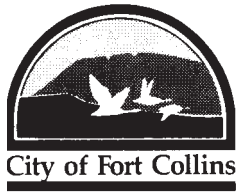


DESIGN STANDARDS

FORT COLLINS, COLORADO

1



SERVICES:

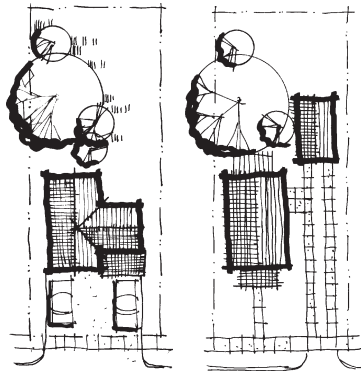
- » Analysis of existing character
- » Alternative development scenarios
- » Design guidelines
- » Zoning amendments
- »

CLIENT:

City of Fort Collins

DATE:

1996



The neighborhood zoning standards include alternatives for parking on site.

The Fort Collins guidelines focus on neighborhood development concepts.

Zoning Amendments and Design Standards for Residential Neighborhoods

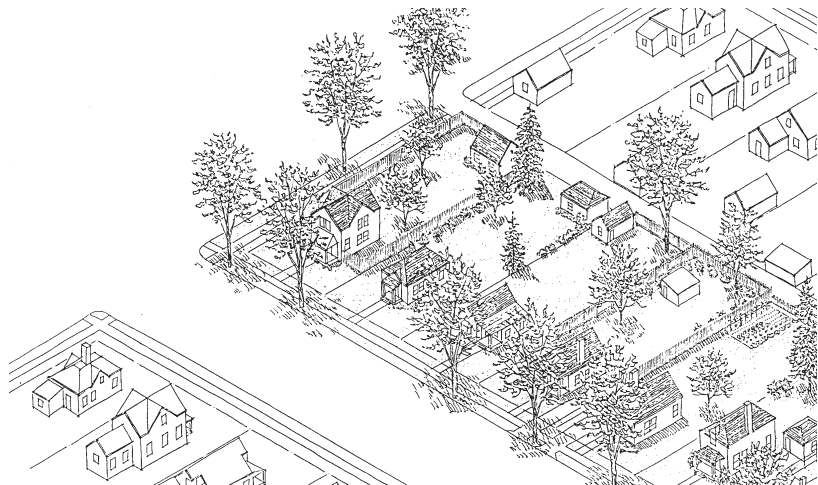
Winter & Company directed a neighborhood design policy project for the Eastside and Westside neighborhoods of Fort Collins, in which the team first helped the community define the context for design, then determined which design management tools to use and finally produced a series of zoning amendments to the development code and published a companion handbook of design guidelines.

The zoning standards address basic site planning concerns, including building setbacks, parking, and landscaping. Other standards focus on building form and orientation to the street.

Winter & Company developed formulas and dimensional regulations, and assisted in drafting the zoning code language. They also completed an analysis of the potential impacts of costs of operating alternative design review systems.

The design guidelines provide greater detail for landscape, site and building design considerations. They are used in a voluntary process except for large projects and those requiring special city reviews.

An extensive public participation process was a part of the assignment. In order to help citizens visualize the potential impacts of various development scenarios, the team developed a series of design studies that illustrated alternative build-out scenarios under existing zoning conditions as alternatives for potential new zoning policies.



Winter & Company

www.winterandcompany.net

Code References

*Section 29-119 (11),
Section 29-167 (11) and
Section 29-210 (11) of the City
Code provide a size limit of
800 s.f. for alley houses.*

Design Guidelines

53. An alley house should appear subordinate in height to those seen traditionally along the street front.

- Alley houses that include one and one-and-one-half story elements are preferred.
- Alley houses should not exceed two stories in height.

Architectural Character of Alley Houses

An alley house should appear to be in character with the neighborhood and in particular with secondary structures seen traditionally.

54. An alley house should appear to be visually related to the primary structure.

- Consider using similar materials and massing to convey a sense of relatedness.



54. Appropriate: An alley house should appear to be visually related to the primary structure. (This alley house, located on the left, appears visually related to the primary structure, on the right.)

Architectural Details of Alley Houses

While a wide latitude is appropriate in the treatment of architectural details on an alley house, the overall character should be one that is subordinate to that of the primary structure.

55. Architectural details on an alley house should appear simpler than those used traditionally on primary structures.

Sample page from Fort Collins Design Standards document