1. Architectural Character & Style

a. Principles: Create regional architectural styles and complement Colorado's historic architecture and reflect the different regions that dominate Colorado's history and mountain regions. Promote movement and livability for the pedestrian, bicycle, and motorist.

b. Standards: Homes within Filing 23 shall be designed to feature three distinct architectural styles, including Mission, Woodland and Craftsman.

- Mission Style
  - Stucco siding
  - Flat or low-pitched gable roof forms
  - Courtyard entry
  - Single-story
  - Stone, brick, and stucco exterior finishes

- Woodland Style
  - Vertical board and batten siding combined with stone
  - Single-story
  - Stone, brick, and stucco exterior finishes

- Craftsman Style
  - Stucco siding
  - Single-story
  - Stone, brick, and stucco exterior finishes

2. Streetscape Diversity

a. Floor Plans and Elevations

Building floor plans and elevations shall be varied, based on the following requirements:

- A minimum of 50% of the homes connected to Filing 23 shall be designed with Alternative Garages (as defined below) or a Free Standing Detached Garage (as defined below).

- A minimum of 25% of the homes shall be designed with one-car garage configurations.

b. Garages

Homes shall provide a variety of garage configurations to help mitigate the impact of the garages along the street. A minimum of 50% of the homes connected to Filing 23 shall be designed with Alternative Garages or Free Standing Detached Garages to reduce the visual impact of the garages along the street.

- A minimum of 25% of the homes shall be designed with one-car garage configurations.

- A maximum of 25% of the homes shall have a free standing detached garage.

- The same material colors may not be repeated on more than two houses in any row or two houses in any two rows.

- Parking Materials and Applications

- General
  - Concrete, brick, and stucco are the most visible materials in the residential buildings.
  - Materials should be chosen with an understanding of the neighborhood context.
  - The materials should be durable and aesthetically pleasing.
  - The materials should be selected to complement the neighborhood.

- Free Standing Detached Garages

Free standing detached garages shall be designed to complement the neighborhood context. The garages shall be designed to be visually appealing and to complement the neighborhood.

- Porches and Patios

A minimum of 40% of the homes connected to Filing 23 shall be designed with a front porch or patio. The porches and patios shall be designed to complement the neighborhood context.

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- Walk-Out Basements

Walk-out basements shall be designed to complement the neighborhood context. The basements shall be designed to be visually appealing and to complement the neighborhood.

- A minimum of 50% of the homes connected to Filing 23 shall be designed with walk-out basements.

- Roof Eaves

The roofs shall be designed to complement the neighborhood context. The roofs shall be designed to be visually appealing and to complement the neighborhood.

- A minimum of 50% of the homes connected to Filing 23 shall be designed with roof eaves.

- Roof Styles

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- Roof Colors

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- A minimum of 50% of the homes connected to Filing 23 shall be designed with roof colors.

- Roof Materials

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- Roof Pitch

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- Roof Details

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- Roof Trims

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- A minimum of 50% of the homes connected to Filing 23 shall be designed with roof trims.

- Roof Ventilation

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- A minimum of 50% of the homes connected to Filing 23 shall be designed with roof ventilation.

- Roof Drainage

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- Roof Lighting

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- Roof Access

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