



TABLE OF CONTENTS  
SECTION 8

<b>SECTION 8.....</b>	<b>1</b>
<b>NON-RESIDENTIAL ARCHITECTURAL STANDARDS .....</b>	<b>1</b>
8.1 DESIGN PRINCIPLES .....	1
8.2 ARCHITECTURAL CHARACTER.....	1
8.3 SPECIFIC SITE DESIGN .....	1
8.4 MATERIALS AND COLORS .....	1
8.4.1 Building Materials.....	1
8.4.2 Approved Building Materials.....	2
8.4.3 Prohibited Materials and Treatment .....	2
8.4.4 Building Colors .....	2
8.5 FAÇADE TREATMENT .....	7
8.5.1 Variation in Massing - General Standards: .....	7
8.5.2 Large Retail Establishments:.....	7
8.5.3 In-Line Retail Stores: .....	7
8.5.4 Facades.....	7
8.5.5 Awnings .....	8
8.6 BASE TREATMENTS.....	8
8.7 ROOF AND TOP TREATMENTS .....	9
8.7.1 Policy .....	9
8.7.2 Top Treatments for Buildings .....	9
8.8 BUILDING ENTRANCES .....	10
8.8.1 Policy .....	10
8.8.2 Criteria.....	10
8.9 ENCROACHMENTS.....	11
8.10 BUILDING MASSING/SCALE .....	11
8.11 ACCESSORY BUILDING .....	11
8.12 TEMPORARY USES/STRUCTURES .....	12
8.12.1 Criteria.....	12
8.13 DRIVE THROUGH FACILITIES .....	14
8.14 CONVENIENCE STORES AND GAS STATIONS .....	14

## SECTION 8

### LIST OF FIGURES

8-1	Reducing the Apparent Mass of a Building.....	3
8-2	Reducing the Apparent Mass of a Building.....	3
8-3	Reducing the Apparent Mass of a Building.....	3
8-4	Reducing the Apparent Mass of a Building.....	3
8-5	Reducing the Apparent Mass of a Building.....	3
8-6	Reducing the Apparent Mass of a Building.....	3
8-7	Designing for Human Scale.....	4
8-8	Designing for Human Scale.....	4
8-9	Designing for Human Scale.....	4
8-10	Designing for Human Scale.....	4
8-11	Designing for Human Scale.....	4
8-12	Designing for Human Scale.....	4
8-13	Roof Treatments .....	5
8-14	Roof Treatments .....	5
8-15	Roof Treatments .....	5
8-16	Roof Treatments .....	5
8-17	Roof Treatments .....	5
8-18	Roof Treatments .....	5
8-19	Base and Top Treatments .....	6
8-20	Base and Top Treatments .....	6
8-21	Base and Top Treatments .....	6
8-22	Base and Top Treatments .....	6
8-23	Base and Top Treatments .....	6
8-24	Base and Top Treatments .....	6
8-25	In-Line Retail .....	7
8-26	Appropriate Architectural Style without Base.....	8
8-27	Modular Store Front on First Floor .....	8
8-28	Change of Window Pattern.....	9
8-29	Example of a "Belly Band" .....	9
8-30	Sloping Roof Form .....	9
8-31	Doors .....	11
8-32	Facades on Buildings of 4 Stories or More .....	11
8-33	Accessory Buildings .....	11
8-34	Integrated Canopies at Convenience Stores.....	14

### LIST OF TABLES

8-1	Temporary Uses/Structures .....	13
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## SECTION 8 NON-RESIDENTIAL ARCHITECTURAL STANDARDS

### 8.1 DESIGN PRINCIPLES

The goal of the non-residential architectural standards is to provide design standards that promote a high quality of life through the design of an integrated community. It is the desire to provide flexibility for architectural design and optimize site and Building functions, while achieving and maintaining a sense of design integrity through the development. The design of each parcel will be assessed for its suitability, site context, and intent toward the long-term vision and commitment to the community.

These standards shall apply to development within the GDP unless they are in conflict with standards in Section 9 (MUN) or Section 10 (Residential).

### 8.2 ARCHITECTURAL CHARACTER

The architectural character is intended to reflect a sense of high quality and timeless design. The language will be one that fits with the land and surrounding community. The materials will reflect the quality and the forms will reflect the timeless design.

These standards are intended to promote the design of an urban environment that is built to human scale to encourage attractive street fronts and other connecting walkways, while also accommodating vehicular movement.

Materials and forms will be selected to achieve the following goals:

- A. Create a timeless design that has enduring forms and qualities.
- B. Include a variety of finishes, textures and complimentary colors.
- C. Provide state-of-the-art technologies that meet the needs of an advanced technology user group.

- D. Develop images that are culturally relevant, fit within the context of the Loveland community the immediate surroundings and that are appropriately designed for the intended land use.
- E. Provide a high level of craftsmanship in the construction of new developments.
- F. Encourage creative design while maintaining the integrity of the culturally relevant design.
- G. Design and build with maintenance in mind. Establish a maintenance framework that ensures a continuing high level of quality in the future.

### 8.3 SPECIFIC SITE DESIGN

Building design shall contribute to the uniqueness of a village, neighborhood, and/or the community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple Building development, each individual Building shall include predominant characteristics shared by all Buildings in the development so that the development forms a cohesive place within the village.

### 8.4 MATERIALS AND COLORS

In developing a continuity of image, it is important to establish a palette of image creators that will describe and reinforce the gradual evolution of image. Some of the design elements that will be used to create continuity are described below:

#### 8.4.1 Building Materials

Exterior materials shall be chosen for their suitability, durability, visual continuity and context.

Building materials and color shall fit within their context. Please see Section 8.4.2 for a list of Building materials.

Building materials shall be selected to provide a variety of textures per Building facade, provide visual balance and avoid an excessive variety of materials.

Building materials shall provide greater visual and textural interest at Building entrances, architectural opportunities and areas that are highly visible to the public.

Building materials should generally absorb light rather than reflect light.

#### **8.4.2 Approved Building Materials**

- A. Brick.
- B. Textured and/or ground face concrete block, with integral color.
- C. Textured architectural precast panels, painted and/or cast-in textures.
- D. Site-cast or precast concrete panels, painted and/or cast-in textures.
- E. Wood.
- F. Natural stone and synthetic stone products.
- G. Architecturally integrated metal wall panels.
- H. Stucco.
- I. Glazing – less than 65% reflectivity.
- J. Smooth face concrete block, used in combination with other textural materials.
- K. Other similar high quality materials, specifically approved by the City and the Centerra DRC.

#### **8.4.3 Prohibited Materials and Treatments**

Exposed neon or color tubing is prohibited except within approved signs.

#### **8.4.4 Building Colors**

Color palette should consider rich hues and a cohesive, unified theme throughout each planned development.

Monochromatic color schemes are discouraged.

Accent colors to be compatible with base colors and used appropriately.



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4



Figure 8-5



Figure 8-6

Figures 8-1 through 8-6 are examples of several ways to reduce the apparent mass of a Building by stepping back Building facades, providing mass breaks, material changes.



Figure 8-7



Figure 8-8



Figure 8-9



Figure 8-10



Figure 8-11



Figure 8-12

Figures 8-6 through 8-12 are examples of designing for human scale at ground level for building exposures relative to Building entrances, site entrances, parking areas, view corridors and landscape/site features.



Figure 8-13



Figure 8-14



Figure 8-15



Figure 8-16



Figure 8-17



Figure 8-18

Figure 8-13 through 8-18 represents examples of pleasing roof treatments including: stepped parapets; combination flat and sloped roofs; and full pitched roofs, all of which are acceptable treatments. Special roof form should be visible from major viewpoints.





Figure 8-19



Figure 8-20



Figure 8-21



Figure 8-22



Figure 8-23



Figure 8-24

Figures 19-24 are examples of base and top treatments.





## 8.5 FAÇADE TREATMENT

In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following standards shall apply:

### 8.5.1 Variation in Massing - General Standards:

A single, large, dominant Building mass shall be avoided.

Horizontal masses shall not exceed a height/ width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements of a significant nature.

Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities.

### 8.5.2 Large Retail Establishments:

“Large Retail Establishments” (buildings with 100 foot or longer front facade) are required to comply with the architectural design standards of this Section 8, as well as the following additional requirement:

Ground floor facades for Large Retail Establishments that have abutting pedestrian sidewalks/plazas shall have arcades, display windows, entry areas, trellis, awnings or other such features along no less than fifty (50) percent of their horizontal length.

Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed 30% of the façade’s total length, or one hundred (100) horizontal feet, whichever is less.

### 8.5.3 In-Line Retail Stores:

In-Line Retail stores are required to comply with the architectural design standards of Section 8, as well as the following additional requirements:



Figure 8-25 - In-Line Retail

In-Line Retail uses shall incorporate Building components, such as columns, arcades, covered walkways, canopies, awnings and trellises which emphasize and denote its connecting pedestrian circulation patterns. (See Figure 8-25).

In-Line Retail uses shall incorporate seating and pockets of outdoor living areas that provide resting areas.

### 8.5.4 Facades

No facade that faces a public street or publicly accessed or Open Space shall have a blank featureless wall without including at least three (3) of the following:

- A. Change in plane.
- B. Change in color.
- C. Change in texture, scoring, jointing, reveals or masonry pattern.
- D. Windows.
- E. Trellises, colonnades
- F. Porticos, awnings or canopies.
- G. Tower elements
- H. Establish Building Bays using visual architectural features such as:
  1. Columns.
  2. Ribs or pilasters.

3. Piers and fenestration pattern.
4. Or an equivalent element that subdivides the wall into human scale proportions.

A single element may not be used to satisfy all of the above requirements.

Side and rear facades of the Building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited except where facades are not visible from the public right of way or public or Common Open Space.

Service entrances shall be planned to be visually unobtrusive to site entries, Building entrances, and public right-of-ways.

Screen wall materials to be similar or complimentary to Building materials.

### 8.5.5 Awnings

Awnings shall be broken down to relate to individual structural Building Bays or window openings.

Awnings and/or canopies on primary and/or accessory structures shall not be constructed of translucent materials that “glow” if internally illuminated.

## 8.6 BASE TREATMENTS

Facades shall have a recognizable “base” consisting of three (3) or more of the following, (see Figures 8-19 through 8-24):

- A. Thicker walls, ledges or sills.
- B. Integrally textured materials such as stone, masonry, or aggregate concrete.
- C. Integrally colored and patterned materials such as smooth-finished stone or block.
- D. Lighter or darker colored materials, mullions or panels as compared to the upper façade.
- E. Scoring / reveals.
- F. Belly Band.
- G. Modular store front on first floor.
- H. Change in window pattern on first floor as compared to upper floor(s).

- I. Raised planters attached or closely related to building – 20% of horizontal length of front facade.
- J. Berming against base of building – 30” minimum height.
- K. An equivalent element that provides a recognizable base as approved by the Centerra DRC and administratively by the City.

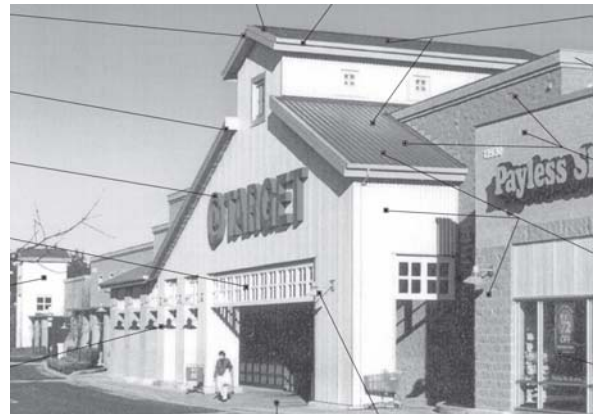


Figure 8-26 - Example of an architectural style (Target) that is more appropriate without a base.  
Example of integrated metal panels



Figure 8-27 - Example of modular store front on first floor



Figure 8-28 - Example of change of window pattern on first floor as compared to upper floor(s)



Figure 8-29 - Example of a “Belly Band” which defines the line between floors

## 8.7 ROOF AND TOP TREATMENTS

### 8.7.1 Policy

Crown the Building with a distinctive cap designed to cap the top of the Building.

Continuous flat parapets are prohibited, unless it can be demonstrated that facade massing breaks and other treatments create visual interest at the top of the Building.

Promote roofscaping diversity. Combination sloped and flat roofs create a pleasing ‘roofscape’ (Figures 8-13 through 8-18).

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened from public

view including surrounding public right-of-ways, surrounding public or Common Open Space and neighboring properties or they must be an integral part of the building design. Parapets or other architectural screening solutions shall be used. Screen material shall be of the same or compatible material texture and color to the Building architecture. Screening shall be equal to or taller than the element being screened unless specifically approved by the Centerra DRC and administratively by the City.

Integrated roof forms and mechanical screens are required.

Roof forms of porte cocheres, where used, shall be integrated with the roof forms of the primary Building. In no case shall a porte cochere be taller than the primary Building.



Figure 8-30 – Sloping roof forms may be used to satisfy the requirements for both “Building entrances” and “top treatments”

### 8.7.2 Top Treatments for Buildings

Non-residential Buildings with a flat roof shall have a recognizable “top” consisting of two (2) the following, (see Figures 8-19 through 8-24):

- A. Three dimensional cornice treatment, other than just colored “stripes” or “bands,” with integrally textured materials, such as stone or other masonry or differently colored material.
- B. Sloping roof forms as a top treatment (see Figure 8-30).

- C. Stepped cornice treatment (min of 2 steps).
- D. Or an equivalent element that provides a recognizable top as approved by the Centerra DRC and administratively by the City.

## 8.8 BUILDING ENTRANCES

### 8.8.1 Policy

Primary Building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textural interest at Building entries. Entrances shall be designed to integrate the wall signs with the design of the structure.

### 8.8.2 Criteria

Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian (Figures 8-10, 8-11 and 8-17).

Building address(es) shall be clearly visible from the public right-of-way, as well as at the entrance of each door.

Architectural Articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale.”

Primary entrances shall be protected from elements of weather.

Landscape features shall be provided at Building entrances, such as plazas, gardens, benches, landscape walls and /or artwork. (See Figures 8-7, 8-12 and 8-14).

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring the following:

- A. Customer entrances for “In-Line Retail”, or attached retail, shall feature no less than three (3) of the items listed below:

- B. Customer entrances for Buildings of less than 25,000 gross square feet (excluding “In-Line retail) shall include no less than five (5) of the items listed below:

- C. Customer entrances for Buildings having 25,000 gross square feet, or more, shall include no less than seven (7) of the items listed below:

- D. Where additional stores will be located in the principal building, each such store shall have at least one (1) exterior customer entrance, which shall feature no less than three (3) of the items in the following list:

1. Canopies, overhangs or porte cocheres.
2. Recesses/projections.
3. Arcades, porticos.
4. Raised cornice parapets over the door.
5. Peaked roof forms at entryway.
6. Arches.
7. Color change.
8. Texture change.
9. Material change.
10. Door(s) which provide a focal element at the entrance (see Figure 8-31).
11. Functional outdoor patios.
12. Windows which occupy an area of no less than two times the area of the entrance door(s).
13. Architectural details such as tile work, moldings, exposed trusses, columns and other similar details, which provide interest and are integrated into the Building structure and design.
14. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting or enhanced landscaping.
15. Special features such as a sculpture, a water feature, or a similar element (excluding features or images which are trademarked or in some way related to a specific business such as a logo).



Figure 8-31 – Door(s) which provide a focal element at the entrance

## 8.9 ENCROACHMENTS

All encroachments into a public right-of-way shall be subject to an encroachment permit.

## 8.10 BUILDING MASSING/SCALE

Buildings shall relate well to each other, to the site, and adjacent properties.

Taller Buildings (4 stories or more) shall be stepped back or shall provide significant mass breaks to decrease the apparent mass of the building. Wider, longer buildings shall be stepped or broken in elevation by combination of massing breaks, color changes and/or material changes (See Figure 8-32).



Figure 8-32 - Facades on Buildings of 4 stories or more can be broken by a combination of massing breaks and/or material changes. Note the massing breaks which create the illusion of a stepped back appearance

## 8.11 ACCESSORY BUILDING

Accessory Buildings shall be similar in character and materials as primary Buildings, (see Figure 8-33).

Location of Accessory Buildings shall be master planned with initial site plan for City approval.



Figure 8-33 - Accessory Buildings shall be Similar in Character and Materials as Primary Building

## 8.12 TEMPORARY USES/STRUCTURES

Temporary structures are intended to provide a short-term location for: companies that wish to occupy future Buildings within the GDP; for seasonal uses, construction trailers; or for interim / preliminary expansions to existing facilities.

A temporary structure can be in place during the entitlement process and/or during construction of the permanent structure(s).

Temporary structure(s) will be located on lots with approved building permit applications (or pending approval). If it is not possible to locate the temporary structure on a lot with an approved building permit (due to construction processes or other reasons) the structure shall be located on a lot immediately adjacent, or in close proximity to, the permanent structure's lot.

Refer to Table 8-1 for temporary use/structure requirements.

### 8.12.1 Criteria

- A. Temporary structures (excluding seasonal uses and construction trailers) shall be processed as a Type 1 zoning permit. Seasonal uses and construction trailers must obtain an over-the-counter permit.
- B. Architectural elevations of temporary structures shall be approved administratively by the City.
- C. Landscaping for temporary structures shall be approved administratively by the City and will be negotiated with the City on a case-by-case basis.
- D. Driveways and parking lots for temporary structures (excluding those for construction trailers) shall be surfaced with an all-weather, dust-free material, dust-free material (such as asphalt, concrete, or recycled asphalt) as necessary to meet the project traffic and emergency vehicle access and circulation needs. Construction trailers shall provide driveways and parking areas paved with an all weather

material that meets the City's emergency vehicle and construction access requirements.

- E. Parking Ratios shall comply with Section 7.17.
- F. One or more temporary structures may be constructed on a Lot, provided that the gross square footage of temporary structure(s) on a single lot does not exceed 3000 gross square feet.
- G. Temporary structures/uses shall be permitted within all of the land use categories as defined by the GDP.
- H. Temporary structures must meet the requirements of the Americans with Disabilities Act (excluding temporary structures which are not open to the general public).





Table 8-1  
Temporary Uses / Structures

Type	Description	Approval Process	Review Requirements	Time Limitation
Seasonal	Retail sales with or without a stand for: fruit, fireworks, pumpkins, Xmas trees, rugs, animals, artwork, etc.	An "over-the-counter" permit w/ one inspection by Building Division. Separate permit reqd. from Fire Dept. for fireworks. Applicants shall provide a copy of sales tax license issued from the City Clerk's office.	Retail sales must be an allowed use in zoning district for the location. Correct address of location, completed application. City-licensed contractor not required.	Per each use: maximum of three consecutive months every calendar year.
Temporary – Closed to the General Public	Construction Trailers	An "over-the-counter" permit w/ one inspection by Building Division. Building Division to send a CRES, if temporary power is requested.	Correct address of location, completed application. City-licensed contractor not required.	One year with one extension at the Director's discretion.
Temporary – Open to the General Public	Residential Sales Trailer	Type 1 Zoning Permit for uses allowed by right and as a Type II zoning permit for uses permitted by special review. Routed to all review agencies. Permit fees based on valuation. Inspection reqd. by all review agencies.	Detailed site plan, per Type 1 Zoning Permit for uses allowed by right and as a Type II zoning permit for uses permitted by special review. Structure to meet all UBC & ADA requirements. Landscaping negotiated per site by Planning Division.	Two years with one extension at the Director's discretion.
Interim – Expansion	Modular structure located on a developed lot to expand an existing use, expansion of private classrooms.	Type 1 Zoning Permit for uses allowed by right and as a Type II zoning permit for uses permitted by special review. Routed to all review agencies.	Use is allowed in zoning district. All code requirements apply. Landscaping negotiated per site by Planning Division.	One year with one extension at the Director's discretion, <b>only</b> if substantial construction of permanent use/structure has commenced.
Interim - Preliminary	Retail & Non-Retail uses, per definitions in Section 16.08.010. Modular structure located on a vacant site, prior to the construction of the permanent structure on same site.	Permit fees based on valuation. All typical fees apply (permit fees, use tax, CEF, SIF, etc.) Temporary C.O. issued until the expiration date of the use.	All discretionary zoning approvals (PDF, Special Review, etc.) must be obtained before issuance of any building permit.	

All signage to be reviewed under separate sign permit application.

### 8.13 DRIVE THROUGH FACILITIES

Covered drive-up/drive-through facilities or porte-cocheres, whether attached or freestanding, shall be visually tied to the primary Building in architectural forms, colors and materials.

Mechanical equipment, such as pneumatic tubing and other similar equipment, shall be hidden from view.

Drive-through driveways are subject to the parking lot screening requirements. (see Section 6.17)



Figure 8-34 - Integrated Canopies

### 8.14 CONVENIENCE STORES AND GAS STATIONS

Convenience Stores and gas stations shall comply with all applicable GDP conditions and Performance Standards and, to the extent the GDP does not provide a standard or condition relating to a particular review criterion, with any applicable criterion of the Municipal Code.

Canopies shall not exceed a 24 foot height. Canopies shall be architecturally integrated with the Convenience Store Building and other Accessory Structures on the site through the use of the same or complementary materials, design motif and colors. (See Figure 8-34). Lighting fixtures or sources of light that are a part of the underside of the canopy shall be fully recessed into the underside of the canopy so as not to protrude below the canopy ceiling surface. The materials and color used on the underside of the canopy shall not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries. The lighting criteria in Section 6.28 including the maximum of ten (10) footcandles shall apply to all areas below the canopy.