



# Architectural Design Standards (Form H)

**NOTE:** The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed E-470 (or Northeast Plains) and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Preliminary Plat level will not necessarily duplicate the exact illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Applicaiton Package
<b>Residential Design SFD, SFA, Multifamily</b>		
<b>Residential Materials Palette</b>	Most of the homes will consist of stone, metal siding, bat and board, stucco, brick and lap siding. Stone shall be used on the exterior of homes. Iron accents (gates, decorative window bars, etc) shall be incorporated. Wood/Timbers will be used where appropriate. Roof shingles (dimensional architectural shingles, or concrete tile) are encouraged to be metal roof shingles per style.	Imagery is located in the Urban Design Standards - TAB 12.4 - TAB 12.7
<b>Residential Color Palette</b>	Colors will consist of earth tones and hues. Light colors such as white, buff, tans, along with darker tones for variation will be used. Roof shingles (dimensional architectural shingles, or concrete tile) will be variations of earth tones, browns and grays.	Imagery is located in the Urban Design Standards - TAB 12.4 - TAB 12.7
<b>Residential Architectural Styles</b>	Four architectural styles will be used throughout Harmony - Contemporary Ranch, Modern Prairie, Modern Farmhouse, and Mid-Century Ranch.	Imagery is located in the Urban Design Standards - TAB 12.4 - TAB 12.7
<b>Residential Architectural Features</b>	Courtyards and patios are a key component/feature to this community. Courtyards and patios will have a minimum dimension of 8 feet in any one direction.	Imagery is located in the Urban Design Standards - TAB 12.4 - TAB 12.7
<b>Community Center Design</b>		
<b>Community Center Materials Palette</b>	The Community Center will use wood and stone material. Tile and metal roofs will be incorporated. Wood trellis features will also be included with timber accent.	Imagery is located in the Urban Design Standards - TAB 12.8
<b>Community Center Color Palette</b>	Colors will consist of earth tones and hues. Light colors such as white, buff, and tans will be used for variation and elevation highlights. Roof tiles (dimensional architectural shingles, concrete tile, or metal) will be earth tones.	Imagery is located in the Urban Design Standards - TAB 12.8
<b>Community Center Architectural Styles</b>	The architectural style of the Community Center will incorporate Contemporary Ranch characteristics.	Imagery is located in the Urban Design Standards - TAB 12.8
<b>Community Center Architectural Features</b>	The main entrance will be a central focal point with a covered entrance. Large grouped windows will be complimented by stone and metal accents.	Imagery is located in the Urban Design Standards - TAB 12.8
<b>Mixed-Use / Commercial Node</b>		
<b>Mixed-Use / Commercial Node Materials Palette</b>	Material palette may consist of natural stone, synthetic stone products, stucco, architectural steel, standing seam metal roofing, anodized aluminum storefront / curtain wall glazing systems, brick, fabric awnings and precast concrete.	
<b>Mixed-Use / Commercial Node Color Palette</b>	Color palette to include earth tones, indigenous to the region resulting in a cohesive unified theme throughout the development. Bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary structure.	
<b>Mixed-Use / Commercial Node Architectural Styles</b>	The intent for the style is a contemporary design with mid-modern influences. The architecture shall match the landscape in its rectilinear and crisp edges for a balanced collection of geometric forms.	
<b>Mixed-Use / Commercial Node Architectural Features</b>	Features may include highlighting entries to buildings with architectural treatments, varied heights in parapets, material changes at changes in plane, false windows and door openings when the building use warrants.	

# Architectural Design Standards

## Residential Design Standards - All Buildings

The design of individual residential buildings and groups of buildings shall employ a variety of design features. In addition to the design features used on the front façade, at least some design features of a compatible architectural style shall be used on all elevations, such as window patterns and trim, eaves, gable treatments including decorative vents, siding patterns, and similar residential architectural devices to avoid the creation of monotonous residential neighborhoods and streetscapes.

## Single Family Detached, Duplex & Single Family Attached

- Prohibited Exterior Materials include concrete block, including split face and ground face block, is not permitted as an exterior finish on any elevation.
- A minimum of 5 house color palettes and 3 roof colors shall be offered in each subdivision filing.
- All main roofs shall have a minimum slope of at least 4/12, with a minimum of at least 3 roof colors offered in each subdivision filing. All roof materials shall have a minimum 25-year warranty. An eave or overhang of at least 12 inches shall be provided at all house perimeters, except gable roof ends, where an 8-inch overhang shall be required.
- Where stairs run to the front door, single runs of stairs shall be limited to 5 steps. All risers on stairs leading to the front door shall be enclosed or have a solid, painted backing.
- Where provided, porch and deck columns and roofs shall be integrated into the overall design of the house to which they are attached, and shall be constructed of materials consistent with those found elsewhere on the house. All porch or deck columns located on the front of a house, or on elevations facing a public open space, shall have a minimum cross-section of at least 5 1/2 inches.
- Where a front door is located in an open entry space recessed into the body of the house, the maximum depth of the space shall not exceed one-and-a-half (1.5) times the entry space width.
- Where a garage door or doors accommodating one or two cars in non-tandem configuration appears on the front of a residential structure, the door or doors shall not occupy more than 45 percent of the total width of the front elevation. Garages built to accommodate 3 or more vehicles in non-tandem configuration shall not occupy more than 53 percent of the total width of the front elevation. All 3-car garages shall have a minimum 2-foot offset between the single and double garage doors, or between two single doors if three single doors are provided.
- Wherever possible, the massing and use of exterior materials on a two-family (Duplex) building should be arranged to give the building the appearance of large single-family homes.

# Architectural Design Standards

## Intent

The architecture of the Cottonwood Creek neighborhood will draw from examples of modern residential development in Aurora and the Denver metro area, as shown in this document. We anticipate that elements of Contemporary Ranch, Modern Prairie, Modern Farmhouse and Mid-Century Ranch architecture will be used throughout the community, and will vary over time as the demands of builders and the general public change. Styles of preferred architecture will change as the community progresses with development. However, the overall architectural palette of Cottonwood Creek will continue to emphasize a focus on families, outdoor activity, and engaging the street and other neighbors in a given neighborhood. The prevailing architecture of Cottonwood Creek will emphasize a community built on quality and designed to provide an environment conducive to family living and interaction with neighbors.

As we try to understand a specific style or multiple styles of architecture, we must recognize that style is a product of its environment. House styles can and have been dictated by regional surroundings and contribute to the identity of the area. Cottonwood Creek’s ‘style’ is not confined to one specific architectural style, but incorporates and blends many different styles of architecture to further establish an identity and appeal to Cottonwood Creek.

## Contemporary Ranch

Contemporary Ranch homes are typically structures oriented around a patio or courtyard design. Modern Ranch houses will incorporate rustic elements of darker woods, lighter stone, wood overhangs, and simple gable roofs with modern features like open plans and expansive window walls. Doors opening up to courtyards or patios create an addition of living space to the home.



## CONTEMPORARY RANCH

\* Architecture depicted may be 1-2 stories

# Architectural Design Standards

## Modern Prairie

Modern Prairie style homes can easily be defined by strong horizontal lines. This unique architecture complements the landscapes associated with Cottonwood Creek. Floor plans are often wide open and spacious. Inspiration for this style is often established through its relationship with nature - using window arrangements, columns, low walls and planters to add to the appeal of the home. Prairie Style homes appear to grow out of the ground; very low and close to the terrain with a low pitched hipped roof windows set in groups and thoughtfully arranged, and an entrance that is typically secluded.



## MODERN PRAIRIE

\* Architecture depicted may be 1-2 stories

# Architectural Design Standards

## Mid-Century Ranch

Mid-Century Ranch is a style simple in form and provides clean angles with a design free from clutter. The profile of the house is close to the ground with a long and low roof line. This style encompasses vaulted ceilings, simple and rustic exterior trim, and large overhanging eaves. By using certain materials and finishes, this style will radiate a Colorado flair. Woods, metals, and neutral colors will bring the simple architecture to life, while desired finishes will create a variety of options.



MID-CENTURY RANCH

\* Architecture depicted may be 1-2 stories

# Architectural Design Standards

## Modern Farmhouse

Modern Farmhouse style homes are typically accented with covered patios and large groups of windows. The plan of this home is to invite discovery with welcoming alcoves, spacious living areas and fluid floor plans suited for today's modern families. Metal and stone are often used with the use of trellis overhangs. Straight lines and clean edges relate with the land and the overall site.



**MODERN FARMHOUSE**

\* Architecture depicted may be 1-2 stories

# Architectural Design Standards

## Community Center

The community center will embody a mixture of styles reflected in the architectural design standards of the housing product, but will in particular emphasize the Contemporary Ranch or, raised ranch style. Elevated ceilings will be complimented by large blocks of windows. The exterior will consist of lighter-colored stone, darker woods and metals. A rustic feel of the materials will be contrasted with the modern shape and angles of the architecture.

