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5. Accessory Structures Standards

Placement, form, materials, detailing, and colors of accessory structures shall be complementary to the principal structure, or they shall be designed to blend in with the landscape and be hidden to the greatest degree possible.

6. Accessory Structures Guidelines

Accessory structures should either be complementary to the design of the primary structure or placed and screened to be as unobtrusive as possible.

440 BASE AREA DESIGN STANDARDS

440.A Purpose

1. Create a distinct and unified architectural character that creates a sense of community, heritage, and harmony within the larger landscape.
2. Provide accommodation for the high-density, high-amenity residential and resort uses consistent with the gateway area to the mountain resort community.
3. Ensure all development reinforces the interconnection of the resort area through a high quality, integrated, and active pedestrian system of public streets, sidewalks, recreational paths, open spaces, and gathering areas.
4. Ensure the densest development in the City accommodates flexibility and creativity in the development of land in order to provide a quality pedestrian-oriented environment.
5. Ensure the scale and massing of development in the G zone districts are complementary to the surrounding built and natural context by reflecting the scale and proportions of adjacent structures and the predominant topography and natural features.
6. Create a unique mountain design vocabulary that is related to but discrete from that of the original historic town of Steamboat proper.
7. Reflect the western building tradition of strong, simple, traditional building forms as seen in ranch complexes and older, WPA-era national park hotels.
8. Break down the visual and physical mass and scale of larger buildings within the Base Area.

440.B Applicability

These community design standards shall apply to all development on property located within the RR and G zone districts. These standards may be modified or waived by the Decision Maker for development that meets one of the following criteria:

1. Additions of less than 20 percent of the gross floor area of the existing principal building; or
2. Development that meets the applicability of a Minor Modification.

440.C Building Placement and Orientation

1. Standards

- a. Development shall be placed to define the edges of and orient access to primary public and private streets, pedestrian circulation, and gathering areas.
- b. In the RR-2 and G zone districts and development with greater than six residential units in the RR-1 zone district, all residential and lodging developments shall provide an amenity space or structure that may include recreational equipment storage, hot tubs, swimming pools, meeting rooms, fitness equipment, and personal services. Recreational amenities may be located on terraces, decks, or roof tops. The area dedicated to amenities shall be a minimum of ten percent of the net floor area.
- c. Development with an estimated construction cost of more than \$250,000 shall either:



- i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
 - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.
- d. In the G-2 zone district, all developments with property along the ski mountain edge or along designated public gathering areas (as designated in the Mountain Town Sub-Area Plan or successive plans) shall provide area specifically designated, designed and used for gathering, sitting, recreation, entertainment or other like activities. Such areas shall include amenities that facilitate an attractive and comfortable pedestrian environment.
- e. All new development or significant additions to existing developments adjacent to major public open spaces shall perform a sun/shadow study of the effects of the development on such spaces from autumn through spring (Sept 21-March 21).

2. Guidelines

- a. Development should place and orient primary pedestrian circulation, gathering areas, and entries to take advantage of winter season solar exposure where possible.
- b. Development should consider impacts on interior and exterior micro-climate comfort through awareness of building massing and orientation. Maximizing solar exposure and mitigating wind exposure during winter months should be a consideration in public circulation and gathering areas. Specific elements to be considered include whether the structure rises in a straight vertical line from its base or if the upper levels are stepped back to improve solar access and how the design of the structure affects shadows onto pedestrian areas.
- c. Buildings should preserve or enhance views of the ski area and significant community features from prominent public vantage points.
- d. Development should be designed to complement natural landforms and to take advantage of natural features such as scenic and natural resources, topography and waterbodies.
- e. Trade-offs between a taller structure with less site coverage versus a shorter structure with more site coverage should be evaluated.

440.D Access

1. Standards

- a. Buildings shall prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas.
- b. Each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.
- c. Primary building entrances shall be clearly distinguished and prominent.

2. Guideline

Buildings should prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas.

440.E Building Massing

1. Standards

- a. The mass of a single building or group of buildings shall be organized so that it

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appears to be an arrangement of smaller-scale connected structures comprised of simple building forms.

- b. Structures shall be massed to complement the topography by placing the greatest height and mass at the base of a slope and reducing height and mass higher on the slope.
- c. Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.
- d. Step backs in building massing shall be provided to achieve at least one of the following:
 - i. Relate to the surrounding development context; or
 - ii. Limit heights to no more than two stories immediately adjacent to public and private streets, pedestrian circulation, and gathering areas; or
 - iii. Provide transitions in scale between pedestrian areas and large building masses; or
 - iv. Provide modulation and articulation to otherwise large expansive walls.

2. Guidelines

- a. Development should provide transitions in height and mass when adjoining lower scale districts.
- b. Developments that are significantly larger than adjacent existing development should provide a visual scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.
- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the facade.
- d. Where large variations in topography or other unique site constraints exist, alternatives to the building height and massing standards may be considered.
- e. It is not the intent of these standards and guidelines to create “wedding cake” building forms.

440.F Roof Forms

1. General Standards

- a. A variety of roof forms and surfaces (pitched, shed, and dormers) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads.
- b. All buildings shall have a pitched roof with a slope of between 6:12 and 12:12 (rise:run) as the primary roof form. Both roof planes of any pitched roof should have the same slope.
- c. Shed roof forms shall be allowed only on secondary building masses and shall have a slope of between 3:12 and 12:12 (rise:run).
- d. Flat roof forms shall be enclosed by a parapet wall of no less than 42 inches in height.
- e. Flat roof forms shall not exceed 50 percent of the total roofed area.
- f. Dormers shall be allowed within any sloping roof plane subject to the following:



- i. Any single dormer element shall not be longer than one-half of the total length of the associated sloping roof plane; and
 - ii. All standards governing primary pitched roofs and shed roofs shall also be applicable to dormer roofs.

- 2. Snow Retention, Catchment, and Control Standards**
 - a. Roofs shall be designed to minimize hazards such as snow or ice falling onto pedestrian walkways, entrances, decks, driveways, parking areas, other areas of public access, or adjacent properties.
 - b. All roof systems shall be designed to promote snow retention, minimize snow buildup, minimize the adverse effects of drifting snow, and accommodate snow removal where appropriate. These objectives shall be accomplished using at least one of the following techniques:
 - i. Orienting pitched roof forms away from high traffic areas or incorporating snow guards; or
 - ii. Incorporating flat-roof snow catchment and control areas in combination with pitched roof surfaces and snow guards to control shedding and accommodate snow removal.
 - c. Roof areas downwind of parapet walls, taller building masses, and higher roof areas, that are particularly prone to snowdrift accumulation, shall be designed to avoid structural overloading, blockage of openings and equipment, water infiltration, and “roof avalanches.”
 - d. Valleys created by slope changes in pitched roof forms shall be minimized to reduce snow buildup and resulting roof damage from “snow creep.” Where valleys are unavoidable, they shall be broad and open, and roof systems shall be selected that do not provide resistance to lateral “snow creep” across the roof surface.
 - e. Flat-roof snow catchment and control areas, that occur where flat roofs are used in conjunction with pitched roofs, shall be no less than an area one-third as wide as the tributary pitched roof surface unless it can be demonstrated that a smaller catchment area can safely manage snow accumulation.

- 3. Roof Overhang Standards**

Pitched roof forms that overhang exterior building walls shall be designed to avoid shedding onto unprotected pedestrian or vehicular areas or other areas subject to unimpeded public access by:

 - a. Shedding onto landscaped areas designed for snow storage and that discourage public access and use. Ground-level areas designated to accommodate roof snow shed extending as far out from the building wall as the building is tall, depending on roof slope and frictional resistance; or
 - b. Managing and mitigating snow and ice accumulation on such roof forms to minimize the formation of ice dams.
 - c. Shedding onto lower flat roofs capable of safely intercepting and storing snow to be melted and removed using the building roof drain system. Such lower roof areas located on the leeward side of the building are subject to drift accumulation and shall be designed to manage such drifting conditions.

- 4. Green Roof Standard**

If a green roof occupies more than 50 percent of the total area of any building’s primary roof surface, the minimum requirement for pitched roof provision shall be waived provided the building design complies with the other major design standard intentions.

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5. General Guidelines

- a. Development should incorporate sloping roof forms that are similar to those used traditionally in regions of heavy mountain snow. Gable, hip, or shed roof forms should be used on the principal building form. Flat roofs may be provided on secondary building elements and for snow catchment areas.
- b. The proportion of the total roof area devoted to pitched roof forms may vary according to the height and massing of the building to ensure a higher degree of control over snow shedding as building height increases, Smaller, shorter buildings should have the highest proportion of pitched roof coverage and larger, taller buildings should have the lowest proportion.
- c. Green roof systems are encouraged on float roof sections.

440.G Surface and Structured Parking

1. Surface Parking Standards

- a. Surface parking shall not be placed between the principal structures and an arterial or collector street.
- b. Surface parking shall be screened from public streets by buildings, landforms, and landscaping.

2. Surface Parking Guidelines

- a. Pedestrian vehicle conflicts should be avoided where an alternate access point is possible.
- b. The impact of parking located between public and private streets, pedestrian circulation, and gathering areas should be minimized by limiting the need to walk through parking lots to access building entries, provision of dedicated pedestrian walkways through parking areas, and limiting the dimension of intervening parking areas.

3. Structured Parking Standards

- a. Parking structures shall be located and oriented to provide pedestrian access to adjacent public and private streets, pedestrian circulation, and gathering areas and to mitigate pedestrian vehicular conflicts.
- b. Parking structures shall be located and designed to significantly screen or buffer views of parked cars from surrounding properties.
- c. The ground floor of parking structures shall be wrapped with active uses, such as retail storefronts or residential uses, to screen the structure and provide active frontage.
- d. Where the feasibility of wrapping parking structures with retail storefronts or residential uses is limited to a portion of the overall structure, active uses shall be focused along those facades adjacent to or most visible from major public streets, pedestrian circulation, and gathering areas. Commercial uses shall be prioritized on the street level where the depth of commercial space can be accommodated within the depth of a row of parking stalls.
- e. Those portions of any parking structure that cannot be wrapped with active uses shall incorporate proportions, materials, and finishes that are complementary to adjacent principal structures, including the use of three or more of the following architectural features:
 - i. Emphasis of the vertical and horizontal structural system defining a pattern of building bays; or



- ii. Insets, projections or other relief in the wall plane; or
 - iii. Windows or window shaped openings; or
 - iv. Architectural emphasis of building entries; or
 - v. Variations in color, texture, or materials; or
 - vi. Variation in roof forms or parapet height; or
 - vii. Arcades, porticos, or other forms of covered exterior circulation; or
 - viii. Balconies; or
 - ix. Permanent architectural awnings.
- f. Sloped ramps or decks shall not be exposed on the side of the structure facing a public right-of-way, excluding alleys, and shall be located on the interior of the structure or a façade facing the interior of the property.

4. Structured Parking Guidelines

- a. Parking structures should be set back from public streets and pedestrian gathering or circulation areas and wrapped with active uses wherever possible, particularly on the ground floor.
- b. Where it is not feasible to wrap the perimeter of a parking structure with active uses, a pattern of surface variation, materials, and fenestration complementary to the principal buildings should be used.
- c. The use of deep structural elements, fenestration, or screening systems around the perimeter should be considered to screen oblique views into parking structures while maintaining natural ventilation.
- d. To avoid pedestrian vehicle conflicts, major access points along the area’s primary street network should be avoided where an alternate access point is possible.

440.H Building Scale, Variation, and Fenestration

1. Scale and Variation Standards

- a. Building entrances, retail storefronts, and other active spaces shall be oriented towards adjacent streets, public plazas, and primary pedestrian walkways.
- b. Building design shall not be recognizable by its architecture as a standard trademark design utilized in other communities in the state or across the country.
- c. Where a direct physical and visual connection cannot be made between interior and exterior spaces for programmatic reasons, building walls shall be articulated at ground level in a manner that enhances the pedestrian experience through the use of three or more of the following:
 - i. Expression of the structural system or bay modules; or
 - ii. Variations in wall plane; or
 - iii. Changes in color or texture of materials; or
 - iv. Awnings; or
 - v. Balconies; or
 - vi. Integral art work such as bas-relief of mosaics; or
 - vii. Integral pedestrian furniture such as benches, seat walls, or landscape planters.

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- d. Buildings that are three or more stories in height should incorporate a recognizable base, middle, and top through the use of changes in material, variations in fenestration patterns, architectural detail, or other features.
- e. Buildings shall be visually anchored with masonry elements at the base level to provide a sense of permanence. Base level masonry elements may include:
 - i. Columns; or
 - ii. Piers; or
 - iii. Pilasters; or
 - iv. Foundations; or
 - v. Walls.
- f. Base level masonry elements shall be, or shall appear to be, functional parts of the vertical load-bearing structure of the building and shall provide a continuous visual line by wrapping corners, window wells, and other architectural features. Base level masonry elements shall not appear as though they have been “tacked on” to a single façade or building element.
- g. Spanning elements and lintels across masonry openings shall be constructed of materials traditionally associated with these functions such as:
 - i. Heavy timber; or
 - ii. Painted steel; or
 - iii. Concrete; or
 - iv. Articulated masonry arches, such as semicircular, segmental, flat arches, or soldier courses).

2. Scale and Variation Guidelines

- a. New development should be designed “in-the-round” to acknowledge its mountain-valley setting that typically allows buildings to be viewed from multiple angles and viewpoints, such as from the slopes above, from below, from significant distances, as well as from the street level.
- b. All building facades should be designed with a similar level of design detail. Blank walls should be avoided except where functionally prohibitive and oriented away from highly visible and active pedestrian areas.
- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.
- d. The scale of large buildings should be mitigated through the use of varied materials that help differentiate and break down the mass into small volumes or differentiate between floors.
- e. Building elevations should be articulated to provide visual interest by varying the shape or pattern of windows, building materials, textures, details, and colors. Building elements such as decks, balconies, recessed or projecting shading features, snow control devices, and other elements should be considered.
- f. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian rights of way, plazas, and parks.
- g. Roof overhangs, projections, reveals, and awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.



- h. Exceptions from the standards may be granted for those areas of the building envelope that are not visible from adjacent development and public spaces.

3. Glazing and Transparency Standards

- a. A minimum of 25 percent of the wall area of all facades shall be transparent glazing, including glazed doors.
- b. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.
- c. Reflective glazing is prohibited.

4. Glazing and Transparency Guidelines

- a. Clear glazing incorporating UV protection technology should be used.
- b. Spandrel glass meeting color and reflectivity standards may be permitted to continue fenestration patterns where transparent glazing is functionally prohibited.

440.I Building Materials

1. Standards

- a. Building materials shall comply with [Appendix C](#) Table C-1.
- b. Changes in materials shall occur where wall planes meet at an inside corner to avoid the appearance of exterior materials as veneers.

2. Guidelines

- a. All development should use durable materials, suitable for the rigors of the mountain climate, to minimize maintenance costs and ensure the long-term quality appearance of the development.
- b. A broad palette of materials that creatively complement the existing or desired range of materials, textures, and finishes in the surrounding context should be considered. Natural materials and finishes such as wood, masonry, unpolished metals, clear glass, architectural concrete, and plaster may be considered appropriate.
- c. Materials that are not included in [Appendix C](#) Table C-1 may be considered provided they can be shown to be of a comparable quality, durability, and character.

440.J Building Color

1. Standards

Building colors shall be selected in compliance with [Appendix B](#).

2. Guidelines

- a. A range of colors should be used that are evocative of local vernacular buildings and landscapes that will complement, rather than stand out against, the areas entry corridor landscape and mountain backdrop.
- b. Light colors and finishes with high reflectivity should only be used as accents to the basic color palette.
- c. Bright or highly reflective metal finishes should be limited to accents or details and should not be used on large building areas or features.
- d. Earth-toned building and roof colors should be considered appropriate for any building or roof element.

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440.K Mechanical, Service, and Accessory Structures

1. Mechanical Equipment Screening Standards

- a. Rooftop mechanical equipment shall be concealed from view from nearby public and private properties.
- b. Screening shall be complementary to the building form, materials, detailing, and colors.

2. Mechanical Equipment Screening Guideline

All mechanical equipment attached to the building should be located away from public view or incorporated into the building massing in a manner that is complementary to the principal building in terms of form, materials, detailing, and color.

3. Service Location and Screening Standards

- a. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions shall be located away from public view or screened in a manner that is complementary to the principal building form, materials, detailing, and colors.
- b. Chain link, with or without slats, shall not be used to satisfy this screening requirement.
- c. In the G-2 zone district, off-street areas for the receipt and distribution of materials and merchandise by vehicle shall be located inside the structure or placed in a location that is least visible from public view as possible. Where such areas are visible to the public, screening may be required.

4. Service Location and Screening Guidelines

- a. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions should be incorporated into the form of the principal building.
- b. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions should be located away from primary street frontage and oriented toward on-site service access points.
- c. Multi-building developments should gather service functions into convenient shared facilities, where possible, to minimize dispersed impacts.

5. Accessory Structures Standards

Placement, form, materials, detailing, and colors of accessory structures shall be complementary to the principal structure.

6. Accessory Structures Guidelines

Accessory structures should either be complementary to the design of the primary structure or placed and screened to be as unobtrusive as possible.

440.L Sustainability

1. Standards

New buildings shall obtain certification from a third party of the use of sustainable building materials and construction techniques via program completion is required. Standards and programs for sustainable building that may be utilized can include but are not limited to:

- a. US Green Building Council's LEED (Leadership in Energy and Environmental Design) program for commercial (including lodging), multi-family, and existing buildings; or
- b. Green Globes; or
- c. Built Green Colorado for single-family residential buildings; or



- d. Any other nationally recognized and accepted program that is equal to or greater than the above listed programs in terms of sustainable qualities.
2. **Sustainability Guideline**
 New buildings should consider opportunities to employ sustainable design, materials and technology to reduce operational and maintenance costs as well as short and long term impacts on the environment.

§440 [Ord. No. 2650, 5-15-18] [Ord. No. 2669, 12-4-18]

441 COMMERCIAL OLD TOWN (CO) DESIGN STANDARDS

441.A Purpose

- 1. Facilitate commercial development that is complementary to the scale, character, and variety of the traditional commercial storefront buildings on Lincoln Avenue while accommodating contemporary uses and architecture.
- 2. Maintain the predominance of building frontage that engages pedestrians along the public sidewalk.
- 3. Facilitate design that focuses on providing an pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

441.B Applicability

These community design standards shall apply to all development on property located within the CO zone district.

441.C Building Placement and Orientation

1. Standards

- a. Buildings shall be constructed at the property line adjoining the public sidewalk.
- b. Recessed entries shall be required to accommodate door swings and shall not be counted against the build-to requirement as long as the façade above the entry is built to the front property line.

2. Guidelines

- a. Development should complement traditional patterns by siting new buildings in a manner similar to traditional buildings in the district. This includes consideration of building setbacks, entry orientation, and outdoor areas.
- b. New buildings should be oriented and parallel to the front lot line.
- c. The primary entry of a principal structure should be oriented to the street, and the alignment of the street facing facades should be maintained at the sidewalk's edge for the majority of the frontage.
- d. Where a portion of a building is proposed to be setback from the sidewalk at the property line to accommodate sidewalk dining or other active uses, features such as paving patterns, railings, planter, or other urban features should be used to define the sidewalk edge.
- e. Building massing should consider impacts on solar access and opportunities to maintain views to civic landmarks. Landmarks include Howelsen Hill and designated historic structures.
- f. Alleys are an integral part of the scale and pattern of Downtown and should be retained as a part of the character of the original town grid. Alleys should be maintained as open lanes for service access and pedestrian circulation.

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