

Article 11. Definitions

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11.01 Definitions

All terms used in this code shall have their plain and commonly accepted meaning, based upon the context of their use in the code. The following terms shall have the meaning given below, unless more specifically described, limited or qualified within the standards of this code. Some Chapters have specific definitions where the terms have the given meaning for interpretation of that chapter.

Abandoned Sign. a sign which advertises or identifies an out-of-business, moved or non-existing business or service.

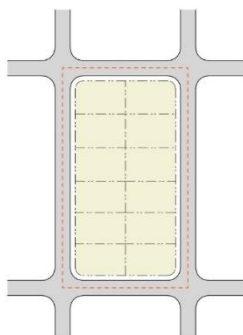
Accessory Building, Structure or Use. A building, structure or use located or conducted upon the same lot (or on a contiguous lot, under one deed, in the same ownership) as the principal building, structure or use to which it is related, and which is clearly incidental to and customarily found in connection with such principal building or use.

Alley. A public or private way at the rear or side of the property, permanently dedicated as a means of vehicular access to the abutting property and generally having less width than a street.

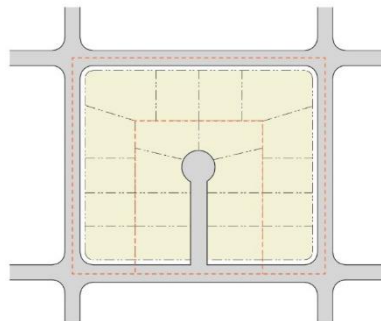
Appeal. A review of a final decision by a higher authority according to the standards and procedures of this code, or as otherwise allowed by other laws.

Basement. The portion of a building between floor and ceiling which is entirely below grade, or partly below and partly above grade but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling.

Block. A group of platted lots and tracts surrounded by streets or by other features that interrupt the street network such as parks, railroad rights-of-way, or municipal boundary lines; or the perimeter of all lots fronting on the street in the case of a cul-de-sac.



Standard Block

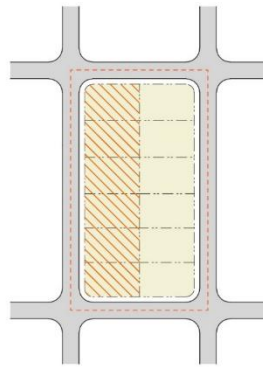


Cul-de-sac Block



Exception

Block face. All lots on one side of a block.



Block Face

Buffer. An area of a site used to promote separation and enhance compatibility between land uses of different intensities, by the use of space, the design of landscape or the arrangement of buildings and structures, or any combination of these.

Building. Any structure built for the shelter or enclosure of persons, animals, chattels, property or substance of any kind, excluding fences. The word *building* includes the word *structure*.

Building Floor Area. The maximum horizontal area within the outer perimeter of the building walls.

Building Footprint (building coverage). That area or portion of a lot which is occupied or covered by all buildings on that lot.

Building, Detached. Any single building or building separated from another building on the same lot.

Building, Enclosed. A building separated on all sides from adjacent open space or other buildings by fixed exterior walls or party walls, with opening only for windows and doors, and covered by a permanent roof.

Building Frontage. The area of the lot along the front building line, and when referring to design standards it may include relationship between this area, the streetscape, and the primary facade of the building.

Building Frontage, Principal. The horizontal linear dimension which is designated as the primary facade of that portion of a building occupied by a single use or occupancy for the purposes of allocating signs and other design requirements.

Building Height. (See Section 1.02.D. Interpretation, Building & Structure Measurements.)

Building Line. The actual line at which a building is constructed, and the location of other elements on the lot or adjacent lots may refer to this line extended outward from the building.

Building Line, Required Front. The portion of the lot frontage required to be occupied by the front facade of a principle structure, or other permitted accessory structures or landscape associated with the frontage design.

Building, Principal. One building housing the principal (primary or most important) uses permitted for the lot upon which it is located.

Comprehensive Plan. The City of Fort Lupton Comprehensive Plan, as amended. The Comprehensive Plan may include any other plans, policies, or programs officially adopted or approved by the City under the guidance of that plan, including the City's Three Mile Area Plan.

Condominium. A form of ownership in which the interior floor space of a unit or area is owned individually, and the structure, common areas and facilities are owned by all of the owners on a proportional, undivided basis, and where all other physical attributes of the building and site beyond ownership units meet the standards of these regulations.

Construction Sign. A temporary sign announcing construction, remodeling or other improvements of a property.

Coverage, Lot. Land area which is covered with impervious surfaces, such as buildings, patios, or decks with roofs, carports, swimming pools, tennis courts, or land area covered by any other type of structure, including parking lots.

Deciduous. A plant with foliage that is shed annually.

Density. The total number of dwelling units on a property, divided by the gross area in acres of such property.

Drive-through, Accessory. An accessory site design and building design component of any business in which the provision of services or the sale of food or merchandise to the customer in a motor vehicle without the need for the customer to exit the motor vehicle. This definition includes, but is not limited to, bank drive-up tellers and drive-through fast food restaurants.

Driveway. An improved concrete or asphalt path, or other area of a site otherwise dedicated to vehicle access to a site or leading directly to one or more city-approved parking spaces or parking spaces within a building.

Essential Public Infrastructure Equipment or Services. The erection, construction, alteration or maintenance by public utilities or municipal departments of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health, safety or general welfare.

Evergreen. A plant with foliage that persists and remains green year-round.

Household:

- a. A single individual doing his or her own cooking and living upon the premises as a separate, independent housekeeping unit; with his or her own children or children over whom he or she has custody or guardianship through a court order, or with his or her brothers, sisters, parents or grandparents;
- b. A collective body of persons doing their own cooking and living together upon the premises as a separate, independent housekeeping unit in a domestic relationship based upon birth or marriage, limited to a married couple, their own children or the child or children of one or the other of them or over whom one or the other of them has custody or guardianship through a court order or to include their brothers, sisters, parents or grandparents; or
- c. A group of not more than two unrelated persons doing their own cooking and living together on the premises as a separate housekeeping unit with their own children or the child or children of one or the other of them or over whom one or the other of them has custody or guardianship

through a Court order. Single persons 18 years of age or older, not living with their parents or legal guardian, are considered to be unrelated to each other.

In addition to the above, in order to be considered a family, there may be no more than three persons per bedroom living in a residence unless the adult persons living therein file an affidavit with the City establishing that these persons meet the above descriptions of Subparagraph a, b or c.

Flag. A type of sign on a piece of fabric with a distinctive design.

Freestanding Sign. A sign which is supported by its own structure not associated with a building.

Frontage. The area of a lot between the front building line and the front lot line.

Grade (adjacent ground elevation). The average elevation of the graded surface of the ground, paving or sidewalk adjoining the base of a structure, in all directions.

Gross Leasable Area (GLA). The area of a building that can be leased to tenants, including storage areas and common areas apportioned to the number of tenants sharing the area. Gross leasable area shall be measured in the same manner of gross floor area, but is apportioned to specific uses or tenants in the building.

Ground Cover. Materials that typically do not exceed one foot in height used to provide cover of the soil in landscaped areas, which may include a combination of, but not limited to river rock, cobble, boulders, concrete pavers, grasses, flowers, low-growing shrubs and vines, and those materials derived from once-living things, such as wood mulch. In no event shall weeds be considered ground cover.

Hazard. A source of danger to persons or damage to property.

Home Occupation. A business conducted accessory to and within a residence and subject to other standards and procedures of this code to ensure that it is subordinate and customarily incidental to the residence.

HUD-approved Home. A factory-built single-family dwelling that is properly certified to have been built to the standards of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5401, et seq., 24 C.F.R. Part 3280 and Part 3282.

Illuminated Sign. A sign lighted by or exposed by artificial light.

Landscape Area. Land set apart for the planting of grass, shrubs, trees or similar living plants. Such land may include trees and be used in an arcade, plaza or pedestrian area and include fences, walls or nonorganic displays as a part thereof.

Lot. A parcel of land, established by a subdivision plat, having the required minimum dimensions, which shall be located on either a public right-of-way or on a legal and perpetual access and which is occupied or designed to be occupied by one or more principal buildings, structures, or uses.

Mobile Home. A transferable, detached dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical convenience as immobile housing. Such structure will have no foundation other than wheels or removable jacks for conveyance on highways and may be transported to a site as one or more modules. The term *mobile home* shall not include travel trailers, campers or self-contained motor homes or camper buses.

Monument Sign. A sign supported by or mounted directly upon the ground.

Natural Area. Aquatic or terrestrial habitats or areas which exist in their natural condition and which have not been significantly altered by human activity.

Natural Feature. Features which give an area its general appearance and ecological character and which attract or support the wildlife species that use or inhabit the area.

Nonconforming Building. A building which was lawfully constructed prior to the effective date of this Chapter and which does not conform to the requirements of these regulations.

Nonconforming Use. A land use which was lawfully established prior to, and being conducted on, the effective date of this Chapter and which does not conform to the requirements of these regulations

Nuisance. Activity which arises from unreasonable, unwarranted or unlawful use by a person of his or her own property, working obstruction or injury to a right of another or to the public and producing such material annoyance, inconvenience and discomfort that the law will presume resulting damage.

Objectionable or Harmful Substances, Conditions or Operations. Any use or operation which causes, or threatens to cause, one or more of the following environmental problems:

- a. Creation of a physical hazard by fire, explosion, radiation or other cause to persons or property at or beyond the property line of the premises in question.
- b. Discharge of any liquid or solid waste into any stream or body of water, into any public or private disposal system or into the ground, so as to contaminate any water supply, including underground water supply.
- c. Maintenance or storage of any material, either indoors or outdoors, so as to cause or facilitate the breeding of vermin.
- d. Emission of smoke or gas which constitutes a hazard to the health, safety or welfare of any person.
- e. Ashes, gas or dust which can cause hazard, damage or injury to persons, animals or plant life or to other forms or property, at or beyond the property line of the premises in question.
- f. Creation or causation of any offensive odors or noise at or beyond any property line of the premises in question.
- g. Creation or maintenance of any distracting or objectionable vibration, glare, odor and/or electrical disturbances at or beyond any property line of the premises in question.
- h. Any public nuisance.
- i. Storage of any and all hazardous substances.

Official Zoning Map. The City's official graphic record of the boundaries of zoning districts, as it may be amended from time to time, and containing other information as specified in this Chapter.

Oil and gas facility or accessory structure. Equipment, structures, accessory structures, infrastructure, or other improvements used or installed at any area where an owner or operator has disturbed or intends to disturb the land surface for the exploration, production, withdrawal, gathering, treatment, or processing of oil or natural gas. This includes storage, separation, treating, dehydration, artificial lift, power supply, compression, pumping, metering, monitoring, flow lines, and other equipment directly associated with oil wells, gas wells, or injection wells.

Open Space, Common. A common area permanently set aside for the common use and enjoyment of residents or occupants of a development or members of a homeowners' association, which open area may be landscaped and/or left with natural vegetation cover and which may include swimming pools and other recreational leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding, or off-street bicycle trails; and landscape areas adjacent to roads which are in excess of minimum required rights-of-way.

Open Space, Private or On-lot. An outdoor area not intended for habitation, directly adjoining a dwelling unit or building, which is intended for the private enjoyment of the residents or occupants of the adjacent dwelling unit or building and which is defined in such a manner that its boundaries are evident. Private or on-lot open space may include lawn area, decks, balconies, and/or patios.

Open Space, Required. That portion or percentage defined by the zoning standards of a lot required to be open and unobstructed. The area must not be covered by any structure or impervious surface, such as sidewalks or driveways, with the exception of required amenities, identity features, or useable open space required pursuant to this code.

Open Space, Usable. That portion of a lot or site available to all occupants of the building or site for recreational and other leisure activities that are customarily carried on outdoors.

Ornamental Tree. A deciduous tree planted primarily for its ornamental value or for screening and which will typically be smaller than a shade tree approximately 15 to 25 feet in height.

Outlot. A parcel or parcels of land designated on a plat and intended to be further subdivided before development at some point in the future, but which may be initially created under single ownership through a subdivision process.

Parcel. A unit or contiguous units of land in the possession of, or recorded as the property of one person, partnership, joint venture, association or corporation, or other legal entity.

Park. Any dedicated and accepted public or private land available for recreational or scenic purposes.

Patio. A paved area, open to the sky, adjacent to a dwelling.

Porch. A roofed or unroofed open structure projecting from the front, side or rear wall of a building.

Portable Sign. A sign that is not permanently affixed to a building, structure or into the ground, except A-frame signs and footed vertical signs.

Primary Entrance. The entrance to a building or structure which is intended to be the main pedestrian or public entrance and which shall typically be located on the front of the building or structure, and therefore includes enhancements and human-scale details to show the priority and importance of the space to the public.

Principal Building, Structure or Use. A primary permitted building, structure or use of land as specified in the district regulations of this Chapter, other than an accessory building, dwelling or use or special use.

Protective Oversight. Guidance of a resident of a personal care boarding home as required by the reasonable needs of the resident, including the following: being aware of a resident's general whereabouts, although the resident may travel independently in the community; monitoring the activities of the resident while on the premises to ensure his or her health, safety and well-being, including monitoring of prescribed medications; reminding the resident to carry out daily living activities; and reminding the resident of any important activities, including appointments.

Replacement Value. The amount it would cost to replace a structure or restore a site to its previous condition considering all aspects of the investment at their current market costs. This amount may be based on estimates or where discrepancies exist the average of three independent estimates, in the sole discretion of the City.

Shade Tree. A large woody plant, usually deciduous, that normally grows with one main trunk and has a mature height at least 30 feet, a canopy height above 12 feet, and screens and filters the sun.

Shrub. A woody plant which consists of a number of small stems from the ground or small branches near the ground and which may be deciduous or evergreen.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian path.

Sign. Any advertisement, announcement or direction of communication produced in whole or in part by the construction, erection, affixing or placing of a structure, or produced by painting on or pasting or placing any printed, lettered, pictured, figured or colored materials on any building, structure or surface; provided, however, that signs placed or erected by the City or the State for the purpose of showing street names or traffic directions or regulations or for other municipal or government purposes shall not be included herein.

Street means a public thoroughfare, dedicated or deeded, for the purpose of providing a principal means of access to abutting property.

Street, Design Type. A reference to the design attributes of a specific segment of the street, regardless of the functional class, and including lane widths, number of lanes, parking, streetscape, and sidewalks. Street design types allow the design of segments of streets to transition and relate better to the context and anticipated abutting land uses, without disrupting the overall role of the street in the functional classification system.

Street, Functional Classification. A system of categorizing streets based on their role in the overall street network, considering traffic volumes, traffic speeds, and continuity of the street. These include arterial, collector, and local.

Street Frontage. The property line which abuts a public right-of-way.

Street Tree. A tree planted in close proximity to a street in order to provide shade over the street and to soften the street environment.

Streetscape. The scene that may be observed along a street, including both natural and non-natural components, including vegetation, buildings, paving, plantings, lighting fixtures and miscellaneous structures.

Structural Alteration. Any change in the support members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything constructed or erected, including a fence, sign or building, with a fixed location on the ground.

Substantially Commenced Construction. Underground municipal utilities or building foundations have been completed.

Temporary. For a limited period of time, i.e., not permanent.

Temporary Sign. A sign allowed by permit (except an A-frame sign or a footed vertical sign), which is not intended as a permanent sign and which meets all the requirements of the sign code.

Tract. A parcel of land platted in a subdivision for a specific purpose, which shall be shown on the face of the plat. Specific purposes may include, but are not limited to, drainage areas, stormwater detention or retention areas, parks, open space, or land areas reserved for other public facilities

Travel Trailer or Camper. A portable structure mounted on wheels and drawn by a stock passenger automobile or affixed to the bed or chassis of a truck, or portable structure mounted on wheels and constructed with collapsible partial side walls of fabric, plastic or other pliable material which fold for towing by another vehicle and which unfold at the campsite to provide temporary living quarters for recreation camping or travel use. The term *travel trailer* shall include units designated as motor homes or camper buses.

Tree. A large woody plant with one or several self-supporting stems or trunks and numerous branches and may be deciduous or evergreen.

Wall Sign. A sign incorporated in, painted on, attached to or erected against the facade of a building.

Well. An oil or gas well, a hole drilled for the purpose of producing oil or gas, a well into which fluids are injected, a stratigraphic well, a gas storage well, or a well used for the purpose of monitoring or observing a reservoir.

Well site. The areas that are directly disturbed during the drilling and subsequent operation of, or affected by production facilities directly associated with, any oil well, gas well, or injection well and its associated well pad.

Wellhead. The mouth of the well at which oil or gas is produced.

Window Sign. A sign painted on or applied to a window.

Yard. That portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line to a principal building.

Yard, Front. That portion of a lot extending across the full width of the lot between the front lot line and the nearest line or point of the principal building.

Yard, Rear. That portion of a lot extending across the full width of the lot between the rear lot line and the nearest line or point of the principal building.

Yard, Required. That portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line for a depth or width specified by the regulations for the zone district in which the lot is located.

Yard, Side. That portion of a lot extending from the front yard to the rear yard between the side lot line and the nearest line or point of the principal building.

Zone. A platted lot or group of contiguous lots under a common ownership that is used for placement of a single principal permitted use or, within a planned unit development, a group of permitted uses.

11.02 Description of Uses

This section provides descriptions of uses of land and buildings associated with Table 4-2 Allowed Uses. It is organized by Categories and Types of uses, with some Types including more specific types. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most equivalent described use considering:

1. The similarity of the use in terms of scale, impact and operations to other described uses;
2. The typical building format and site design associated with the use from existing examples; and

3. The potential contribution of the use, in its typical format and design, to the intent of the zoning district, and the ability to complement and be compatible with other permitted uses.

Any uses that may not be interpreted as equivalent to a use in Table 4-2 is not anticipated by these regulations and may only be allowed by an amendment to the development code.

A. Residential Dwelling

The Residential Dwelling category is the principal use of land and buildings for dwelling units. A dwelling unit is one or more joined rooms designed and used by a household for residential occupancy, including sleeping, bathroom(s) and eating facilities. A dwelling is owned by the resident or leased or rented on a monthly basis or longer. The arrangement and extent of dwelling units depends on the zoning district, lot sizes and building types, arranged in the following types:

Detached House. A residential building designed for one primary dwelling unit in an urban neighborhood, suburban or rural setting. Variants of this type are based primarily on lot size and context, based on the standards of the particular zoning district.

Accessory Dwelling. An apartment integrated within a detached house or duplex/multi-unit house, or located in a detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot as those buildings, and subject to other standards in this code to ensure that it is subordinate and customarily incidental to the principal dwelling unit.

Duplex / Multi-unit House. A residential building designed to accommodate 2 to 4 primary dwelling units in an urban neighborhood or suburban setting. Duplex units that share a single common wall may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. All other Duplex or Multi-unit Houses shall be on a single lot. Duplex / Multi-unit Houses shall have a scale, design and orientation of access and entrance features that maintains the appearance and form similar to a Detached House.

Established Detached House in Nonresidential. A detached house used as a residence in a nonresidential district, but where new development of the same use or similar building type is no longer permitted in the zoning district. These buildings and uses shall be permitted subject to the standards for Detached Houses in Table 5-1, and compliance with any utility, public health and safety codes, so that continued use and further investment in the same or similar building and use is not discouraged, including reconstruction of the same or similar building.

Row House. A multi-unit residential building designed for 3 to 8 dwelling units in an urban and or suburban setting. Row Houses abut one another sharing an adjoined party wall. These units are attached, however, each unit has its own private entry. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to platting restrictions.

Apartment (small or medium). A multi-unit residential building designed on a small or moderate-sized lot in a compact walkable neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, is designed with a compatible scale and frontage to other residential building types, and arranged to integrate into the block structure of a neighborhood. Variants of this type are based primarily on building scale, lot size and context, and the standard of the particular zoning district.

Apartment (large or complex). A multi-unit residential building designed on a large lot, or a grouping of small or medium multi-unit buildings in a common development in a suburban setting, including accessory uses and buildings to support the residential use of the property, and arranged around an internal system of streets/internal access, walkways and common open space.

Apartment Mixed-use (apartment over commercial / service). A residential use in a building designed primarily for street level retail, service or employment uses, and where dwelling units are accommodated on upper stories or the rear of the building, or otherwise separated from the principal commercial function of the building.

Small Format or Manufactured Home Communities. A parcel of land planned and designed for multiple home sites for the placement of manufactured, mobile or other small homes, and used for the principal dwelling of households for long-term residency. These communities include internal common areas, circulation systems and accessory uses and facilities to support the community. Dwellings may either be located on home sites designated within a larger project or on single lots owned through appropriate condominium procedures or platted under certain conditions.

Residential Care - Group Home / Statutory. A residence in a residential building that is operated to provide supervision and other services for 4 to 8 individuals who are developmentally disabled (as defined in Section 31-23-303, C.R.S.), mentally ill or 60 years of age or older or persons with handicaps as defined by 42 U.S.C § 3601 and Section 24-34-103(4), C.R.S., and who are not related to the owner of the residence by blood, marriage or adoption. A foster care home with more than four foster children is also considered a group home. Except as specifically provided by this Code, a group home shall not house more than one individual per dwelling who is required to register as a sex offender under the provisions of Section 18-3-412.5, C.R.S.

Residential Care - Limited. A living facility or planned community that emphasizes social and recreational activities for mature adults or retired individuals that need limited assistance. The facility may provide some level of supervision or support for daily living. The facility will typically provide security and may include other services such as meals, housekeeping, transportation and other support services where needed. Individual dwellings may contain kitchen facilities. This includes commonly used terms *retirement housing* and *retirement community*.

Residential Care - General. State-licensed housing that provides twenty-four hour supervision and is designed and operated for people who require some level of support for daily living. Such support may include meals, security and housekeeping and may include daily personal care, transportation and other support services where needed. Individual dwellings may contain kitchen facilities. This includes commonly used terms *congregate care facility* and *continuing care retirement community*.

Residential Care - Institutional. State-licensed facility that provides twenty-four hour supervision and is designed and operated for elderly people who require support for daily living, or for other rehabilitative or protected care group homes that do not meet the statutory group home definition. Medical support, rehabilitative services and counseling shall be provided by skilled professional, nursing and medical staff. This includes commonly used terms *extended care facility*, *long-term care facility*, *halfway house*, *rehabilitative residence*, *shelter house*, *nursing home* and *hospice*.

B. Agriculture Uses

The Agriculture use category is for uses that maintain existing agriculture functions and food production, or which are promoting and maintaining Fort Lupton’s agricultural heritage.

Agriculture. The primary use of land is cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the premises; or plant production such as nursery, orchard, vineyard; under specific conditions the use may involve the raising or breeding of livestock, poultry, fish or other animals.

C. Public / Civic

The Public / Civic use category is the use of land and buildings to serve public or community interest by enhancing the daily cultural, social, or recreation needs for residents and neighborhoods. It can include

public uses generally available to the public at large, community uses structured by voluntary affiliation, or private uses limited by property ownership or membership. It includes the following types:

Assembly. A civic or institutional use designed to serve the community for regular or periodic events, including worship, civic, recreation or entertainment, and accessory uses associated with organized activities, including child care, concession services, education, and recreation events.

Assembly – Neighborhood (< 400 capacity and < 1 acre lot). A place of public assembly designed and located to serve immediately adjacent uses and nearby neighborhoods, or be accessory to other uses and typically designed for less than 400 people. All buildings and facilities are located on a lot of less than 1 acre. Examples include a small neighborhood association clubhouse or recreation center, common meeting rooms or meeting hall, or small religious facilities.

Assembly – Community (400-800 occupants or 1 to 5 acres). Places of public assembly designed and located to serve community or civic needs of a broad vicinity and typically designed for 400 – 800 people. All buildings and facilities fit on a lot or are arranged in a small campus of between 1 and 5 acres. Examples include a community/recreation center, small event hall or large religious facility.

Assembly – Regional (800+ occupants or 5+ acres). Places of public assembly designed and located to serve community or civic needs of the city or region and typically designed for more than 800 people. Buildings and facilities require large lots or campuses that are difficult to integrate into the surrounding block structure, are disruptive to connected development patterns, and require special siting and civic design considerations. Examples include an auditorium, large event hall, major worship hall or campus, or convention and conference center.

School. A civic or institutional use designed to provide structured, seasonal or year-round education opportunities for the community. Schools are typically integrated into the surrounding context and development pattern as a civic amenity, based on the scale of the facilities.

Cemetery. An open land area used for permanent public burial and memorializing of deceased humans, and associated accessory structures such as chapel, mausoleum for entombment, columbarium for inurnment of cremated, and crematorium provided they only serve on-site burials and all structures are clearly subordinate to the open and civic design of the land.

Funeral Home. A building used for services to honor and memorialize deceased humans, and associated activities and facilities related to services such as a chapel or crematorium provided, they only support and are incidental to on-site services and have no equipment or structures that alters the appearance of the building as a civic use.

Park and Open Space. Any parcel or area of land or water essentially unimproved with any residential, commercial, or industrial uses and dedicated or reserved for public and/or private use and enjoyment, or public lands managed by a public entity for the conservation or stewardship of resources. Specific uses and purposes include agricultural, recreational, education, cultural, scenic or environmental purposes, and the land is characterized by natural and landscape features. Types of open spaces are generally defined in Section 3.02 by context, design, and function.

D. Commercial

The Commercial use category is the use of land and buildings for entities engaged in sale of products or services, the limited production and distribution of products, or other administrative or support services to help businesses. It includes the following types of uses:

Retail. A commercial use primarily engaged in the sale, lease or rental of products to the general public with frequent interaction of patrons or consumers on premises. Retail uses are further refined by scale, intensity and format based on the following:

Retail – Limited (< 2K). A small-scale retail use with under 2,000 square feet of commercial area.

Retail – Small (2K - 10K). A retail use with at least 2,000 but less than 10,000 square feet of commercial area.

Retail – General (10K - 30K). A moderate-scale retail use at least 10,000 but less than 30,000 square feet of commercial area.

Retail – Large (> 30K). A large-scale retail use with at least 30,000 square feet of commercial area.

Animal Care. A commercial use that provides care and medical or non-medical services for domesticated animals that is further refined by the scale and intensity of the operations, as follows:

Animal Care - Limited (< 5K, limited boarding). A small office or shop providing animal care. The use typically involves less than 5,000 square feet of commercial area, all activities occur indoors (except routine daily pet care), and any overnight boarding is limited to that necessary for medical care or observation. Examples include a veterinary office, pet grooming or training, and small animal day cares.

Animal Care – Small (<5K). A small office or shop providing animal care including limited overnight boarding services. The use typically involves less than 5,000 square feet of commercial space and limited outdoor activity areas that can accommodate the care for under 30 animals at a time. Examples include a veterinary clinic, animal day-care, or small indoor commercial kennels.

Animal Care – Large (5K+). A large facility providing animal care including overnight boarding. The use typically involves 5,000 square feet or more of commercial space or significant outdoor activity including boarding kennels or play areas where more than 30 animals may ordinarily be kept. Examples include domestic animal hospitals, larger pet daycare facilities, animal shelters and large commercial/outdoor kennels.

Car Wash. A facility providing self-service or professional washing of vehicles. (Limited facilities to wash cars may be an accessory use to another permitted use provided it counts to one of the vehicle service bays.)

Child Care. A commercial service use providing daily care for children under eighteen years old for individuals unable to care for children for themselves, for less than 16 hours, including recreation, education and supervisory services. The use includes facilities commonly known as day cares, before or after school programs, day camps, or summer camps. This use type is further categorized by the following formats:

Child Care – In home. A day care use in a dwelling providing care for five or more children not related to the head of household. Child care – in home includes facilities designated by rules of the state board pursuant to Section 26-6-106(2)(p), C.R.S., for all purposes similar to in home care for children.

Child Care – Center/Small. A day care use for individuals, for up to 30 children and in a commercial building up to 5,000 square feet, or as an accessory use to an otherwise allowed civic use. This excludes public, private or parochial schools of at least 6 grades, or opened as a

component of the school districts preschool program operated pursuant to Article 28 of Title 22, C.R.S.

Child Care – Center/Large. A day care use for individuals, for more than 30 children and in commercial building. This excludes public, private or parochial schools of at least 6 grades, or opened as a component of the school districts preschool program operated pursuant to Article 28 of Title 22, C.R.S.

Gas Station. A specific retail use engaged in the sale of fuel to the general public, and may involve limited accessory sales of vehicle accessories and convenience goods. This use may be combined with accessory vehicle service and repair uses, or accessory car wash, but is subject to the service bay limitations below. Gas Station uses are further refined by the scale, format and intensity as follows:

Gas Station, Small (1-8 pumps). The use is limited to no more than 8 fueling stations, no more than 2 service islands, no more than 2 vehicle service bays and no more than 1,500 square feet of accessory retail or customer service areas. Examples include small, neighborhood service stations.

Gas Station, General (9-16 pumps). The use is limited to between 9 and 16 fueling stations, no more than 4 service islands, no more than 3 vehicle service bays and no more than 5,000 square feet of accessory retail or customer service areas. Examples include general stores and gas stations.

Gas Station, Large (17+ pumps) –The use contains more than 17 fueling stations, and 5 or more service islands, and 4 or more vehicle service bays, and other accessory retail or service areas. Examples include a large convenience center and gas station, truck stop or travel center.

Lodging. A commercial use providing accommodations for temporary, short-term overnight occupancy on a less than monthly basis, and accessory uses associated with typical guest services such as food service, recreation or similar accommodations to support overnight-guests. Lodging is refined to the following scales based on building type, format, and intensity of use:

Lodging, Short Term Rental. An accessory commercial use of a residential building where one or more rooms in a dwelling unit are used for short-term lodging

Lodging, Bed and Breakfast (up to 5 rooms). A small residential building used for commercial short-term lodging with shared living space between the primary occupants and patrons and includes no more than 5 bedrooms, and where meals may be offered to for overnight guests for compensation.

Lodging, Inn (6 – 40 rooms). A large residential building or small commercial building providing accommodations for short-term overnight occupancy for at least 6 but less than 40 rooms.

Lodging, Hotel/Motel Small (41 - 120 rooms). A commercial building providing accommodations for short-term overnight occupancy for at least 41 but less than 120 rooms.

Lodging, Hotel/Motel Large (121+ rooms). A commercial building providing accommodations for short-term overnight occupancy for 121 or more rooms.

Marijuana – Medical Store. A person licensed pursuant to the Colorado Marijuana Code to operate a business that sells medical marijuana to registered patients or primary caregivers, but is not a primary caregiver.

Marijuana – Retail Store. An entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and sell marijuana and marijuana products to consumers.

Medical Care. A commercial service use providing medical, dental, or physical health or wellness care to the public. This use type is further categorized by the following formats:

Medical Care – Limited (< 5K). A medical care use offering routine outpatient services, that occupies less than 5,000 square feet of diagnostic or treatment area, includes no surgical or inpatient facilities, and operates in normal business hours. Examples include a small doctor or dentist office, eye-care center, or urgent care center that is accessory to a larger retail or pharmacy use.

Medical Care – General (5K– 15K). A medical care use offering routine outpatient services, that occupies between 5,000 and 15,000 square feet for diagnostic or treatment areas, includes no inpatient facilities, and operates in normal business hours. Examples include a larger doctor or dentist group practice, small clinic or analytical lab, or small outpatient urgent care or surgical center.

Medical Care – Large (> 15K). A medical care use offering a full range of services, that occupies more than 15,000 square feet for diagnostic or treatment areas, and may include emergency care, surgical services or other inpatient treatment. The use may include accessory retail, food service, pharmacy or wellness/fitness uses; and also includes accessory emergency heliport or helipad facilities as part of the permitted use. Examples include small hospital, remote surgical centers, large clinic or analytical labs, or larger hospitals or regional medical centers. Facilities that include multiple buildings or occupy lots or campuses of more than 5 acres are difficult to integrate into the surrounding block structure, are disruptive to connected development patterns, and require special siting and civic design considerations.

Office. A commercial use focused on employment and engaged in the administrative, technical, or management aspects of business or professional services that typically do not have frequent or unscheduled on premise interaction with the public or clients. Office uses are further refined by the scale and format of buildings based on the following:

Office – Small (< 30K). An office use less than 30,000 square feet of commercial area, within a small building or occupying a portion of a mixed-use building.

Office – General (30K – 60K). An office use between 30,001 and 60,000 square feet of commercial area, typically within one moderate-sized building.

Office – Large. (> 60K). An office use with more than 60,000 square feet, typically within one large building or involving more than one building in a campus pattern. Facilities that include multiple buildings or occupy lots or campuses of more than 5 acres are difficult to integrate into the surrounding block structure, are disruptive to connected development patterns, and require special siting and civic design considerations.

Personal Service. A commercial use engaged in the business of providing personal or professional services to the public that may include frequent or unscheduled interaction with clients or customers on-premises. Examples include a barbershop or beauty saloon, travel agency, small equipment repair, tailor, bank or personal financial services. Service uses are further refined by scale, intensity and format based on the following:

Personal Service – Small (< 5K). A service use under 5,000 square feet, typically in line with other small-scale uses in a multi-tenant commercial building or mixed-use building.

Personal Service – General (5K – 10K). A service use between 5,000 square feet and 10,000 square feet, in a small freestanding building or part of a large mixed-use building.

Personal Service – Large (> 10K). A service use more than 10,000 square feet, typically in a moderate-freestanding building or part of a large mixed-use building.

Recreation/Entertainment. A commercial service use engaged in the business of providing daily or regularly scheduled activities for entertainment, leisure activities, training and instruction, or exercise, offered to the public through individual, membership, or group arrangements. This use type is further refined by the scale, format and intensity as follows:

Recreation/Entertainment – Indoor, Limited (< 20K). Indoor recreation/entertainment that involves a building less than 20,000 square feet. Examples include a small bowling alley, fitness club, billiard hall, a small theater, or dance or yoga studio.

Recreation/Entertainment – Indoor, General (20K+). Indoor recreation/entertainment use that involves a building that is 20,000 square feet or more. Examples include a large bowling alley, a small sports and recreation center, a small theater or theater complex, large health club or fitness center, skating rink, or sports and recreation center.

Recreation/Entertainment – Outdoor, Limited (< 2 ac.). An outdoor recreation use that involves less than 2 acres of active outdoor recreation grounds. Examples include a small pickle ball or racquet club, fitness or health club with outside facilities, or miniature golf.

Recreation/Entertainment – Outdoor, General (2+ ac.). An outdoor recreation use that involves 2 acres or more of active outdoor recreation grounds. Examples include driving range, golf course, swimming pool, large racquet center, batting cages, sports and athletic complex, or band shell or amphitheater.

Recreation/Entertainment – Shooting Range. An specific recreation / entertainment use involving the discharge of fire arms for target practice, whether indoor or outdoor.

Restaurant. A specific service and retail use engaged in the business of serving prepared food and/or beverages to the public for immediate consumption. The serving of alcoholic beverages is accessory to this use but may be further regulated by business and liquor licenses. Whether the use includes drive-through facilities is regulated by the accessory use provisions and site design standards for the district and street. Restaurants are further refined by scale, format and intensity based on the following:

Restaurant – Small (under 2K). A small-scale restaurant under 2,000 square feet of commercial area, located in a small or mixed-use building or sometimes associated with other uses, such as a cafe, lunch counter, walk-up window or similar small retail sales food outlet.

Restaurant – General (2K – 8K). A moderate scale restaurant between 2,001 and 8,000 square feet of commercial area and typically includes separate kitchen dining facility, and accessory bar area.

Restaurant – Large (> 8K). A large-scale restaurant with over 8,000 square feet of commercial area, and typically includes separate kitchen dining facility, and accessory bar and entertainment areas.

Vehicle/Equipment Sales. A specific service use engaged in the retail sale or rental of motor vehicle and mechanical equipment and accessory maintenance and repair services. Vehicle/Equipment Service and Repair is further refined by scale, format and intensity as follows:

Vehicle/Equipment Sales – Limited (< 15K). A vehicle/equipment sales use limited to no more than 15,000 square feet of outdoor storage area, and where all accessory work and storage of equipment and supplies occurs indoors. Examples include a small machine and equipment sales or rental shop, small car lot, or a small car rental service.

Vehicle/Equipment Sales – General (15K+). A vehicle/equipment sales use with more than 15,000 square feet of outdoor storage area, or where all accessory work and storage of equipment and supplies may occur outdoors. Examples include a large equipment sales or rental shop, and car dealership, a large car or truck rental agency, or a recreational vehicle or boat dealership.

Vehicle/Equipment Service and Repair. A specific service use engaged in motor vehicle and mechanical equipment maintenance and repair services and accessory retail sale of supplies and accessories. Vehicle/Equipment Service and Repair is further refined by scale, format and intensity as follows:

Vehicle/Equipment Service and Repair – Limited (up to 4 bays). A vehicle/equipment service and repair use limited to no more than 4 vehicle service bays, all vehicles are under 1.5 tons G.V.W, where all work and storage of equipment and supplies occurs indoors, and where on-site or overnight storage of vehicles is limited and requires no special site accommodations other than ordinary parking areas. This use and buildings are located on lots less than 15,000 square feet. Examples include a small machine shop, mechanic, lubricant center, tire store, auto glass installation or audio or alarm installation.

Vehicle/Equipment Service and Repair – General (5+ bays). A vehicle/equipment service and repair use that involves 5 or more vehicle service bays, or where the volume or size of vehicles involve outdoor storage areas beyond a typical parking lot. This use and buildings are located on lots more than 15,000 square feet. Examples include large mechanic shop, lubricant center, tire store, or auto body shop.

E. Industrial Uses

The Industrial use category involves the use of land and buildings for businesses engaged in the production, processing, storage or distribution of goods, which may have potential impacts beyond the site due to the types of activities, the physical needs of the site or facility, the types of materials used, or the delivery and access operations. Depending on the scale, intensity, and operations of these uses they may not be compatible with other uses or buildings, and may need special districts, more careful location criteria, and/or increased site design or operational limitations in order to be more generally applicable in the City.

Airport / Heliport. Any area of land or water designed for the landing and take-off of aircraft for business or commercial purposes, including all necessary facilities for passenger and cargo loading, maintenance and fueling facilities and housing of aircraft. This includes any area used by helicopters for landing and take-off, passenger and cargo loading, including accessory heliports and helipads accessory to other uses, except that heliports and helipads for emergency services are included as part of a hospital use.

Industrial Services. A business engaged in service to other businesses and industries, or engaged in services to the general public but where industrial uses support the service, or where services are dispatched from a central location for storage of vehicles, equipment, or merchandise. Examples include plumbing, exterminators, HVAC repair, utility contractors, janitorial services, commercial laundry services, or other similar business.

Industrial Services – Limited (up to 10 vehicle fleet). A small-scale industrial service use with limited outdoor storage needs and with a vehicle fleet of up to 10 vehicles, where surface parking, vehicle storage, and general storage needs are similar to other general commercial uses.

Industrial Services – General (10 – 25 vehicle fleet). An industrial service use where outdoor storage or warehouse storage is necessary, or with a vehicle fleet is between 11 and 25 vehicles, requiring dedicated areas for storage of vehicles during down times or off hours.

Industrial Services – Large (26+ vehicle fleet). A large-scale industrial service use that may have substantial outdoor storage needs, large warehouses, or with vehicle fleet is more than 26 vehicles, requiring large areas for storage of vehicles or equipment.

Manufacturing – Limited / Artisan. A small-scale industrial use, manufacturing predominantly from previously prepared materials, of finished products or parts. The activities involve only limited storage of raw or previously prepared materials; produce no negative byproducts such as smoke, odor, dust or noise discernable from outside of the building; where deliveries and distribution are made by general consumer delivery services requiring no special large truck access; and where products or services are made available to the general public on premises generating customer activity. Uses typically occupy buildings or spaces under 10,000 square feet of gross leasable area. Examples include artists’ studios, small wood or metal shops, a small catering or bakery service, craft manufacturing, or other similar small-scale assembly of finished products.

Manufacturing – Light. An industrial use manufacturing predominantly from previously prepared materials of finished products or parts. The activities produce little or no byproducts such as smoke, odor, dust, or noise discernable from outside of the building; and where distribution and delivery needs occur through light to moderate commercial truck access. Examples include research labs or facilities, small equipment or commodity assembly, warehousing or wholesaling of consumer products, commercial bakery, non-retail laundry services, or similar businesses that provide products for support of other businesses.

Manufacturing – General. An industrial use manufacturing from previously prepared materials or some raw materials into other materials or finished products. The activities may produce byproducts such as noise, dust, smoke, or odor, but are mitigated to limit impacts beyond the property boundary. Outside storage and activities may be necessary, and distribution and delivery needs involve frequent or large truck access. Examples include large-scale manufacturing or fabrication plants, large equipment assembly, food production and manufacturing plants, metal fabrication plants, chemical laboratories or other similar high-intensity manufacturing or distribution operations.

Manufacturing – Heavy. An industrial use manufacturing or compounding processes with raw materials, including some that may be hazardous, noxious, or combustible. The activities capable of producing significant byproducts such as noise, dust, smoke or odor beyond the building or site, or where hazardous materials may be stored, used or produced as a typical part of the business, and distribution involves heavy truck, freight and machinery access. Examples include chemical, wood or metal storage and production, fuel refining and storage, pressing and dyeing plants, asphalt or cement production, animal processing, or similar heavy or hazardous manufacturing operations.

Mining and Resource Extraction. The process of extracting metallic or nonmetallic mineral deposits from the earth and crushing, separating or otherwise processing the extracted mineral deposits into a useable form.

Oil & Gas Drilling & Exploration. The exploration, drilling, and operations associated with removing oil or gas from the ground including accessory equipment for drilling, pumping, storage, and shipment of resources.

Storage and Warehousing. An industrial use engaged in the business of keeping and warehousing goods and products for interim or long-term periods or for distribution to other businesses and industries, including any logistic services related to this business such as labeling, bulk packaging, inventory control or light assembly. Storage and warehousing uses are refined further based on the scale, format and intensity as follows:

Storage & Warehousing - Indoor. A storage use for the public or other businesses or personal items where all items are stored indoors. Examples include indoor self-storage, warehouses and distribution centers, and long-term garages

Storage & Warehousing - Outdoor. A storage use for the public or other businesses where large-scale household items or machinery, commercial products, raw materials, or supplies are stored on an outdoor lot or where individual storage units are stored outside. Examples include boat or RV storage, towing service storage yard, or similar industrial supply storage yards.

Storage & Warehousing - Hazardous. The use of grounds for storing tanks used for gasses or liquefied petroleum, storing used or obsolete equipment, or any other hazardous materials, whether for use or procession on site or for holding and distribution to other locations for refinement, processing or disposal. Examples include fuel storage, junk yard, auto salvage, or storing explosives or other gases.

Utility. A service use owned by a governmental entity or any entity defined as a public utility for any purpose by the state public utilities commission, and used in connection with delivery energy, water, communication, or municipal services. All utilities may be further limited by site design and landscape standards of this code, or more specifically regulated and permitted by licensing agencies, franchise agreements, or specific conditions and design requirements of any easement authorizing the location of facilities. For the purposes of the development code, utility facilities are further classified as follows.

Utilities – Limited. Any electric, gas, water, sewer, communications facility, including pipes, conduits, transmission lines, distribution apparatus, or other unoccupied transmission facilities accessory to and necessary for with delivery of utility services to other permitted uses. Examples include accessory utility structures that serve customary needs of the uses, buildings, and land in the zoning district.

Utilities – General. Any aboveground structure or facility beyond those of the accessory transmission system, that are necessary to support services to the general area and the functioning of the utility system. Examples include substations, pump stations, and water towers or other facilities that support distribution the storage and generation of facilities.

Utilities – Heavy. A facility using manufacturing processes for generating or storing energy or other utility products or services, or any other facility used in the transmission or distribution of resources for use beyond those serving the residents and business in the City. Examples include power plants, water treatment plants, solar energy or wind energy farms, or regional transmission and pipelines.

Utility – Pipeline. The use of private property, whether by fee, easement, or other similar arrangement, to transmit any electric, gas, water, oil or other similar material as part of a larger distribution center where the location of facilities and system wide planning can impact immediate, interim, or long-term development patterns on the property or in the vicinity of the property.

Waste Management – General. A large-scale disposal point for recyclable or reusable material, where longer-term storage or processing of materials may occur on site. Examples include a compost or yard waste drop-off, or recycling drop off locations

Waste Management – Heavy. A facility for the purposes of separation, aggregation, compaction, distribution or processing of solid waste or other equipment. Examples include a transfer station, junk or salvage yard, or construction or sanitary landfill.

Wireless Communication Facilities. See Chapter 5, Article VI of the Fort Lupton Municipal Code

11.03 Architecture & Design Terms

This glossary of architecture and design terms explains concepts, strategies, and techniques that are used to affect building and site design.

a. **Architectural Style.**

When used generally, architectural style refers to a distinctive manner of expression, fashion or composition of building elements at a specific time.

When used specifically, architectural style refers to a prevalent or historical style that is documented with common or typical patterns in assembling building elements and form, and where variations within the style follow common rules of application for materials, massing or composition of the details. (i.e. Art Deco, Colonial Revival, Craftsman, Mid-Century Modern, Mission, Spanish Colonial Revival, Tudor Revival, Victorian, etc. See *Colorado’s Historic Architecture & Engineering Guide*, www.historycolorado.org/colorados-historic-architecture-engineering-guide)

b. **Building Elements.** Buildings are made up of vertical elements, horizontal elements, details, and ornamentation that break up the building elevations into distinct components and establish the form and scale of the building. Building elements include:

1. *Awning.* A sloped or rounded framed projection attached to a wall and extended over a window or door to provide protection from the elements.
2. *Bay (window).* A bump out in the facade typically associated with an element of the interior floor plan but located to provide balance and relief to the massing on the exterior facade. A bay is usually associated with a window.
3. *Belt Course.* A continuous row or layer of stones, brick or other primary building material set in a wall and in line with changes in stories, changes in materials, or window sills. Belt courses make a visually prominent horizontal line to break up a wall plane by using a distinct material and/or implementing a pronounced and distinct pattern of the material.
4. *Bracket.* A projecting support placed under an eave or other projection with design qualities and details that add emphasis to the roof structure or massing element.
5. *Canopy.* A flat roofed projection attached to a wall and extended over a window, door, or walkway, or a freestanding structure over walkway or service area that gives protection from the elements.
6. *Clerestory Window.* A window high on a wall section above eye level and used to permit light or air into areas that otherwise do not have windows due to functional constraints of the building.
7. *Column.* A supporting pillar, especially one consisting of design qualities and details that add emphasis and ornamentation to a portion of the facade, or any roof structure or area it supports.
8. *Cornice.* An ornamental topping projecting from the wall with design qualities and details that crowns a structure along the top near the roof, with an emphasis that is compatible with but more elaborate than other similar details and ornamentation on the building.
9. *Eaves.* An overhang of the roof structure, where larger eaves can increase the prominence of the roof as a “cap” to the building and protect portions of the facade (particularly windows) from the elements.
10. *Entry Feature.* A structural component of the building or building footprint used to emphasize and add interest to the entry into the building, provide active social space protected from elements, contribute human scale to the building elevation, and create transitions from public to private space.
11. *Facia.* The exposed vertical edge of the roof often with design qualities and details that add emphasis and ornamentation to the roof structure.

12. *Foundation.* The base upon which the entire structure sits, designed with stronger, heavier materials, and often includes details and ornamentation to emphasize a building's connection to the ground, a sense of permanence, and transition to the main wall plane for vertical articulation.
 13. *Gable.* The triangular and vertical portion of a wall plane between intersecting roof pitches.
 14. *Lintel.* A horizontal beam, typically over a door, window or storefront to support the structure above it and add accent to the door, window, or storefront.
 15. *Parapet.* A vertical extension of the wall plane above the roof, typically used to hide a flat or low-sloped roof and the rooftop equipment, or function as a firewall for attached structures, and usually including ornamentation to provide a visually prominent “cap” to the building.
 16. *Pediment.* A gable or ornamental tablet or panel, typically triangular or arched, placed above a point of emphasis on a facade and often supported by columns or pilasters.
 17. *Pilaster.* A projecting vertical element on a wall plane used to give the appearance of a supporting column and used to articulate the extent of a wall plane or other component of a facade.
 18. *Sidelight.* A window with a vertical orientation along an opening (door or window) that is narrower than the opening but provides emphasis to the importance of the opening with expanded transparency, additional trim and ornamentation, or other architectural details.
 19. *Transom.* A window above an opening (door or window) built on a horizontal crossbar that may provide light and/or swing open to add ventilation.
- c. **Building Form.** Building form refers to the outward three dimensional envelope of a building or space affected by the mass, shape, composition, and articulation of building elements.
1. *Mass.* Mass is the volume (height x width x depth or height x building footprint) defined by a structure relative to its surroundings.
 2. *Shape.* Shape affects the massing and refers to the simplicity or complexity of the outer dimensions of surface planes (wall planes or roof planes), and their orientation (horizontal / vertical; symmetrical / asymmetrical).
 3. *Composition.* Composition is how the different building elements or materials are arranged to either distinguish or coordinate a particular shape or mass.
 4. *Articulation.* Articulation is using architectural elements to clearly call out a different portion of the composition, shape, or mass and break the building form into smaller, identifiable pieces.
 - (a) *Horizontal Articulation.* Breaking the mass down through different levels of height on the building, particularly for taller buildings, or by a step back or other voids in the massing.
 - (b) *Vertical Articulation.* Breaking the mass down through different bays or structural components along the length of the building elevation, particularly for longer, larger footprint buildings.
 5. *Altering Form.* Techniques to alter the form of a building and affect the scale include:
 - (a) Main mass and wing or secondary masses;
 - (b) Stepping back in the wall plane, usually larger differences (i.e. 4 feet +) at upper story(ies);
 - (c) Cantilever or overhangs, usually a smaller distance (i.e. 1 to 4 feet) over a lower story;
 - (d) Off-sets or breaks in a wall plane in relation to interior floor plan or outside space, not to the level of creating a wing or secondary mass;
 - (e) Dormers, including a window and sub-roof within roof structure;
 - (f) Projections of an element of the facade composition such as a bay window, entry feature, or eaves; and
 - (g) Articulation and composition of the facade in relation to, or in addition to any of the above techniques.

d. **Scale.**

Scale refers to the perceived or relative size of a form in relation to something else – usually a person, a social space (courtyard, lot, streetscape, etc.), or another building. For example, “human scale” refers to how spaces or objects relate to and are experienced or perceived by people at a close range and a slow pace. Scale can be affected by the mass, shape, composition, or articulation of the form to make an otherwise larger form seem smaller or more relatable based on how the components are perceived.

e. **Compatibility.** Compatibility refers to the similarity of buildings and sites to adjacent properties or to prevalent patterns and themes in an area. In general, the elements of compatibility will include combinations of the following:

1. Similar proportions of building masses, particularly nearest the property lines and other adjacent buildings;
2. Similar orientation of the building including the relationship to streetscapes, the shaping of open spaces, and the locations and arrangements of the building footprint;
3. Similar window and door patterns, including location, size, and proportions;
4. Similar roof lines (planes, pitches, profiles and details);
5. Similar building materials, particularly primary building materials, or where materials differ they share common textures or color palates;
6. A common architecture style, including the facade composition and materials; however, many styles can allow differences in design within the style.

Note: Compatibility does not necessarily mean the same, but rather a sensitivity to the context, adjacencies, and character of the area. While not all of the above elements are necessary for compatibility, the greater the number that are similar, the greater the compatibility will be; significant departures from any one element should be compensated with either greater similarity of other elements or by similarity of more elements. Where things are not compatible, transitions should occur through space and landscape buffer designs.