clearly defined primary entrance.
- For buildings which are located along the river, an additional entrance/access is required per other City regulations.
- Do not orient a primary entrance to an interior court.
- Providing secondary public entrances to commercial spaces is also encouraged on larger buildings.

*River side*

**CY.4 Site a building to complement and enhance views from the street to the river.**

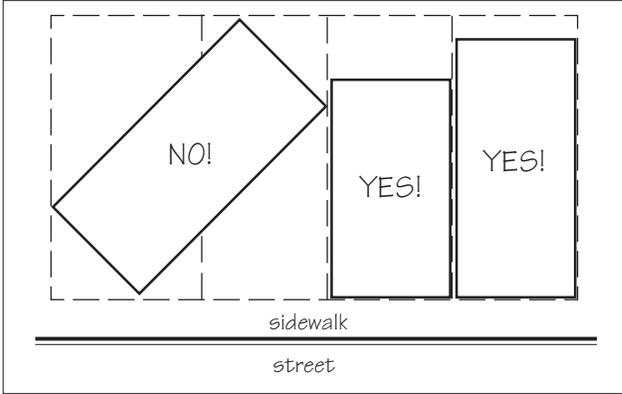
- Orient sloping roofs to provide views.
- Also use side yard setbacks as view opportunities.

**CY.5 Keep the front setback of a structure in line with the range of residential buildings seen traditionally.**

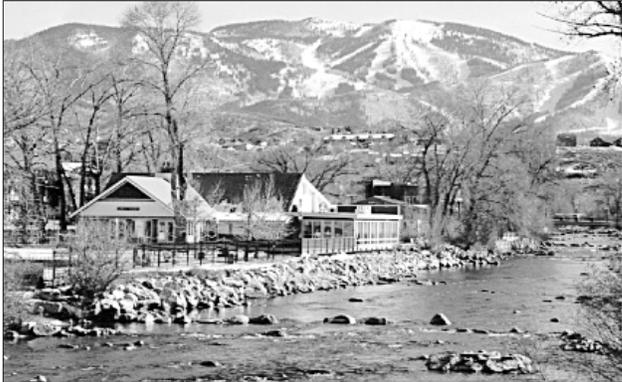
- Use the front setback to provide a lawn, plaza, or deck that will provide interest to pedestrians.
- The development of active, outdoor areas is particularly encouraged.

**CY.6 Maintain side yard setbacks that are similar to those seen traditionally along the street.**

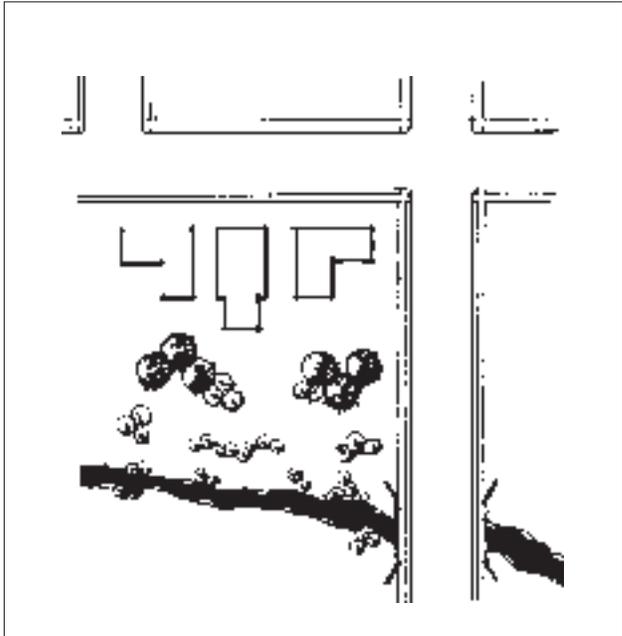
- Locate a building so that it does not block views or access to the river.



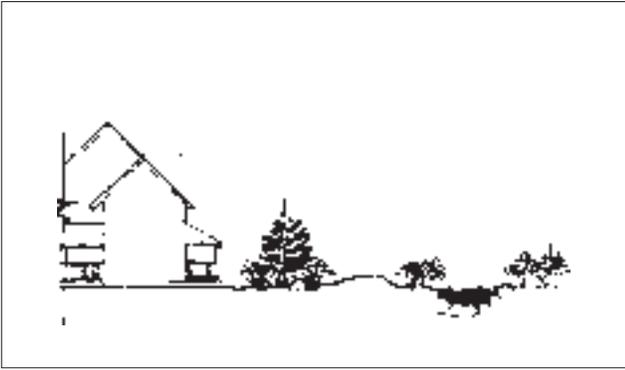
*On lots adjacent to the Lincoln Ave. alley, orient a building parallel to its lot lines.*



*Site a building to complement and enhance views to the river.*



*Keep the front setback of a structure in line with the range of residential buildings seen traditionally.*



*For properties adjacent to the Yampa River, maintain the natural character of the river edge.*



*Maintain a natural riparian landscape to the river edge.*

**CY.7 Provide a walk to the primary building entry from the public right-of-way.**

*Commercial side*

**CY.8 Align buildings to define a walkway for pedestrians, when feasible.**

- Where a portion of a building is set back from the sidewalk, use landscaping and/or other urban features to define the sidewalk edge.
- An open area may be considered along a maximum of 30 % of the front property line, but in any case shall not exceed 25' in length.

**CY.9 Retain the character of the alley as a part of the original town grid.**

- Maintain the alley as an open lane.
- Alleys also may be used as pedestrian ways.

***River's Edge***

**CY.10 For properties adjacent to the Yampa River, maintain the natural character of the river edge.**

**CY.11 Preserve and enhance wildlife habitats along the river edge.**

- Avoid placing a building or other site improvements in areas that could damage the wildlife habitat along the river.

**CY.12 Maintain a natural riparian landscape to the river edge.**

- New plantings shall be indigenous trees, shrubs and ground cover to maintain the natural character of the river edge.
- Retaining walls shall be of native river rock.
- Fences and railings shall be simple in character and detail.

**CY.13 Minimize the visual impacts of site lighting along the river edge.**

- Use shielded lights to prevent light spill onto adjacent properties.

## ***Positive Open Space***

### **CY.14 Develop outdoor areas that promote pedestrian activity.**

- Courtyards shall be accessible and visible from the public way and be designed for public uses.
- The development of first and second floor roof-top-decks is encouraged.
- A sunken plaza is prohibited.

## ***Building Mass and Scale***

### ***General***

### **CY.15 Organize the building mass to maintain views to civic landmarks and the Yampa River.**

- Landmarks include Howelsen Hill and historic structures.

### ***River side***

### **CY.16 Maintain the average perceived building scale from the public right-of-way.**

- Floor-to-floor heights shall appear to be similar to those seen traditionally. First floor heights measured from floor plate to floor plate were typically 8 to 10 feet high.
- In particular, the windows in new construction shall appear similar in height and proportion to those seen traditionally.

### **CY.17 Divide a larger building into “modules” that maintain the traditional residential building scale.**

- A typical building module should not exceed 60 feet in width. The building module should be expressed with at least one of the following:
  - A set back in wall planes, a minimum of 5 feet
  - A change in primary facade material for the extent of the building module.
- The division into modules should be expressed three-dimensionally.
  - Provide a change in roof line that is consistent with the change in wall planes.



*Divide larger building into “modules” that maintain the traditional residential building scale.*



Divide larger buildings into “modules” that are similar in width to buildings seen traditionally.



Use gable, hip and shed roofs on the primary building.



On rectangular buildings, use flat roof lines as the dominant roof form.

*Commercial side*

**CY.18 For buildings on the Lincoln Ave. alley side, maintain the average perceived building scale from the adjacent street edge.**

- The predominant mass of new construction shall present a one to two-story facade at the front property line.
- The upper floor building mass may be setback from the street to allow for an outdoor roof deck.

**CY.19 Divide larger buildings into “modules” that are similar in width to buildings seen traditionally.**

- Where buildings are planned to exceed the traditional width (25’ to 50’), use a change in one or more of the following design features to suggest traditional building widths:
  - changes in facade material,
  - window design,
  - facade height or
  - decorative details.

These variations should be expressed throughout the depth of the structure such that the composition appears to be a collection of smaller buildings.

***Building Form***

*River side*

**CY.20 Use sloping roof forms that are similar to those used traditionally.**

- Use gable, hip and shed roofs on the primary building. Flat roofs may be provided on secondary building form.

*Commercial side*

**CY.21 Rectangular building forms are encouraged.**

- The facade shall appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the primary form.

**CY.22 On rectangular buildings, use flat roof lines as the dominant roof form.**

- A flat roof, or one that gently slopes to the rear of a site, shall be the dominant roof form.
- Parapets on side facades shall step down towards the rear of the building.

**CY.23 Along a rear facade, using building forms that step down in scale toward the alley is encouraged.**

- Consider using additive forms, such as sheds, stairs and decks to reduce the perceived scale. These forms shall however, remain subordinate to the primary structure.
- Use projecting roofs at the ground floor over entrances, decks and for separate utility structures in order to establish a human scale that invites pedestrian activity.

***Repetition of Facade Elements***

*Commercial side*

**CY.24 Create a general alignment of horizontal features on building fronts.**

- Align window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.
- When large buildings are designed to appear as several buildings, there shall be some slight variation between the facade elements, for example: a change in molding style, slight variations in color, alignment or an offset of a belt course (projecting vs. inset) may be considered.

**CY.25 Create the repetition of similar shapes and details along the block.**

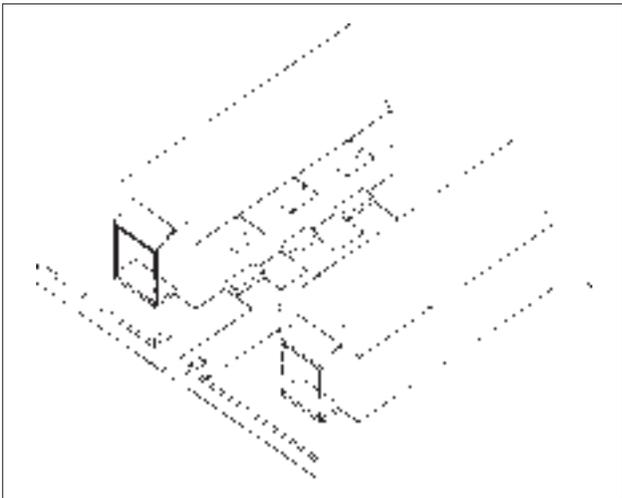
- Upper story windows shall have a vertical emphasis. In general, they should be twice as tall as they are wide. These proportions are within a limited range; therefore, upper story windows in new construction should relate to the window proportions seen on traditional commercial building facades.
- Headers and sills of windows on new buildings shall maintain the traditional placement relative to cornices and belt courses.

**CY.26 Create a pattern of recessed entry ways that are repeated along a block.**

- Set the door back from the front an adequate amount to establish a distinct threshold for pedestrians.
- Where entries are recessed, the building line at the sidewalk edge shall be maintained by the upper floor(s).
- Use transoms over doorways to maintain the full vertical height of the storefront.



*Contemporary interpretations of traditional building styles are encouraged.*



*For multifamily structures, there shall be at least one primary entrance that is marked by a street-facing porch or other entry element.*

## **Storefront Character**

### *Commercial side*

#### **CY.27 Contemporary interpretations of traditional building styles are encouraged.**

- A contemporary design that draws upon the fundamental similarities among traditional buildings without copying them is preferred. This will allow them to be seen as products of their own time and yet be compatible with their traditional neighbors.

#### **CY.28 Develop the ground floor level of all projects to encourage pedestrian activity.**

- Use contemporary commercial storefronts to provide pedestrian interest along the street. Storefronts shall include the following elements:
  - primary entrance,
  - display windows,
  - kickplates,
  - transoms and
  - midbelt courses.
- Large store front display windows, located at the street level, where goods or services are visible from the street, are particularly encouraged.
- Consider public art, wall murals or landscaping the sidewalk edge to enhance the pedestrian experience.
- The primary building entrance shall be at street level. "Garden level" entrances are prohibited.

#### **CY.29 Maintain the distinction between the street level and the upper floor.**

- The first floor of the primary facade shall be predominantly transparent glass, similar to a traditional storefront.
- An upper floor shall be perceived as being more opaque than the street level.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a midbelt course is an important feature in this relationship.

## ***Alley Facades***

### *Commercial side*

#### **CY.30 Develop alley facades to create visual interest.**

- Use varied building setbacks and changes in materials to create interest and reduce perceived scale.
- Balconies, court yards and decks are also encouraged.
- Providing secondary public entrances is strongly encouraged along alleys. These should be covered or protected and clearly intended for public use, but subordinate in detail to the primary street-side entrance.

## ***Building Materials***

### *General*

#### **CY.31 Use building materials that are similar to those used traditionally.**

- Brick, stone and painted wood are appropriate as primary materials.
- New products that convey a scale, finish and character similar to traditional materials may be considered.
- A large featureless surface or panelized products that lack a sense of scale are prohibited.

#### **CY.32 Use roofing materials that are similar in appearance to those seen traditionally.**

- Standing seam metal roof materials are appropriate for sloping roof forms, they should be earth tones and have a matte, non-reflective finish. Seams should be of a low profile.
- Composition and concrete shingles are also appropriate.

## ***Porches and Awnings***

### *River side*

#### **CY.33 When converting a building to another use, preserve the traditional location and character of the porch and primary entrance.**



*New products that convey a scale, finish and character similar to traditional materials may be considered.*



*When converting a building to another use, preserve the traditional location and character of the porch and primary entrance.*



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

**CY.34 The use of a porch is strongly encouraged and they should appear similar to those seen traditionally.**

- The porch floor and roof height shall appear similar to those seen traditionally on the block.
- Use similar building design elements and materials as those seen traditionally.

**CY.35 The front porch shall be "functional," in that it is used as a means of access to the entry.**

*Commercial side*

**CY.36 The use of an awning on a commercial building may be considered.**

- An awning shall be mounted above or within the storefront opening, in some cases they may be mounted within individually framed window openings. They shall respect the alignment of other traditional storefront awnings on the street.
- Simple shed shapes area appropriate for rectangular openings. Avoid exotic forms that are not traditionally found in the district.
- Coordinate the color of the awning with the color scheme for the entire building.
- Operable fabric awnings are appropriate.

### ***Accessory Structures***

*River side*

**CY.37 Locate a new accessory structure in a manner that is similar to those seen traditionally in the district.**

- Accessory structures shall be located behind the principal building on the lot.

*Commercial side*

**CY.38 Locate a new accessory structure along the alley.**

- Vehicular access to a secondary structure must be from an alley or side street.

## ***Driveways & Parking***

### *General*

#### **CY.39 Minimize the use of vehicular access to a site from along the street.**

- Provide vehicular access to buildings and parking areas along an alley.
- Plan parking areas and vehicular access in a manner that utilizes existing driveways.
- Share a driveway with an adjacent property when feasible.

#### **CY.40 Parking areas shall not be visually obtrusive.**

- Locate parking areas to the rear of the property, when physical conditions permit.
- Where a parking area abuts a public sidewalk or street, provide one or more of the following buffers:
  - A landscaped strip or planter that is a minimum of 5' in depth, and is planted with a combination of trees and shrubs,
  - a fence (4' max. height),
  - planter (3' max. height, 3' min. wide),
  - hedge or
  - site wall (4' max. height) that has a decorative finish and details.
- Materials for site walls and planters shall be masonry, with a matte finish and earth tone color. Appropriate materials are:
  - rough cut (ashlar) stone,
  - river rock,
  - textured concrete block,
  - textured formed concrete and
  - brick.
- Divide large parking lots with planting areas.
- Automobile headlight illumination from parking areas shall be screened from adjacent lots and the street.

*River side*

**CY.41 Parking shall not be located in the front yard, except in the driveway on the river side, if it exists.**

**CY.42 Use a paving material that will distinguish a driveway from the street.**

- Using a change in material, paving pattern or texture will help to differentiate the driveway from the street.
- Porous paving materials will also help to absorb potential water runoff typically associated with impervious surfaces such as asphalt or concrete.

*Commercial side*

**CY.43 Design a new driveway in a manner that minimizes its visual impact.**

- If feasible, a new driveway shall be located off the alley or side street.
- Locating drives away from the primary facade will maintain the visual importance the structure has along a block.
- Plan parking areas and driveways in a manner that utilizes existing vehicular access.
- Share a driveway with an adjacent property when feasible.

***Site***

*River side*

**CY.44 Provide a walk to the primary building entry from the public right-of-way.**

***Site Lighting***

**CY.45 Minimize the visual impacts of building lighting.**

- Wall mounted light fixtures shall not extend above the height of the wall to which they are mounted.
- Blinking, flashing lights and exposed strip lighting used to illuminate building facades or to outline buildings are prohibited. (Exception: Temporary decorative lights may be allowed for up to an eight-week period during the calendar year.)

**CY.46 Canopies and awnings shall not be illuminated.**

- Internally illuminated awnings are prohibited.
- Lights shall not be mounted on the tops, sides or fascias of canopies and awnings.
- Luminaires shall be recessed into any canopy structure that is designated for pedestrian use, loading or service, unless a suitable alternative that will minimize impacts is approved.

***Signs***

***General***

**CY.47 Consider the building front as part of the overall sign program.**

- A sign shall be in scale and proportion to the building, such that it does not dominate the appearance.
- Coordinate a sign within the overall facade composition. Locate it where it will emphasize design elements of the building facade.



*Using a symbol sign is encouraged.*

**CY.48 Indirect lighting is preferred for a sign.**

- Indirect lighting (i.e., that which is directed at a sign from an external, shielded lamp) is preferred.
- A warm light similar to daylight is preferred.

**CY.49 A window sign may be considered**

- A window sign may be painted on or applied to a window or it may be located to hang just inside the window.

**CY.50 Using a symbol sign is encouraged.**

- A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.

**CY.51 Sign materials shall be compatible with that of the primary building facade.**

- Painted wood and metal are appropriate materials for signs.
- Highly reflective materials that would be difficult to read are inappropriate.

**CY.52 A directory sign may be considered.**

- Group small, individual signs on a single panel as a directory to make them easier to locate.



*A projecting sign may be considered.*

**CY.53 A simple sign design is preferred.**

- Use colors for the sign that are compatible with those of the building front.
- Typefaces that are in keeping with those seen in the area traditionally are encouraged.

**CY.54 A flush-mounted wall sign may be considered.**

**CY.55 A projecting sign may be considered.**

*River side*

**CY.56 A pole-mounted sign may be considered.**

- The sign area shall not exceed 20 square feet per face.

**CY.57 A monument sign may be considered.**

- The sign area shall not exceed 20 square feet per face.

*Commercial*

**CY.58 Locate a sign where it will emphasize design elements of the building facade.**

- When feasible, place a wall sign such that it aligns with others on the block
- A small projecting sign shall be located near the business entrance, just above the door or to the side of it.

***Mechanical Equipment & Service Areas***

**CY.59 Minimize the visual impacts of service areas as seen from the street.**

- Trash containers (refuse dumpsters) must be located adjacent to an alley, where an alley exists.
- Where a property is not adjacent to an alley, dumpsters must be screened from view from a public right-of-way.
- When it is feasible, screen service areas from view, especially those associated with commercial and multifamily developments.
- This includes locations for trash containers and loading docks.



*A pole-mounted sign may be considered.*