WINTER PARK, CO DESIGN GUIDELINES

APPENDIX A. DESIGN GUIDELINES

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2.4.4 Design a walkway to function year-round.

2.4.5 Where feasible, consider providing public pedestrian access through a block.

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2.5.2 Use a coordinated landscape palette to establish a sense of visual continuity within a site.

2.5.3 Use landscaping to enhance pedestrian facilities.

2.6 Fences and Walls

2.6.1 Coordinate a fence or wall with the overall site design.

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2.6.4 Design a retaining wall to minimize impacts on the natural character of the site.

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2.11.5 Analyze sun and wind microclimates to design outdoor space that blocks prevailing winds and provides solar access and shading.

Part 3. Building Design Guidelines

3.1 Residential Building Entry

3.1.1 Design the primary entrance of a building to be clearly identifiable.

3.1.2 Size and proportion an entry element to be in the range of heights and widths of nearby traditional entries.

3.2 Non-Residential Building Entry

3.2.1 Design the primary entrance of a building to be clearly identifiable.

3.2.2 Orient the primary entrance of a building to face a street, plaza, or pedestrian way.

3.2.3 Maintain a regular rhythm of entries along a street.

3.3 Roof Form

3.3.1 Use a pitched roof form to reduce the perceived scale of a building and complement the topography of the site.

3.3.2 Where a flat roof is appropriate on a commercial or mixed use building (as outlined above) and is used, design it to be screened from view.

3.3.3 Where a flat roof is incorporated as part of the design, utilize sloping roofs as well.

3.3.4 Design a roof to either hold snow or shed snow in appropriate areas.

3.3.5 Break a long, unbroken roofline into smaller segments to reflect the irregular natural mountainside patterns, such as a shed roof.

3.3.6 Mountainsides, hillsides, and other landforms should act as the backdrop to the home.

3.3.7 Design a roof to be architecturally consistent with overall architectural design and detailing of the structure in terms of form and material.

3.3.8 Incorporate deep eaves, overhangs, canopies, and other building features that provide shelter from the elements in winter, help keep snow away from

3.4 Roof Decks

3.4.1 Set a roof deck back from the front wall of the building so that the overall form of the structure remains predominant.

3.4.2 Design a roof deck to be compatible with the materials used on the primary building.

3.4.3 Where the deck is designed to be roofed, utilize a sloping roof form.

3.4.4 Where a pergola or a latticed structure is incorporated over a roof deck, minimize the height of the structure to appear in scale with the building

3.4.5 Where a large pergola or latticed structure is utilized on a rooftop deck, modulate the structure to appear smaller in size as viewed from the publi

3.4.6 Design a pergola or latticed structure to be compatible with the materials used on the primary building.

3.4.7 Design and locate external stairs to be an integral component of the building, consistent in materials and details.

3.5 Ground Floor Design

3.5.1 Design the ground floor of a building facade to engage the public realm and promote pedestrian activity.

3.5.2 Use high quality, durable materials to define the ground floor and add visual interest.

3.5.3 Allow the first floor to accomodate a variety and exuberance of expression; the upper floors should be more restrained and quiet, providing an aesth

Table A-7 Design Options for a Pedestrian-Friendly Ground Floor

3.6 Four-Sided Building Design

3.6.1 Design a building to provide interest on all sides that will be viewed from the public realm.

3.7 Building Articulation and Mass Variation

3.7.1 Articulate a building wall to create human scale components and express a sense of vertical and horizontal scale.

3.7.2 Vary the mass of a building to express a human scale, reduce the bulkiness of a building, and increase solar access at the street.

3.7.3 Recess windows into the exterior mass walls to imply strength and to provide greater articulation.

3.7.4 Utilize sills, lintels, mullions, and trim to add depth and elaboration to windows.

3.7.5. Structural elements - columns, beams, and trusses - should be proportional to the abundant snow loads which they support.

Table A-8 Applying Wall Articulation Methods

Table A-9 Applying Massing Variation Methods

3.8 Building and Roof Materials

3.8.1 Incorporate building materials that contribute to the visual continuity of the Town.

3.8.2 Use materials with textures and colors that are found naturally in the surrounding landscape.

3.8.3 Use materials to convey a sense of human scale and visual interest.

3.8.4 Use high quality, durable building and roof materials.

Table A-10 Building Materials

Table A-11 Roof Materials

3.9 Building Equipment

3.9.1 Minimize the visual impact of building equipment and equipment affixed to a building.

Editor's Note:

Some images have a colored border and some text is shown in green or red. Green items are to be replaced, red items have been added or are to be added later.

= replace

= added / to add

Part 1. Introduction

Winter Park is situated in a dramatic mountain valley surrounded by majestic peaks. The town's identity is characterized by coniferous trees weaving throughout the Town that lead to the dense forest mountainsides yielding only to the barren, snow-capped mountain peaks. As new development occurs, the strength and presence of the natural landscape should be enhanced by careful site planning, proper building scale, and appropriate architectural character. Individual buildings should not visually dominate the townscape and natural surroundings, nor call undue attention to themselves. Development that is responsive to both the surrounding mountain environment and the changing needs of the community will reinforce the local identity unique to the Town of Winter Park.

For those who decide to build in a mountain resort environment, there are inherent costs and risks to consider, such as heavy snowfalls, slippery roads, varying slopes, wildlife, a delicate ecosystem, and forest fire potential. However, the benefits of communing with nature and the spectacular views should outweigh the risks.

The community vision for the Town of Winter Park is to create a viable and comfortable resort community that reflects the diversity of its people and the unique natural beauty of the Continental Divide and Rocky Mountain setting. The eclectic character and "mountain modern" aesthetic of the Town are enjoyed by residents and visitors and are a key component to the character of the Town. "Mountain modern" refers to designs that incorporate natural materials, muted colors, matte finishes, a sense of craftsmanship, and the ability to see views from many places.

New development should incorporate these elements and should be context sensitive. Similar reasons attracted existing residents to the area who welcome you, but who also wish to preserve and enhance the Town's character. When building homes or multiple-family projects that maximize the breathtaking vistas of the ski slopes and the Fraser Valley, an important consideration is that the people in the valley and on the ski slopes may have views of these buildings. With such prime real estate comes development and ownership responsibilities.

The guidelines that follow are a supplement to the Town of Winter Park Unified Development Code (UDC), and have been written to achieve the Town's vision for a pedestrian-oriented, visually cohesive, economically viable community. These guidelines promote a cohesive development pattern, while allowing for a level of diversity and creativity in the design and construction of individual projects. These guidelines should be reviewed in conjunction with the UDC and the Town of Winter Park Master Plan. They are educational, intentionally brief and concise, and provide the reader with an understanding of the Town's desired character.

Please note that in the case of any difference in meaning or implication between the text of this document and the captions of this document, the text shall control. In the case of any difference in meaning or implication between the text of this document and the images displayed within this document, the text shall control.

These guidelines promote a cohesive development pattern, while allowing for a level of diversity and creativity in the design and construction of individual projects.

Development that is responsive to both the surrounding mountain environment and the changing needs of the community will reinforce the local identity unique to the Town of Winter Park.

1.1 Guiding Principles

The following key principles for design excellence apply throughout Winter Park.

1.1.1 Design for Winter Park

Winter Park is a unique town that is striving to create a sense of place. The Town's special identity is part of what people love about it, and that's what attracts people. A key part of this sense of place is the built environment. Each project should contribute to the sense of place by connecting, supporting, and protecting its distinctive qualities. These include natural resources and a vibrant, diverse community.

1.1.2 Encourage Architectural Diversity

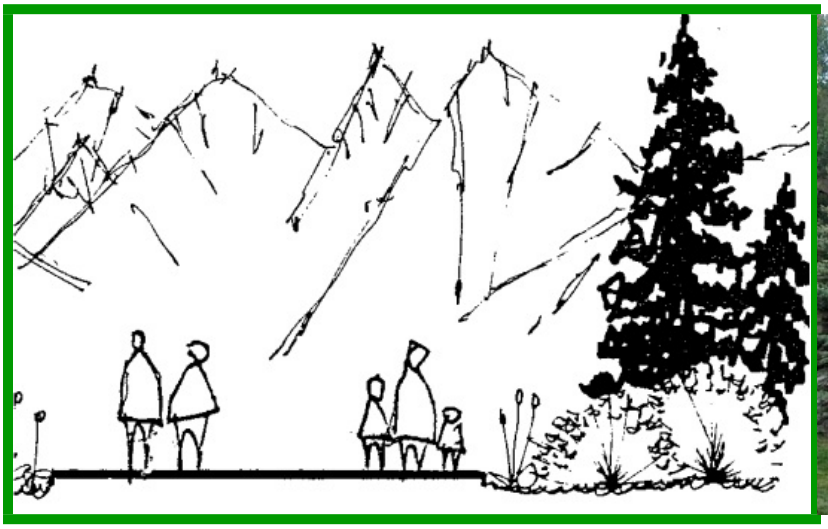
Architectural diversity is an important part of design in Winter Park, and reflects decades of development and creativity. The design guidelines support this unique character, and reflect best practices in urban design.

(1.1.1) Design for Winter Park

(1.1.2) Encourage architectural diversity

1.1.3 Connect to Nature

Winter Park is a place enriched by its connection to nature. Development should maintain and enhance this connection by incorporating natural materials for buildings, native plants for landscaping, and by incorporating green spaces. Connecting to nature also means being sensitive to, and maintaining views from, the public realm to the surrounding mountains and other landmarks.



(1.1.3) Connect to nature

1.1.4 Engage the Public Realm

Development in Winter Park must respect and engage the public realm to foster pedestrian activity and enhance the aesthetics of the Town. Projects should be designed to interact with the street system and emphasize pedestrian-scale development.

1.1.5 Design for Sustainability

Development proposals should promote sustainability in a variety of ways including reducing energy consumption, conserving resources, minimizing environmental impacts, and utilizing sustainable materials. The overall design of a new development should utilize passive design strategies when possible, such as the siting and orientation of a building and the location of windows to minimize or maximize solar gain. New development should also mitigate stormwater impacts through Low Impact Development.

(1.1.4) Engage the public realm

(1.1.5) Design for sustainability

1.1.6 Support Economic Benefits & Value Added

Good urban design and placemaking provide tangible economic, social and environmental benefits. Potential benefits include higher property values, improved pedestrian safety, and reduced property crime. Furthermore, greater mobility and more efficient use of existing public infrastructure can be achieved. Maintaining high quality design that contributes to community character can help improve quality of life and create an environment where people want to live, work, and invest. The Design Guidelines encourage high quality design that adds value to new development and also promotes the reuse of the existing building stock.

Table A-1
Example Design Guideline Format

The guidelines in this document use a standard format, as seen in the sample page below. This format includes a series of six items, which are noted and described below.

A Design Topic Heading	D Additional Information
This is shown in bold, is lettered, and always starts at the top of a page.	This information is found in a bullet list that follows a design guideline, where applicable. This provides appropriate and inappropriate strategies for meeting the intent of the design guideline.
B Intent Statement	**E Further Detail**
The intent statement follows the design	Further sub-bullets are provided for some

Table A-1
Example Design Guideline Format

topic heading. It explains the goal of the design guidelines that follow. If an application does not specifically meet one of the design guidelines, it can be reviewed using the intent statement.

C Design Guidelines

Design guidelines describe an intent or desired outcome. They are numbered for easy reference.

F Images and Illustrations

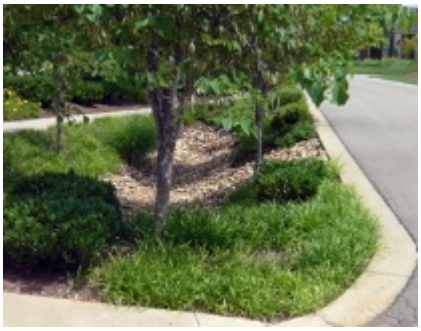
Visuals are included to clarify the intent of the guideline. Captions provide more detail about how the image is to be interpreted. The guideline with which the visual corresponds is shown as a number in parentheses at the beginning of the caption.

design guidelines and provide even more detail.

A

K. Sustainable Site Design

F



(31) Integrate Low Impact Development features to minimize the impacts to the municipal stormwater system and area watersheds.

B

ainability is a community objective in the imagine Winter Park Town Plan. Each site should create opportunities to contribute to a sustainable future for Winter Park. Sustainability features should be incorporated to reduce energy consumption and manage stormwater runoff.

C

31. Integrate Low Impact Development (LID) features to minimize the impacts to the municipal stormwater system and area watersheds.

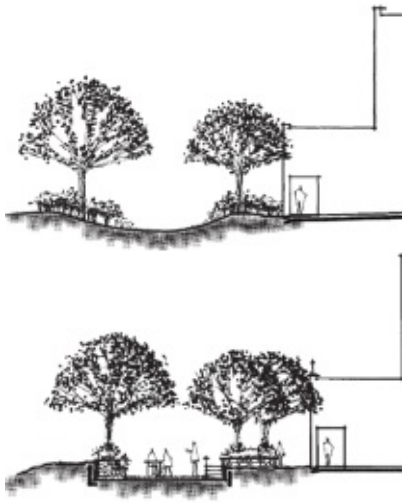
D

- Include a stormwater management feature, such as a bioretention area or rain garden, as a site amenity.
- Use permeable surfaces and paving systems that allow water filtration.
- Use generous site landscaping areas to absorb site runoff.
    - Plant material should be species that are able to withstand anticipated changes in

E

(31) Include a stormwater

soil wetness and moisture levels.



Part 2. Site Design Guidelines

This section provides guidance for site design for all projects in Winter Park. It is intended to be used as a supplement to the information provided in Chapter 3 of the Winter Park Unified Development Code (UDC). Site design refers to the arrangement and placement of buildings and spaces, and their relationship to public areas and neighboring properties.

2.1 Residential Building Orientation

Building orientation refers to how the front of a dwelling relates to the street. The primary entrance should orient to the street or to a public space in order to create an engaging and pedestrian-friendly character. The incorporation of a porch or stoop often helps with this transition from the private entryway to the public realm.

Refer to Sec. 3-A-6 of the Unified Development Code (UDC) for site planning standards.

2.1.1 Orient a building's primary functional entry to face a street.

- Additional entries may be provided along a side street or to internal parking areas.

2.1.2 Where there is more than one building on a site, orient at least one of the buildings to face the street.

2.1.3 In some cases, a portion of the building or a building in a series of structures may not face the public realm.

When this is the case, consider orienting a building toward one of the following:

- An interior green space or common open space (such as the case in cluster development or some multifamily development)
- An interior parking area

- A natural feature

(2.1.1) Orient a building's primary functional entry to face a street.

(2.1.3) Consider orienting a building toward an interior green space.

2.1.4 Where a residential building faces the public realm, consider incorporating a projecting porch or covered stoop to provide a connection to the public realm.

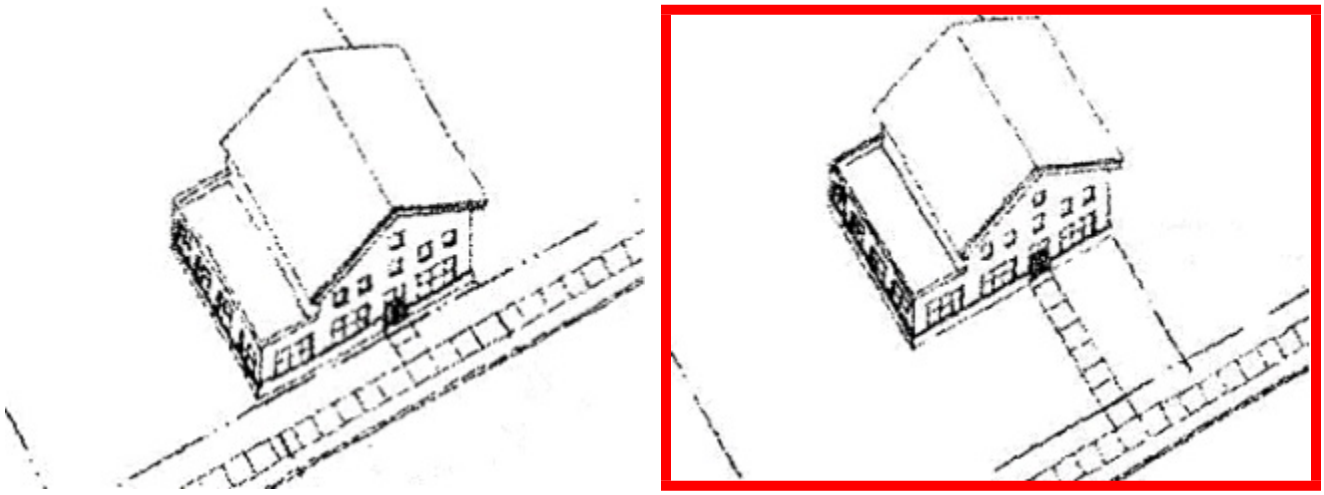
(2.1.4) Where a residential building faces the public realm, consider incorporating a projecting porch.

2.2 Non-Residential Building Orientation

Building orientation refers to how a structure connects to the public realm. The way in which it faces the street, where an entry is located in relation to, and how it connects with public space are factors to consider. A building should establish a visual and physical relationship with the public realm (this may include the street, sidewalk, and public spaces, parks, and plazas). Doing so provides visual interest, creates an inviting presence and generates pedestrian activity.

Refer to Sec. 3-A-6 of the UDC for site planning standards.

2.2.1 Locate a building at or near the front parcel line so that it frames the public realm and creates visual interest at the street level.



(2.2.1) Locate a building at or near the front parcel line. The sketch on the left is appropriate, while the sketch on the right is not (the building is set back too far.)

2.2.2 Orient a building's primary functional entry to face a street.

2.2.3 In some cases, a portion of a building may not be directly located at the front parcel line.

When this is the case, consider orienting a building to one or more of the following:

- A prominent public space
- An interior parking area (if the building is double-fronted)
- A natural feature
  - Consider providing an outdoor space such as a balcony, patio, or rooftop terrace, that takes advantage of the natural feature.

(2.2.1) Locate a building at or near the front parcel line.

(2.2.2) Orient a building to face a public street or space.

(2.2.3) Consider orienting a building to a prominent public space.

2.3 Transition to Sensitive Uses

Where an incompatible contrast in scale or land use occurs between properties, often between new non-residential development and an adjacent residentially-zoned property, a sensitive transition must be provided to alleviate potential negative impacts. Negative impacts may include:

- Looming walls
- Limited solar access
- Disrupting established setback patterns
- Blocking views to a scenic feature

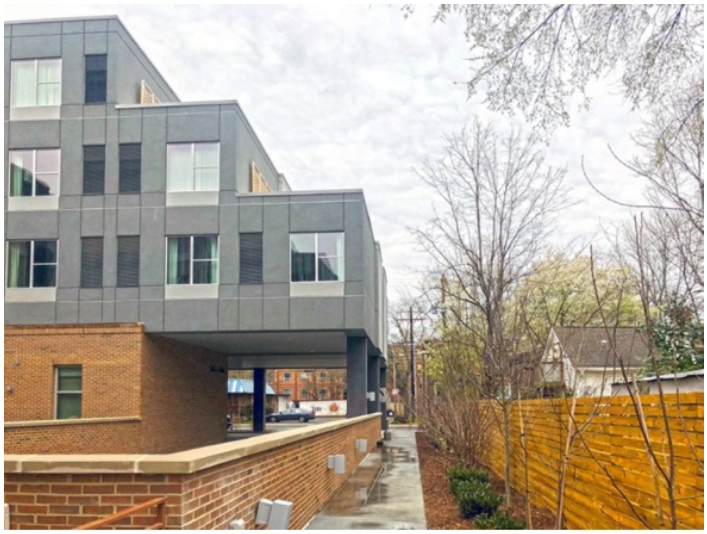
In addition to the design guidelines that follow, examples of ways to minimize negative impacts on sensitive uses are illustrated in Tables A-2 and A-3.

Refer to Article 6-B of the UDC for landscaping, buffering, and screening standards.

2.3.1 Mitigate negative impacts of a large building on a sensitive property.

Effective treatments include:

- A transition in building height, such as an upper floor stepback, or overall height reduction
- Increased front, rear, or side setbacks



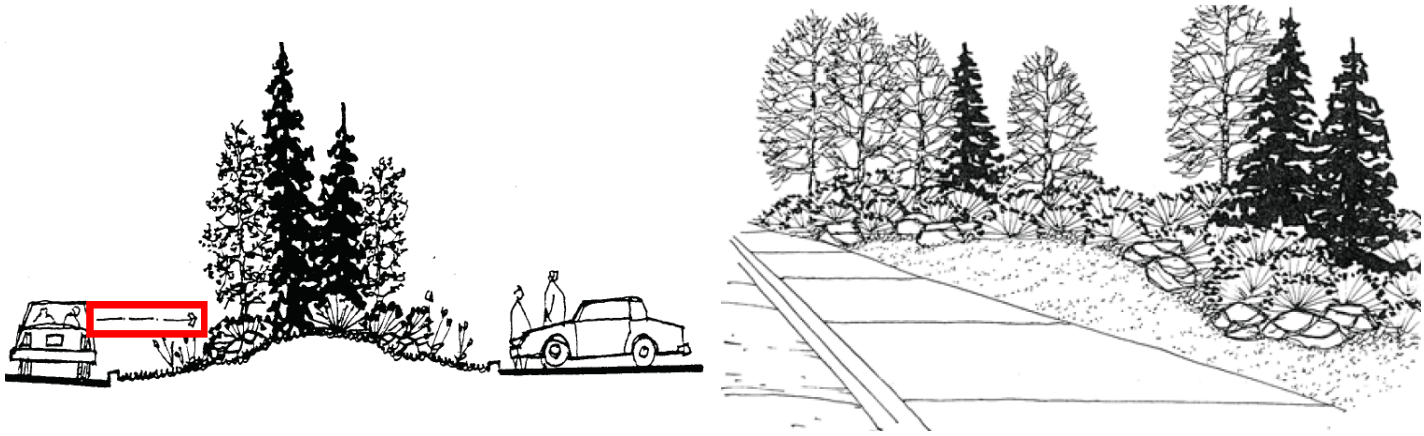
(2.3.1) Mitigate negative impacts of a large building on a sensitive property. The left image does not illustrate an upper floor stepback to the residential use. However, the right image illustrates stepping a building's height down toward the sensitive use, residential in this case.

2.3.2 Mitigate negative impacts of site features on a sensitive property.

Effective treatments include:

- Use transitions (locating a residential use or other low-impact use towards the sensitive edge)
- Increased setbacks
- Landscape buffers

- Screening walls
- Parking buffers
- Amenity buffers (see below for more information)



(2.3.2) Mitigate negative impacts of site features on a sensitive property.

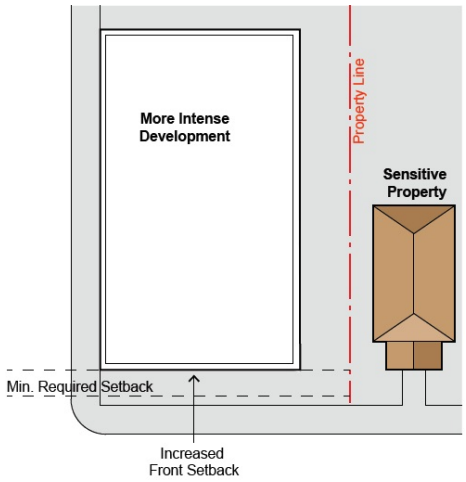
2.3.3 When incorporating a landscape buffer as a transition, design it to include compatible uses as amenities.

These may include:

- Multi-use paths
- Picnic areas
- Exercise areas
- Playgrounds
- Water features

Table A-2
Examples of Transitioning to a Sensitive Use

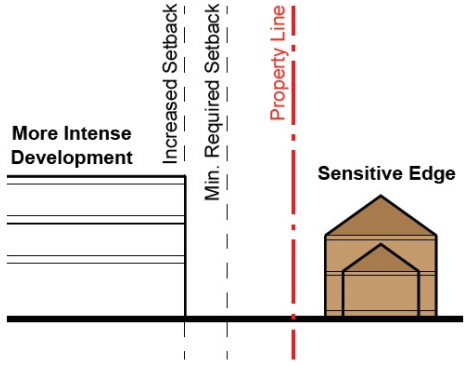
Increased Front Setback



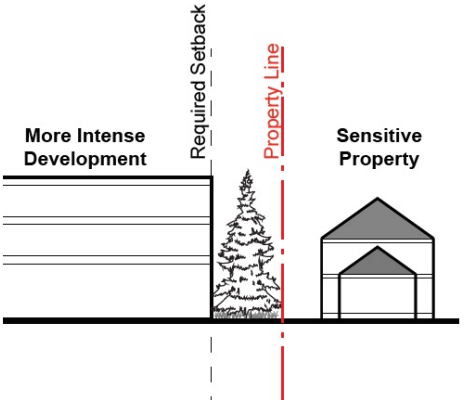
Use Transition

Use transition. The commercial development shown above provides a compatible multifamily cluster that transitions to an adjacent residential neighborhood (not shown).

Increased Side Setback



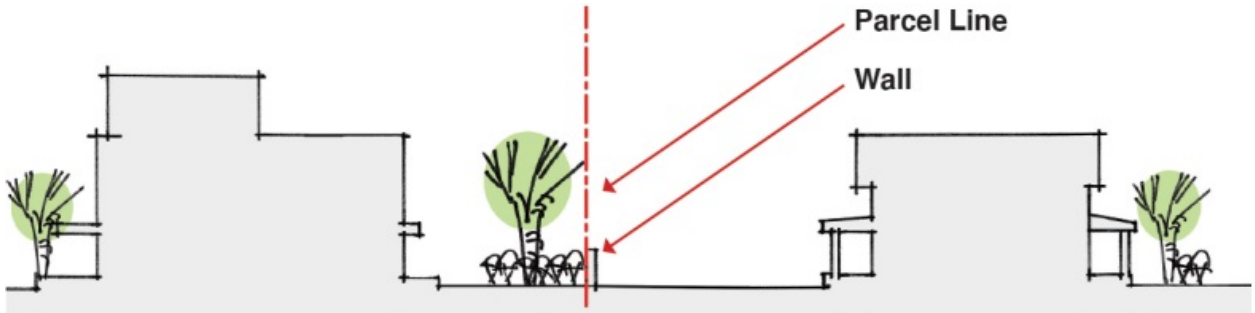
Landscape Buffer



Upper Floor Stepback

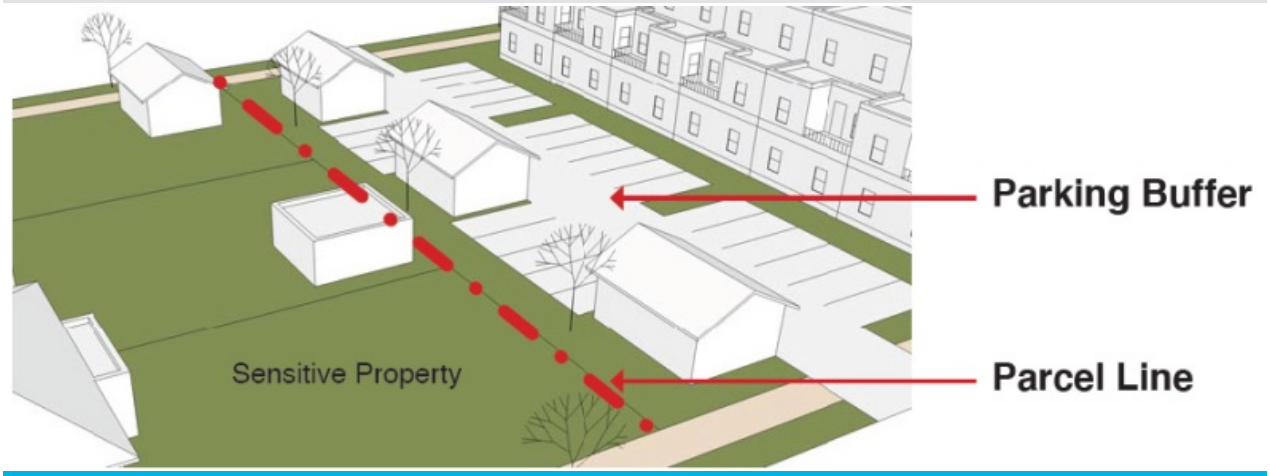
Table A-3
Examples of Transitioning to a Sensitive Use

Incorporating a Wall to Buffer the Sensitive Use



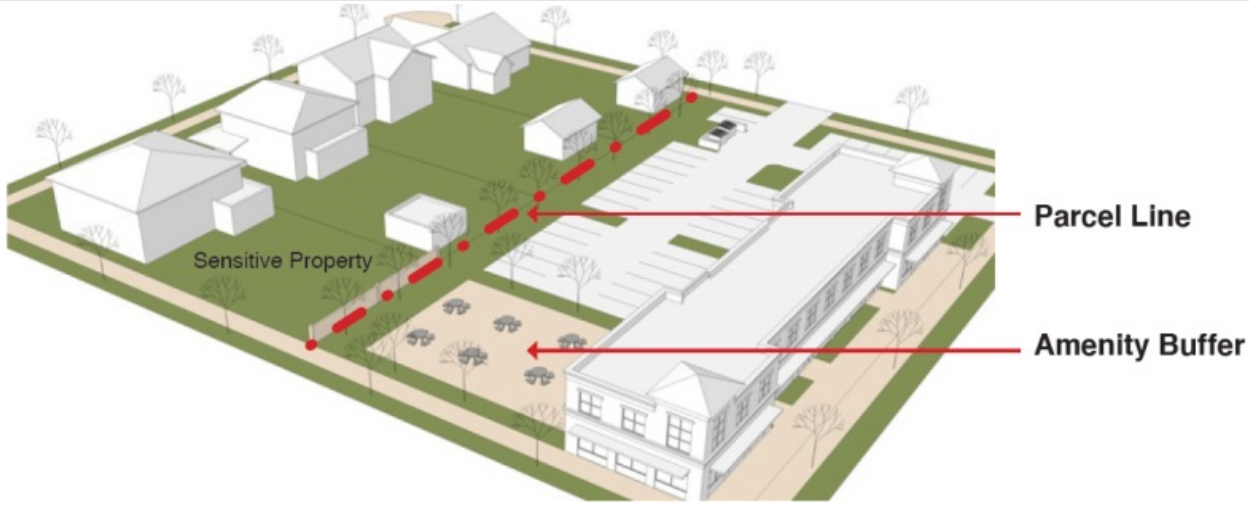
Utilizing Parking as a Buffer

Strategic location of parking to separate a building further from the sensitive building



Incorporating an Amenity as a Buffer

Strategic location of an amenity, such as a common outdoor space, to buffer a building and its activities from the sensitive property



2.4 Pedestrian Access and Circulation

A site should have an internal pedestrian circulation system that connects its components and links to the public realm. A direct connection through a site should reduce walking distances between properties. Some projects will have more than one building. When this is the case it is important that an internal circulation system be well-planned. Appropriate ways to provide internal circulation systems as well as external connections are illustrated in Tables A-4 and A-5.

Refer to Sec. 3-A-6 of the UDC for site planning standards.

2.4.1 Integrate a pedestrian path with the overall site design.

2.4.2 Provide a pedestrian connection between a site and the public realm.

Appropriate options include:

- A door that opens directly on to a public space
- A walkway that connects a building to a public space through a setback area
- A plaza, outdoor seating area, or patio that connects a building to a public space
- When a property is adjacent to a public open space, connect the site to the open space.

2.4.3 Establish an internal walkway system that connects building entries, parking areas, open spaces, and any other key areas.

- Use landscaping, special paving, and/or distinct lighting to accentuate a site's circulation system.
- Consider directing an internal walkway through a plaza, courtyard, or other outdoor feature.

(2.4.1) Integrate a pedestrian path with the overall site design.

(2.4.3) Consider directing an internal walkway through a plaza, courtyard, or other outdoor feature.

2.4.4 Design a walkway to function year-round.

- Size an internal walkway to be of an adequate width that allows safe pedestrian access.
- Use decorative paving materials to highlight a pedestrian path.

2.4.5 Where feasible, consider providing public pedestrian access through a block.

Methods include:

- A path connecting two streets through a block
- A pedestrian walkway integrated with an open space such as a plaza
- An alley that is shared by pedestrians and automobiles

(2.4.5) Where feasible, consider providing pedestrian access through a block.

Table A-4
Strategies for Pedestrian Connections

Future development should help create a more active and inter-connected environment throughout Winter Park. This may include mid-block pedestrian connections, and pedestrian connections that are routed to and through building pass-throughs, parking lots, or outdoor amenity spaces such as courtyards, patios, and plazas.

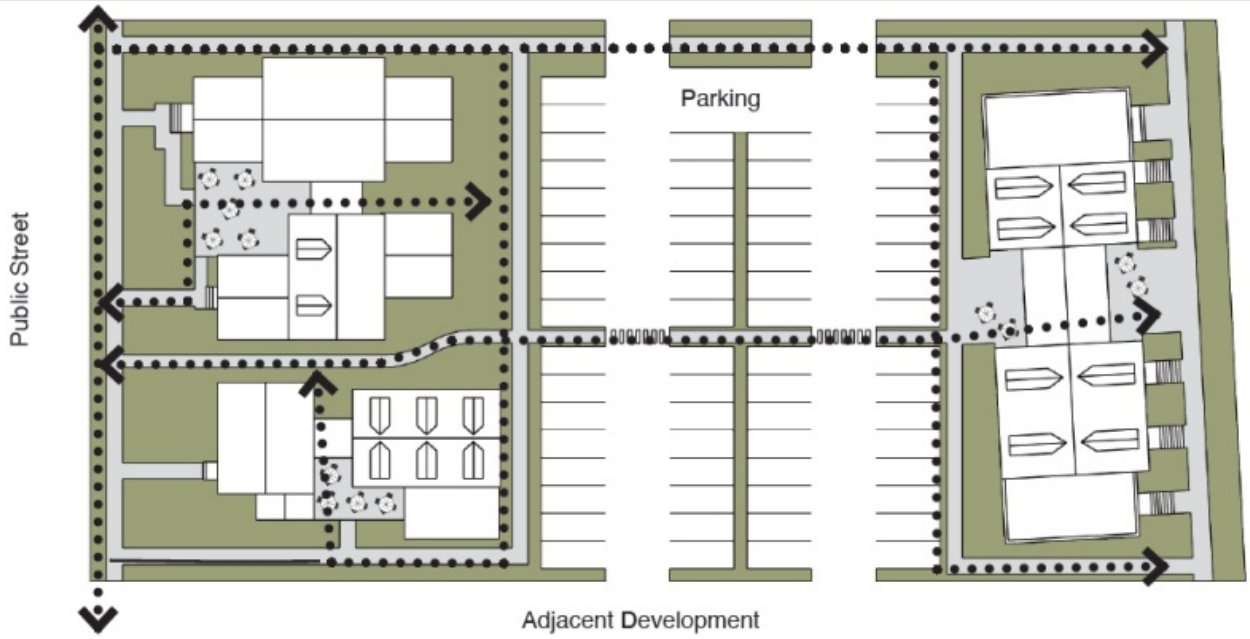
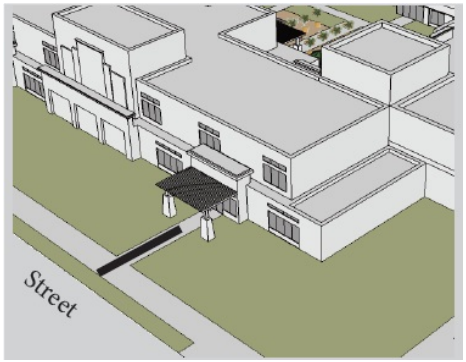
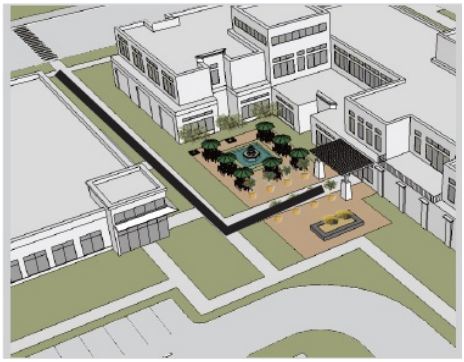
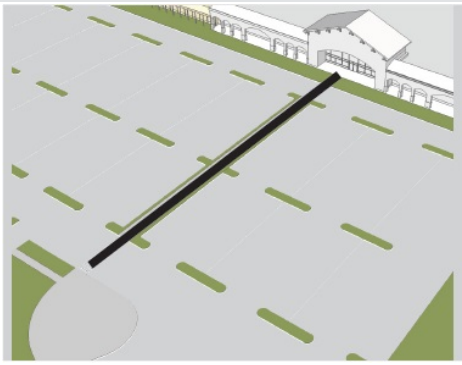


Table A-5
Sidewalk Connection Options

New development and redevelopment should provide pedestrian connections from walking trails and sidewalks on surrounding streets to building entries. As illustrated below, such connections may be direct, or may be routed through outdoor open space or across a landscaped parking island where a building is located at the rear of a site.







2.5 Landscape Design

Landscaping addresses the basic aesthetics of a site, including trees, shrubs, and other plantings, as well as ornamental features and site contours. Landscapes should be designed to enhance community image, invite pedestrian activity, preserve mature trees, and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and non-invasive species should be used. Landscape design should also help to establish a sense of visual continuity within a site.

Refer to Article 6.B of the UDC for landscaping, buffering, and screening standards.

2.5.1 Preserve and maintain mature trees and other significant vegetation.

- Incorporate existing vegetation as part of a landscape design scheme when feasible.
- Identify healthy trees and vegetation clusters for preservation.

(2.5.1) Preserve and maintain mature trees and other significant vegetation.

2.5.2 Use a coordinated landscape palette to establish a sense of visual continuity within a site.

- Incorporate live plant materials that are native to the area.
- Use similar tree and shrub species across development to establish visual consistency.
- Use subtle variations in the landscape palette to highlight different uses or areas within a large development.
- Incorporate drought-tolerant plants into the design of a site.

(2.5.2) Use a coordinated landscape palette.

(2.5.2) Incorporate drought-tolerant plants into the design of a site.

2.5.3 Use landscaping to enhance pedestrian facilities.

- Use plantings to define the edges of sidewalks, pedestrian paths, and outdoor places.
- Use plantings to highlight building entries.
- Use landscaping to screen a sensitive edge, such as an abutting residential property or natural feature.
- Use shade trees to create a canopy over pedestrian areas, including sidewalks, paths along the street, and through surface parking areas.

(2.5.3) Use plantings to define the edges of sidewalks, pedestrian paths, and outdoor places.

(2.5.3) Use shade trees to create a canopy over pedestrian areas.

2.6 Fences and Walls

Fences and walls can be helpful to property owners seeking greater security and privacy, and may be appropriate along rear and side lots in some contexts. Incorporating a fence or wall in the design of a site should be done judiciously, and should allow wildlife movement.

Fences along the front-property line may be appropriate in residential projects. Where a fence or wall is provided in front, it should be designed to maintain visibility from the street to the residential building. Walls include site walls and retaining walls. While fences and walls often serve utilitarian functions, they should also enhance the character of the street and appear to be integral components of site design.

Refer to Refer to Sec. 2-B-3.D of the UDC for fence and wall standards and Sec. 2-B-3.F of the UDC for retaining wall standards.

2.6.1 Coordinate a fence or wall with the overall site design.

- Design a fence or wall to be an integral part of the site and serve as an amenity that adds visual interest to the property.
- Create a fence or wall opening to lead to an internal circulation system.

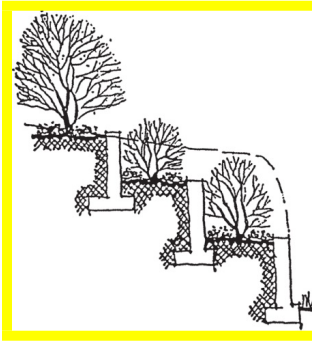
2.6.2 Vary design elements of a fence or wall to enhance visual interest and provide a sense of scale.

This is especially important for a long length of fence along a street edge. Consider the following techniques:

- Change in materials
- Change in patterns and textures
- Change in height of individual fence segments
- Change in the degree of transparency of individual fence segments
- Variance in the setbacks (offsets) of fence segments

(2.6.1) Design a fence or wall to be an integral part of the site.

(2.6.2) Vary design elements to enhance visual interest and provide a sense of scale.



(2.3.2) Mitigate negativ impacts of site features a sensitive property.

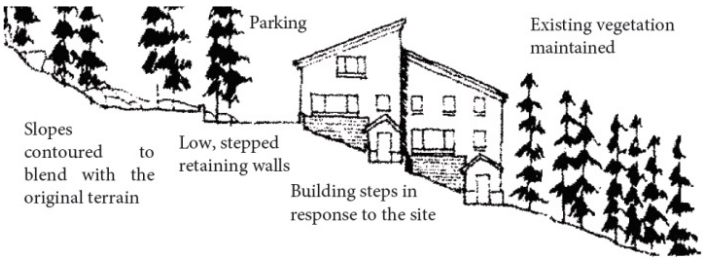
2.6.3 Use a material that is durable and compatible with that of adjacent buildings and other site features.

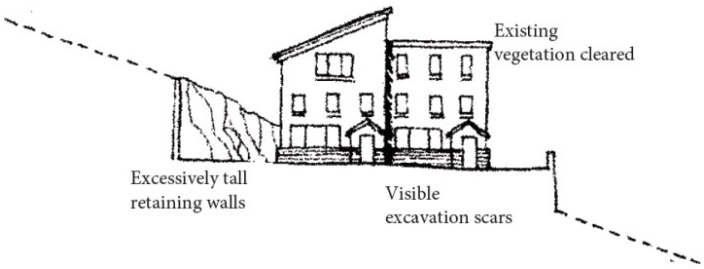
- For a fence, use finished metal, natural wood, or a durable substitute that appears similar in character to adjacent buildings and site features.

(2.6.3) Use a material that is durable and compatible with that of adjacent buildings and other site features. The chain link fence is inappropriate, while the metal fence below is appropriate.

2.6.4 Design a retaining wall to minimize impacts on the natural character of the site.

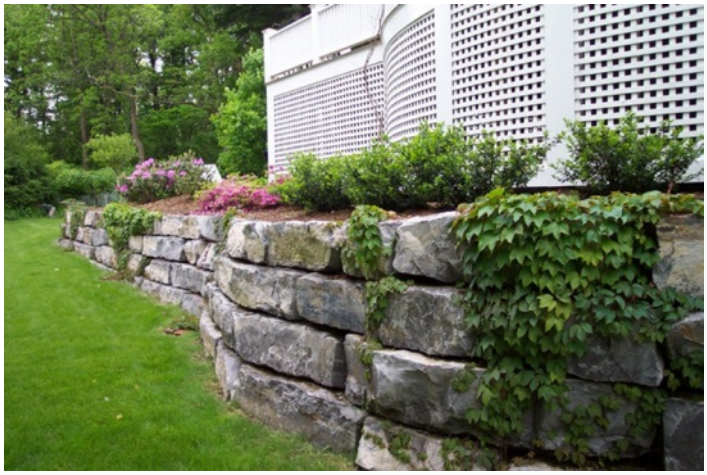
- Design a retaining wall to step with the topography of the site.
- Terrace a retaining wall on a steeper slope to minimize height of individual wall segments.
- Use high quality materials - such as brick, stone, and gabion walls - for walls that are visible to the public realm.





(2.6.4) Design a retaining wall to step with the topography of the site. The left sketch shows the building and retaining wall stepping with the slope, while the right sketch does not, showing instead cut and fill, which is inappropriate.

(2.6.4) Design a retaining wall to step with the topography of the site.



(2.6.4) Use high quality materials for walls that are visible to the public realm.

2.6.5 A concrete wall should provide visual interest and convey a sense of scale.

This includes any retaining wall. Appropriate methods include:

- Scoring (or otherwise texturing)
- Staining
- Terracing
- Landscape screening (with vines, or other vegetation)

(2.6.5) A concrete wall should provide visual interest and convey a sense of scale.

2.6.6 Incorporate design variations in a site wall to create interest.

- Articulate the surface and height of the wall.
- Include simple changes in material.
- Incorporate planting material.

(2.6.6) Incorporate design variations in a site wall to create interest.

2.7 Pavement and Edging Materials

Hardscape elements should be designed to be durable and harmonize with the natural and the built environment. Hardscape elements include paving and materials that define edges of planted areas as well as steps.

Refer to Article 6.B for landscaping, buffering, and screening standards.

2.7.1 Use naturally appearing materials that are compatible with the site development.

Appropriate materials include:

- Wood
- Stone

2.7.2 Construct sidewalks and plazas with materials compatible with adjacent development.

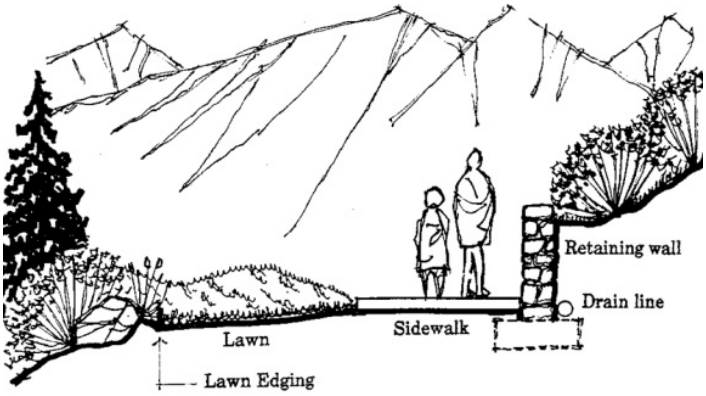
Appropriate materials include:

- Concrete
- Colored concrete
- Brick pavers
- Crushed rock (for low usage, informal paths)

(2.7.1) Use naturally appearing materials that are compatible with the site development.

(2.7.2) Construct sidewalks and plazas with materials compatible with adjacent development.

2.7.3 Consider using an edging material to separate a lawn from other landscape areas.



(2.7.3) Consider using an edging material to separate a lawn from other landscape materials.

2.8 Outdoor Amenity Space and Features

Outdoor amenity space includes public and semi-public areas such as plazas, courtyards, patios, gardens, small park spaces, rooftops, or landscaped features that are visible from surrounding streets. Residential properties may include a patio, balcony, or lawn as an outdoor amenity space. These provide places for people to gather, engage in activities, and enjoy a sense of community, and they are encouraged to be incorporated into a project design.

The location and design of an outdoor amenity space should be carefully considered. It could be designed as a focal point or as an accent and can also provide relief in a long facade. Its location relative to pedestrian pathways should also be considered. An outdoor amenity space should be designed to activate streets and buildings, while enhancing the pedestrian experience within a site. Winter Park also has a unique opportunity to utilize the deep right-of-way front setbacks along the east side of Main Street. Examples of design solutions for this deep setback are provided in Table A-6.

Refer to Sec. 4-A-9 for open space standards.

2.8.1 Incorporate amenity space into a site design.

- Connect an amenity space to the public realm.
- Link an amenity space to other internal site features and the public realm.
- Size an amenity space to be adequate for its function.
- Enclose an amenity space with building edges, landscaping, or other site elements.
- Site an amenity space to maximize sun exposure in winter months.

(2.8.1) Incorporate amenity space into a site design.

(2.8.1) Link an amenity space to other internal site features and the public realm.

2.8.2 Program an amenity space to keep it lively and occupied.

- Furnish an outdoor amenity space with benches, tables, and shelters to encourage passive use.
- Consider incorporating sculptural elements to add visual interest to an amenity space.
  - Natural settings merit more subdued sculpture while developed settings may warrant more vibrant sculpture.

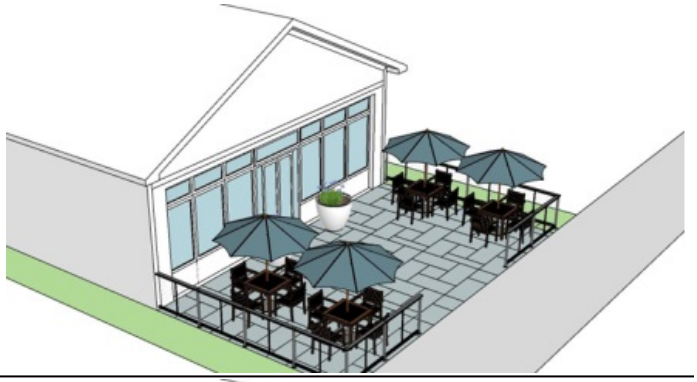
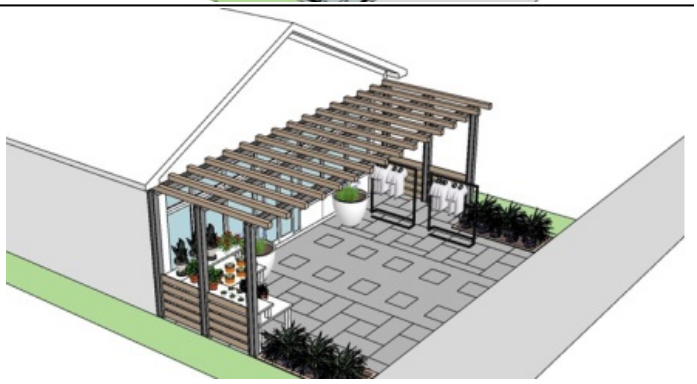
(2.8.2) Program an amenity space to keep it lively and occupied.

Table A-6
Design Options for Deep Right-Of-Way Front Setbacks

There are several design options listed below for a property with a large front set back because of a large right-of-way.

1. Improved Landscaping and Pedestrian Access

- Walkway leads directly to the entrance.

Table A-6 Design Options for Deep Right-Of-Way Front Setbacks	
• Trees provide seasonal shade and color. • Benches invite pedestrian use.	
2. Hardscape Frontage with Outdoor Dining • Decorative paving adds visual interest. • Seasonal outdoor seating creates pedestrian and vehicular interest.	
3. Architectural Elements with Outdoor Plaza Space • Architectural elements enhance the street presence. • Product display invites pedestrian activity.	

2.9 Public Art

Public art includes decorative and functional features that are accessible or visible to the public. These may include sculptures, murals, mosaics, street furniture (benches, bike racks, or other functional features with an original design), and other media that add interest, communicate a message, or generate dialog. These guidelines address the role of public art in placemaking and do not address content. Public art can enhance the pedestrian experience and should be integrated into a project when feasible. Conveying local heritage and culture, as well as durability and maintenance should be taken into consideration. Where public art is used, it should be located so that it is part of the public realm.

Refer to Sec 3-A-6 of the UDC for site planning standards.

2.9.1 Encourage including public art in a project.

Consider public art that:

- Is durable and accessible to the public
- Relates to functional site features such as gates, entries, siting areas, walkways, and other outdoor amenity spaces
- Reflects the community's cultural values and heritage
- Activates recreational space
- Creates visual interest on blank walls

(2.9.1) Encourage including public art in a project.

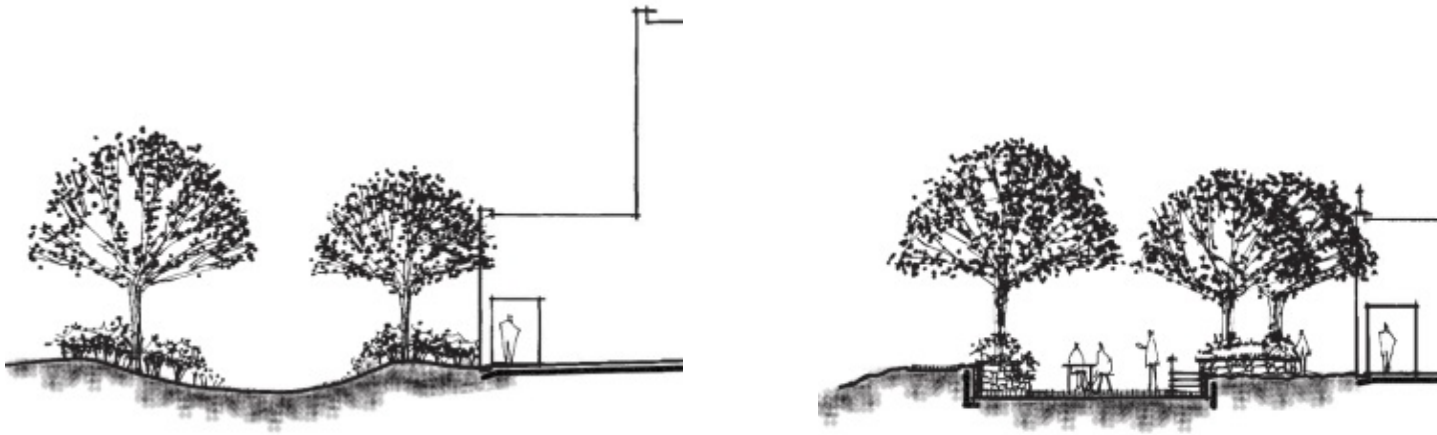
2.10 Sustainable Site Design

Sustainability is a community objective in the Imagine Winter Park Town Plan. Each site should create opportunities to contribute to a sustainable future for Winter Park. Sustainability features should be incorporated to reduce energy consumption and manage stormwater runoff.

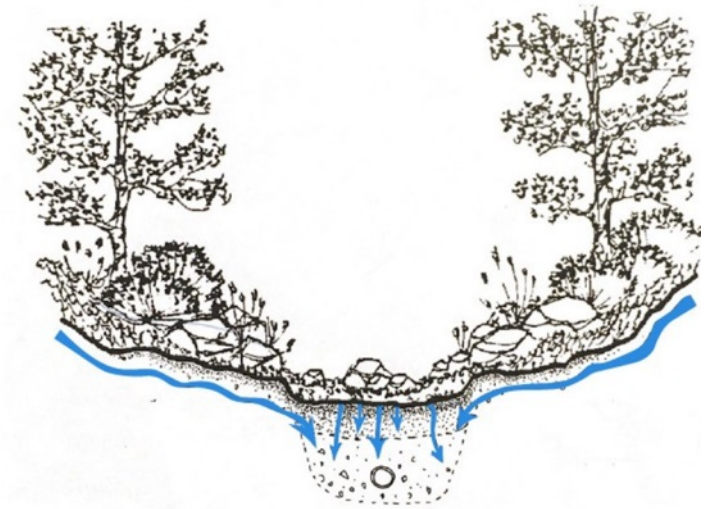
Refer to Article 5.A of the UDC for land and resource conversation standards.

2.10.1 Integrate Low Impact Development (LID) features to minimize the impacts to the municipal stormwater system and area watersheds.

- Include a stormwater management feature, such as a bioretention area or rain garden, as a site amenity.
- Use permeable surfaces and paving systems that allow water filtration.
- Use generous site landscaping areas to absorb site runoff.
    - Plant material should be species that are able to withstand anticipated changes in soil wetness and moisture levels.



(2.10.1) Include a stormwater management feature as a site amenity.



(2.10.1) Include a stormwater management feature, such as a bioretention area or rain garden, as a site amen

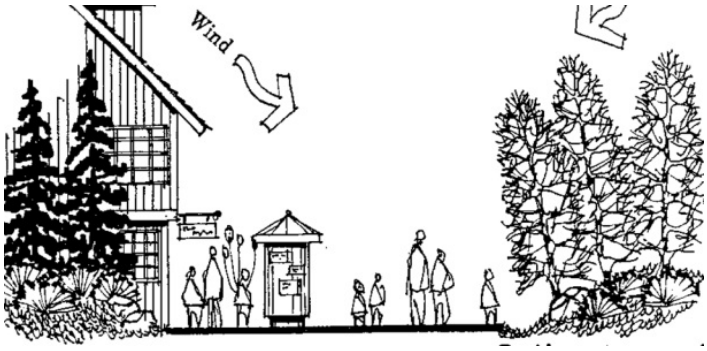
(2.10.1) Integrate Low Impact Development features to minimize the impacts to the municipal stormwater system and area watersheds.

(2.10.1) Include a stormwater management feature.

2.10.2 Use landscaping to reduce the need for heating and cooling.

- Use trees and shrubs to provide shade in warm months and sun exposure in cool months.

(2.10.2) Use landscaping to reduce the need for heating and cooling.



(2.10.2) Use landscaping to reduce the need for heating and cooling. In this sketch, deciduous trees provide summer shade and winter sun on the pathway.

2.10.3 Choose a design that reduces energy consumption.

- Use a local, recycled material where possible.
- Consider incorporating an energy-generating feature on a site. This may include:
  - A wind turbine
  - Solar panel(s)
  - Solar powered lighting

2.10.4 Where possible, incorporate LID features in a parking area.

Use one or more of the following:

- Permeable pavement
- Planted areas to slow water runoff and to filter water
- Planted swales to collect water
- Other features that store, slow, or filter surface water runoff

(2.10.3) Consider incorporating an energy-generating feature on site, such as solar panel(s).

(2.10.4) Where possible, incorporate LID features in a parking area.

2.11 Winter City Design

Site design should respond to Winter Park's climate. Snow removal and storage are important factors when planning site circulation, parking, and landscaping. A building should be sited to maximize sun access in winter and to help shelter open spaces and pedestrian areas from prevailing winter winds.

Refer to Article 6.E of the UDC for snow storage and design requirements.

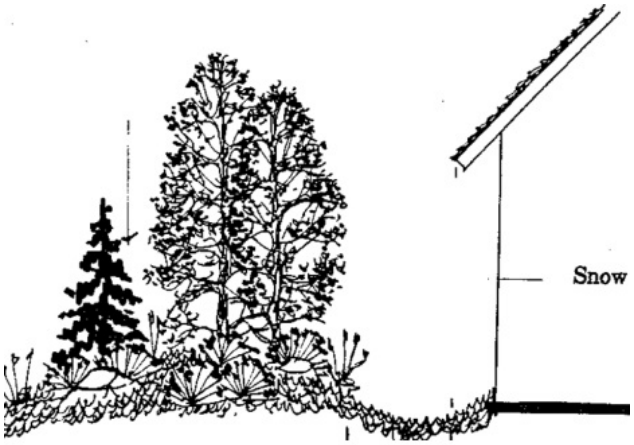
2.11.1 Design a site to promote year round use.

2.11.2 Design a site to promote efficient snow removal and adequate space for snow storage.

2.11.3 Design landscapes with durable plants to absorb the impact of snow shedding or storage.

- Design a landscape to hold or direct water to the appropriate location.

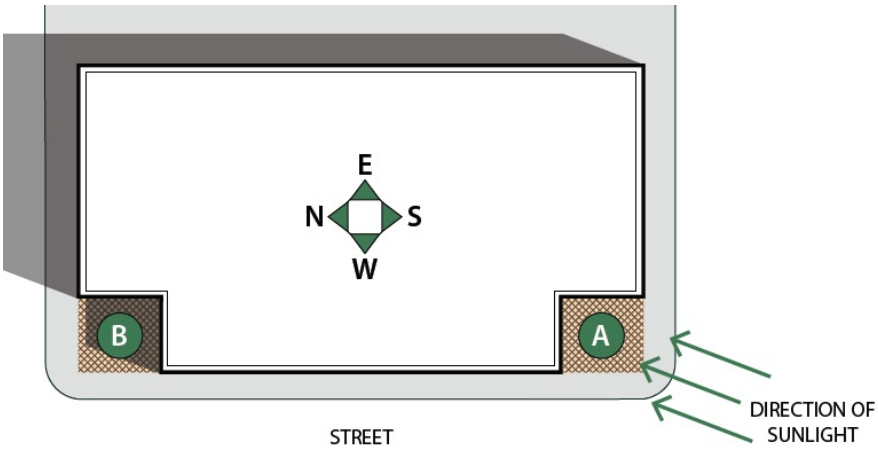
(2.11.1) Design a site to promote year round use.



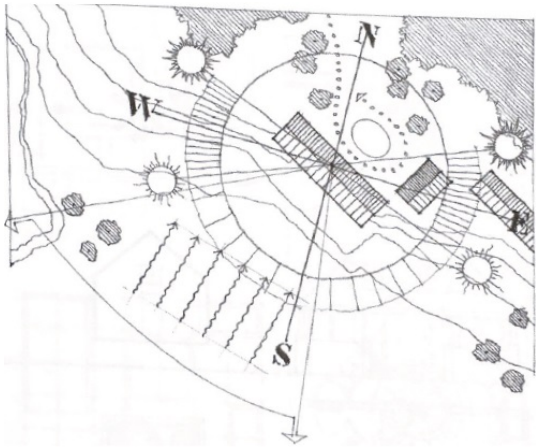
(2.11.3) Design landscapes with durable plants to absorb the impact of snow shedding or storage.

2.11.4 Site a building or open space to maximize sun exposure, utilize passive solar design, and minimize glare onto neighboring properties.

2.11.5 Analyze sun and wind microclimates to design outdoor space that blocks prevailing winds and provides solar access and shading.



(2.11.5) Analyze sun and wind microclimates to design outdoor space that blocks prevailing winds and provides solar access and shading.



(2.11.5) Analyze sun and wind microclimates to design outdoor space that blocks prevailing winds and provides solar access and shading. Note that this diagram will need to be replaced in the final Design Guidelines due to copyright.

Part 3. Building Design Guidelines

A building's design and the arrangement of its features can strongly impact the public

realm and adjacent properties. In Downtown, a building should be designed to contribute positively to the public realm, enhance walkability, and respect design traditions. Building design addresses the visual and functional character of development. This Chapter addresses the visual character of a structure, including the arrangement and design of features, scale, massing, and the relationship to the surrounding setting.
Refer to Article 3.B of the UDC for building type and design standards.

3.1 Residential Building Entry

Building entries provide a key visual connection between the public and private realms. A primary entry should be easily recognizable and provide strong visual and physical connections to the public realm.

3.1.1 Design the primary entrance of a building to be clearly identifiable.

- Use architectural elements to highlight an entrance, including: Potential treatments include:
  - Canopy
  - Arcade
  - Portico
  - Stoop
  - Building recess
  - Awning
  - Moldings
- Use an authentic, functional entry on a street-facing facade.

(3.1.1) Design the primary entrance to a building to be clearly identifiable.


(3.1.1) Use architectural elements to highlight an entrance.

3.1.2 Size and proportion an entry element to be in the range of heights and widths of nearby traditional entries.

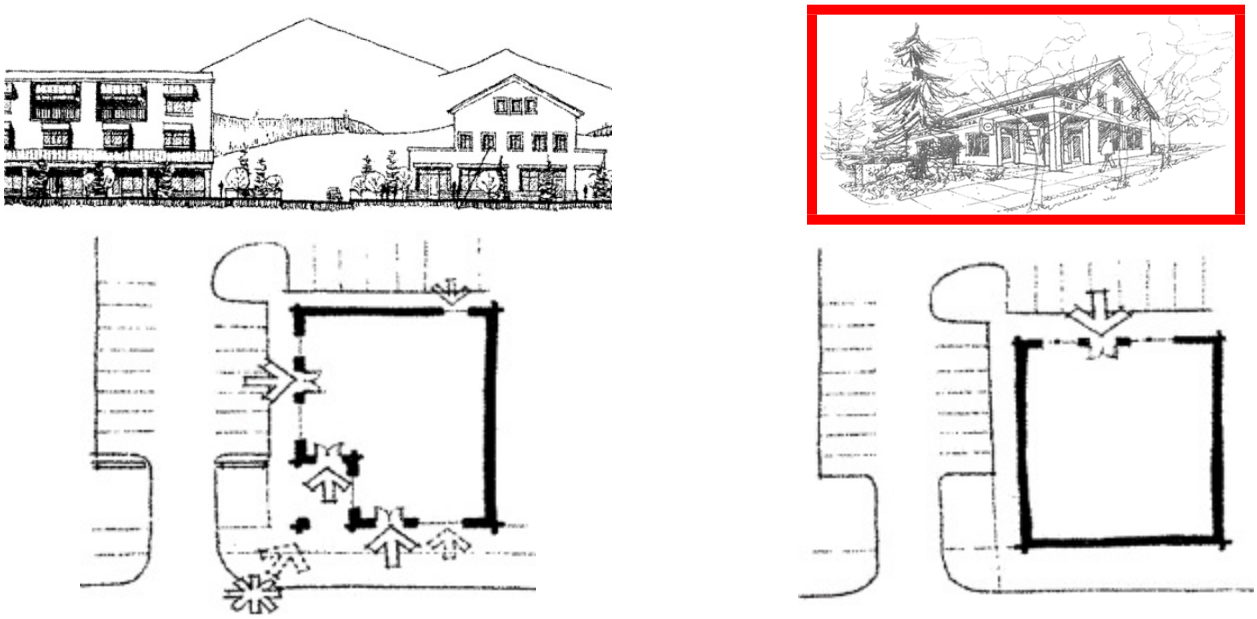
- Size a door to establish a human scale.
- Use a vertically oriented door that is in keeping with traditional door patterns in the area.

3.2 Non-Residential Building Entry

Building entries provide a key visual connection between the public and private realms. A primary entry should be easily recognizable and provide strong visual and physical connections to the public realm.

3.2.1 Design the primary entrance of a building to be clearly identifiable.

- Use architectural elements to highlight an entrance. Potential treatments include:
  - Canopy
  - Arcade
  - Portico
  - Stoop
  - Building recess
  - Awning
  - Moldings



(3.2.1) Use architectural elements to highlight an entrance.

(3.2.1) Design the primary entrance of a building to be clearly identifiable.

(3.2.1) Use architectural elements, such as a building recess, to highlight an entrance.

3.2.2 Orient the primary entrance of a building to face a street, plaza, or pedestrian way.

- Orient the primary entrance towards the street.
- Use a "double-fronted" design that provides an entry to the street and another to an outdoor amenity space, plaza, or parking lot, when present.
- In some cases, the front door may be positioned perpendicular to the street. Where this is the case, clearly define the entry. This may be achieved by:
    - Incorporating a recessed entry, canopy, or awning for commercial/mixed-use building types, or

- Incorporating a porch, stoop, or canopy for residential building types.

(3.2.2) Use a "double-fronted" design.

(3.2.2) Orient the primary entrance of a building to face a street, plaza, or pedestrian way.

3.2.3 Maintain a regular rhythm of entries along a street.

- Use a common door height on a ground floor and on a visible upper floor.
- Where compatibility with the context is important, provide space between entries on a building to be generally consistent with spacing on nearby traditional buildings.

(3.2.3) Maintain a regular rhythm of entries along a street.

3.3 Roof Form

Roof form addresses the visible characteristics of a building's roof. The primary roof form of a structure should also help reduce the perceived scale of the building, help blend with the natural setting, and promote snow shedding. For these reasons, pitched, sloping roofs should be used in most contexts. This recognizes that Winter Park is in snow country and helps convey consistency in form.

However, while sloped roofs should be predominant, there may be conditions in which a flat roof may be appropriate, particularly on commercial or mixed use buildings. A flat roof may be appropriate if it is screened from view or if sloping roofs are also incorporated in the design to minimize the appearance of the flat roof.

New development should incorporate roof forms that convey compatible mass and scale, add visual interest, and are appropriate to a building's use.

3.3.1 Use a pitched roof form to reduce the perceived scale of a building and complement the topography of the site.

- Pitched roofs such as hip, gable, or shed should be the dominant roof shapes.
- Avoid the use of exposed flat roofs.
- On larger roofs, use dormers to help break up the mass.
    - Use dormers only when necessary and with restraint in order for the primary roof form to remain prominent.

(3.3.1) Pitched roofs such as hip, gable, or shed should be the dominant roof shapes of a project.

(3.3.1) On larger roofs, use dormers to help break up the mass.

3.3.2 Where a flat roof is appropriate on a commercial or mixed use building (as outlined above) and is used, design it to be screened from view.

- Consider incorporating other roof forms to screen the flat roof from view.
- Consider incorporating a parapet to screen a flat roof from view.

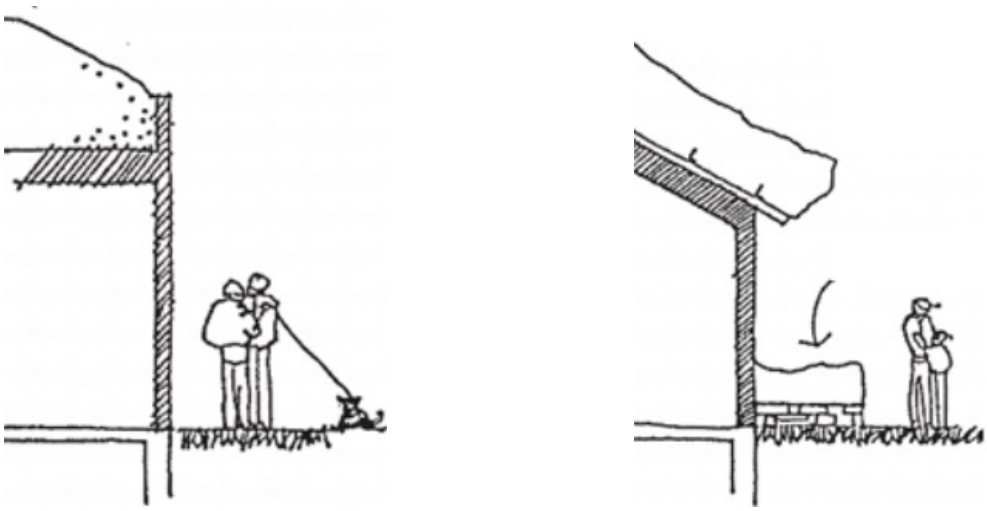
Insert image of parapet

3.3.3 Where a flat roof is incorporated as part of the design, utilize sloping roofs as well.

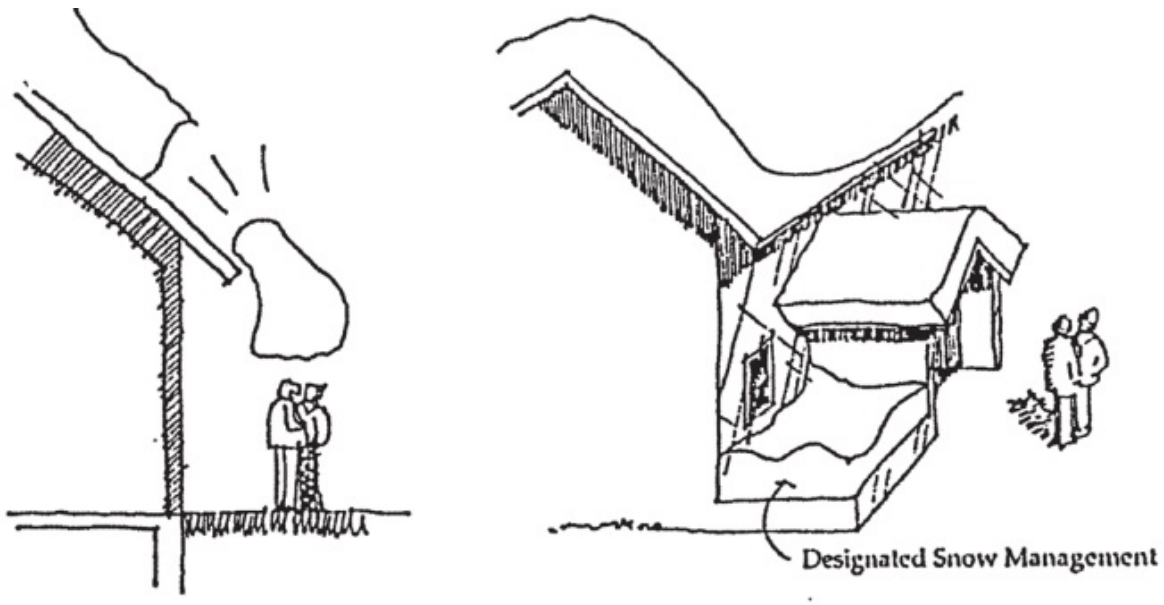
- Incorporate a sloping roof on a first floor element - such as a porch, covered entry or arcade - that shelters pedestrians.
- Incorporate a sloping roof on a portion of the building, or a building module, to reduce the scale and utilize a sloped roof on the more visible portions of the building. For instance, a one-story portion of the building with a sloped roof may frame a taller part of the building that has a flat roof.

3.3.4 Design a roof to either hold snow or shed snow in appropriate areas.

- Incorporate snow guards in high risk areas.
- Incorporate protected entries and designated snow management areas to protect pedestrians entering and exiting the building.



(3.3.4) Design a roof to either hold snow or shed snow in appropriate areas.



(3.3.4) Incorporate protected entries and designated snow management areas to protect pedestrians entering and exiting the building.

Inserted full diagram with verbatim text as I believe it's clearer to understand. I'd only overlay typed text as a change. Up for discussion for which layout we'd rather keep.

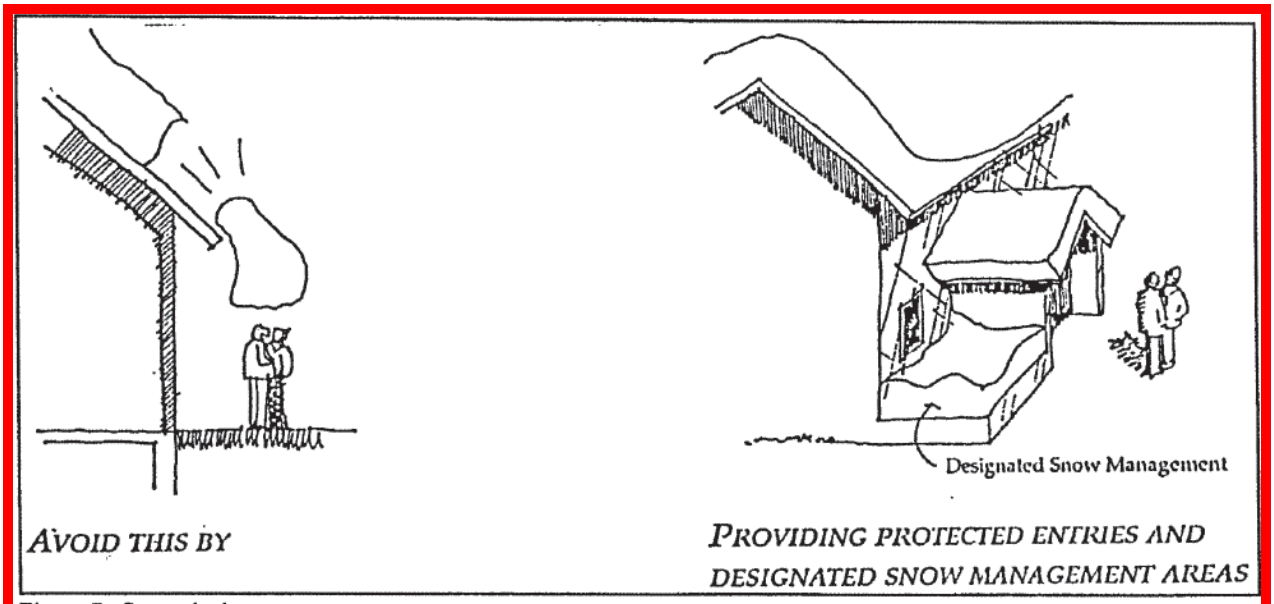


Figure 7. Snow shed management.

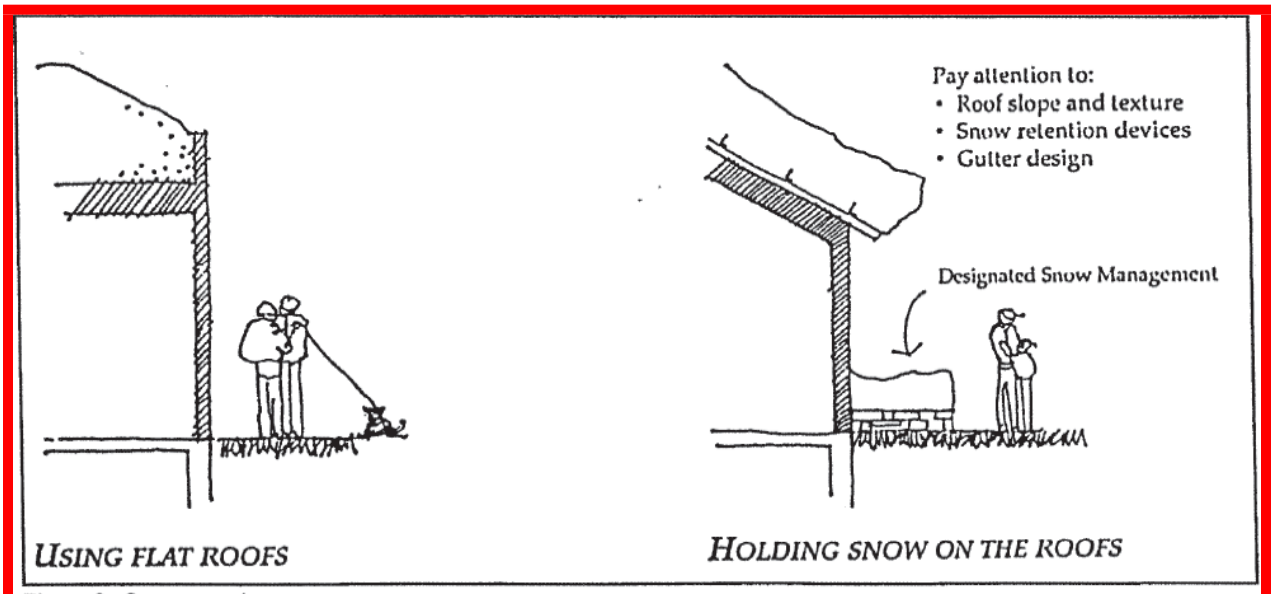


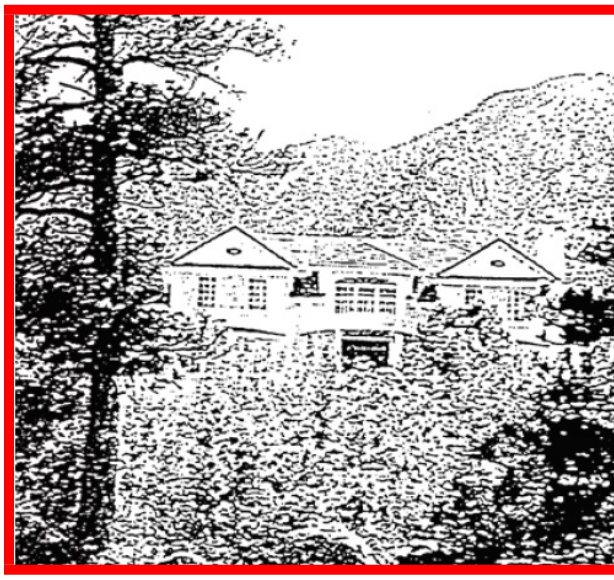
Figure 8. Snow retention.

3.3.5 Break a long, unbroken roofline into smaller segments to reflect the irregular natural mountainside patterns, such as a shed roof.

3.3.6 Mountainsides, hillsides, and other landforms should act as the backdrop to the home.

- If the house does break the plane of the natural backdrop, it should be designed to mimic the landform's natural lines.

(3.3.5) Break a long, unbroken roofline into smaller segments to reflect the irregular natural mountainside patterns.



(3.3.6) Mountainsides, hillsides, and other landforms should act as the backdrop.

3.3.7 Design a roof to be architecturally consistent with overall architectural design and detailing of the structure in terms of form and material.

3.3.8 Incorporate deep eaves, overhangs, canopies, and other building features that provide shelter from the elements in winter, help keep snow away from the building foundation, and provide shade in the summer.

(3.3.7) Design a roof to be architecturally consistent.

(3.3.8) Incorporate deep eaves, overhangs, canopies, and other building features that provide shelter from the elements.

3.4 Roof Decks

A roof deck can provide space for active uses that highlight the mountain lifestyle and animate the street. A roof deck is most successful when it is subordinate to the overall mass of the building. This is in the interest of promoting building forms that highlight sloping roofs as well as the integrity of each building design.

3.4.1 Set a roof deck back from the front wall of the building so that the overall form of the structure remains predominant.

3.4.2 Design a roof deck to be compatible with the materials used on the primary building.

- Avoid incorporating materials that starkly contrast with the primary building materials.

3.4.3 Where the deck is designed to be roofed, utilize a sloping roof form.

- Incorporate a sloping roof form for a solid deck roof, or for an open air structure, such as a pergola.

3.4.4 Where a pergola or a latticed structure is incorporated over a roof deck, minimize the height of the structure to appear in scale with the building design.

3.4.5 Where a large pergola or latticed structure is utilized on a rooftop deck, modulate the structure to appear smaller in size as viewed from the public realm.

3.4.6 Design a pergola or latticed structure to be compatible with the materials used on the primary building.

- Avoid incorporating materials that starkly contrast with the primary building materials.

3.4.7 Design and locate external stairs to be an integral component of the building, consistent in materials and details.

3.5 Ground Floor Design

The ground floor of a building should be designed to create a pedestrian-friendly experience. In a commercial building, it is especially important to incorporate features that express activity and invite pedestrians inside, such as ground floor storefront windows. In a multi-family building, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street. While the ground floor should be pedestrian-friendly and provide visual interest, the upper floor(s) should be distinct from the ground floor. In addition to the photographs provided on this page, a table of potential design solutions to create a pedestrian-friendly ground floor are provided in Table A-7.

3.5.1 Design the ground floor of a building facade to engage the public realm and promote pedestrian activity.

- Incorporate recessed entries, courtyards, or other setbacks in the ground floor facade.
- Use design features such as windows, display areas, and awnings to engage the street and add pedestrian interest. See Table A-7 “Design Options for a Pedestrian-Friendly Commercial Ground Floor” for additional information.

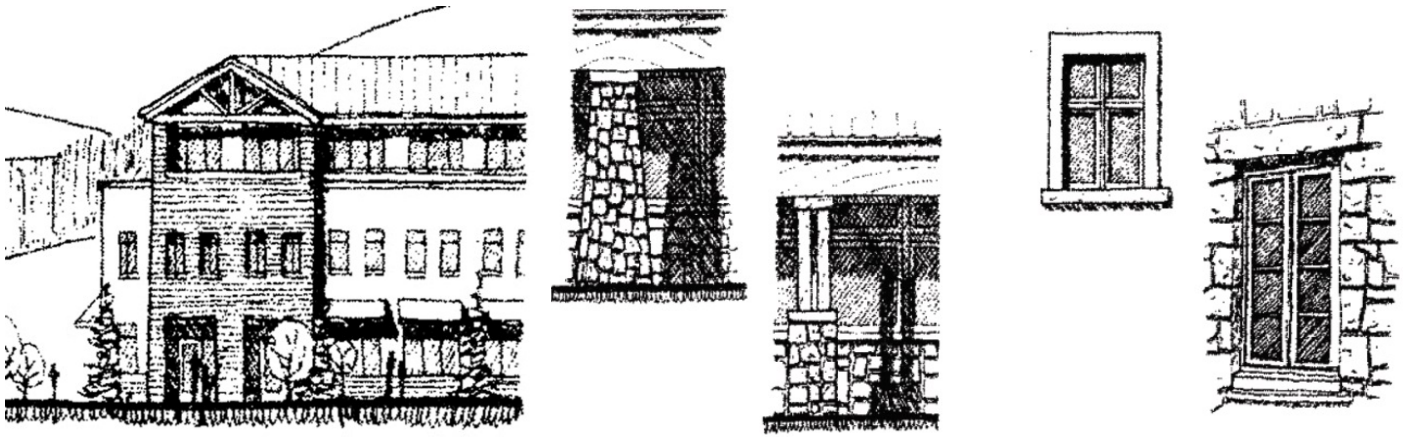
(3.5.1) Design the ground floor of a building facade to engage the public realm and promote pedestrian activity.

(3.5.1) Use design features to engage the street and add pedestrian interest.

(3.5.1) Use design features to engage the street and add pedestrian interest.

3.5.2 Use high quality, durable materials to define the ground floor and add visual interest.

- Employ materials at the ground level to withstand on-going contact with the public, sustaining impacts without compromising the appearance.
- Use changes in material to add ground-floor interest.
- Express the base of a building in a durable material, one which will stand up to snow accumulation and removal while visually grounding the building.



(3.5.2) Use high quality, durable materials to define the ground floor and add visual interest.

3.5.3 Allow the first floor to accomodate a variety and exuberance of expression; the upper floors should be more restrained and quiet, providing an aesthetically pleasing background.

(3.5.3) Allow the first floor to accomodate a variety and exuberance of expression; the upper floors should be more restrained and quiet, providing an aesthetically pleasing background.

Table A-7
Design Options for a Pedestrian-Friendly Ground Floor

The design options described and illustrated below may be used individually, or in combination, to meet the intent of the design guidelines for ground floor design in Section 3-B-5-N of the Code. In most cases, the street level of a building should incorporate windows and other pedestrian-friendly features.

Table A-7
Design Options for a Pedestrian-Friendly Ground Floor

1. Windows

Commercial buildings should incorporate a high percentage of transparent glass to actively engage the street and sidewalk. Windows may be combined with canopies, awnings, planters, and other features to enhance the street level.

2. Display Case

Display cases or other product displays can create pedestrian interest and engage the street and sidewalk. Such treatments are especially appropriate along an otherwise windowless facade.

3. Canopies and Awnings

Canopies and awnings add depth and help define the street-level pedestrian area and provide protection from the snow and sun. Careful attention should be taken to control the snow shed from these elements.

4. Wall Art

Wall art, mosaics, and murals add interest, especially along an otherwise windowless facade.

5. Planters/Landscaping

Integrated planters, large pots, or other areas for landscaping add interest along the building facade

Table A-7 Design Options for a Pedestrian-Friendly Ground Floor	
and help engage the street and sidewalk.	
6. Arcades	
Arcades provide a protected zone for pedestrians while providing depth and layering to the building facade. Aracades also serve to delineate the ground floor from those above.	Contact Winter and Co. regarding diagram

3.6 Four-Sided Building Design

A building's facade strongly impacts the pedestrian experience on an adjacent public space, such as a sidewalk or public open amenity space. All building sides should be designed for public view, using building form and architectural details to create visual interest. The degree of detail may vary depending on the location of the wall, but some architectural detail is needed because a blank or featureless building facade can diminish interest. Thus, building design should be considered "in the round."

3.6.1 Design a building to provide interest on all sides that will be viewed from the public realm.

- All faces of a building should include architectural details to reduce the visual impact of a "back side." Visual interest can be provided through a variety of methods, including:
  - Windows and doors
  - Building articulation techniques (see Table A-8 for more information on articulation options)
  - Massing variation techniques (see Table A-9 for more information on massing variation options)
  - Site walls and raised planters
  - Decorative wall treatments including:
    - Wall art
    - Display windows or display cases
    - Green walls

(3.6.1) All faces of a building should include architectural details to reduce the visual impact of a "back side."

3.7 Building Articulation and Mass Variation

The overall size, height, and form of a building determine how large it appears, and can relate to its compatibility with surrounding character. Although new development may be larger than adjacent, traditional buildings, it should not be monolithic in scale or jarringly contrast with neighboring development. A larger building mass should be broken down into smaller components to establish a sense of human scale, add visual interest, prevent monotonous walls, and enhance access to light and views. Human scale is used to describe how a person perceives a building element or a group of building elements in relation to themself. A person relates better to building features that are of a size and scale similar to that of a human. Wall articulation techniques and mass variation also help maintain the traditional Winter Park building scale.

Building articulation includes vertical or horizontal changes in materials, texture, or wall plane that influence the scale of a building. New development should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts.

Mass variation reduces actual building mass and scale by modulating building volume. Variations in floors or walls should be used to create physical relief in an architectural form to express a human scale, reduce the bulkiness of a building, and increase solar access at the street.

3.7.1 Articulate a building wall to create human scale components and express a sense of vertical and horizontal scale.

Options include:

- Accent lines, fenestration, or other techniques that provide vertical or horizontal expression. This may include moldings, sills, cornices, canopies, or spandrels
- Vertical or horizontal variations in material
- Vertical or horizontal variations in color
- Wall plane offsets such as notches or projections, which may be accomplished by incorporating columns, moldings, or pilasters

(3.7.1) Articulate a building wall to create human-scaled components and express a sense of vertical and horizontal scale. The sketch on the left is appropriate, while the sketch above on the right is inappropriate.

(3.7.1) Articulate a building wall to create human scale components and express a sense of vertical and horizontal scale.

(3.7.1) Wall plane offsets articulate a building wall to create human scale components.

(3.7.1) Articulate a building wall to create human scale components and express a sense of vertical and horizontal scale.

3.7.2 Vary the mass of a building to express a human scale, reduce the bulkiness of a building, and increase solar access at the street.

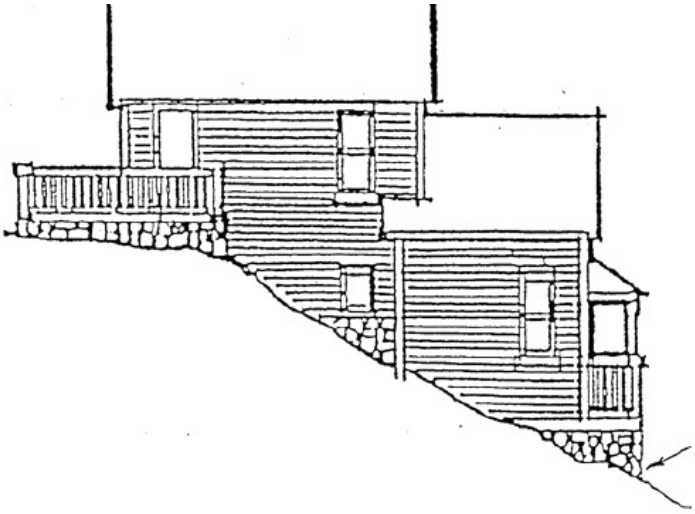
A variety of options exist, as shown in Tables A-8 and A-9. These options include:

- Height variation
- Increased setbacks
- Upper floor setback
- Building foundation stepping

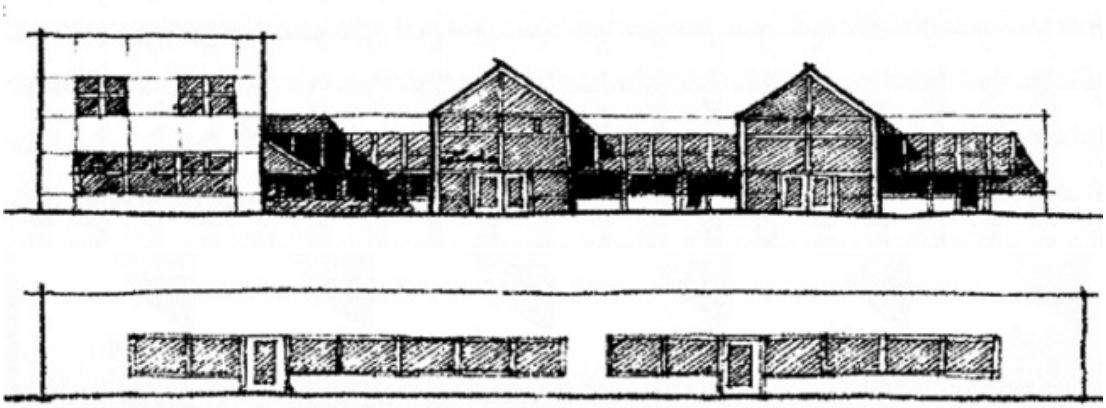
(3.7.2) Vary the mass of a building to express a human scale.

(3.7.2) Mass variation reduces actual building mass and scale by modulating building volume.

(3.7.2) Vary the mass of a building to reduce the bulkiness, including stepping a building foundation.



(3.7.2) Vary the mass of a building to express a human scale, such as through stepping the building foundation. On sloped sites, step a building into the hill in order to reduce the bulkiness of the building.



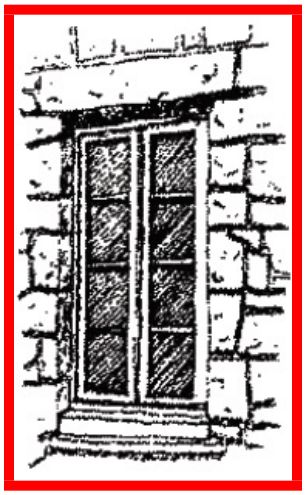
(3.7.2) Vary the mass of a building by incorporating height variations, for example. The sketch on top illustrates mass variation and is appropriate, while the sketch on the bottom is inappropriate.

3.7.3 Recess windows into the exterior mass walls to imply strength and to provide greater articulation.

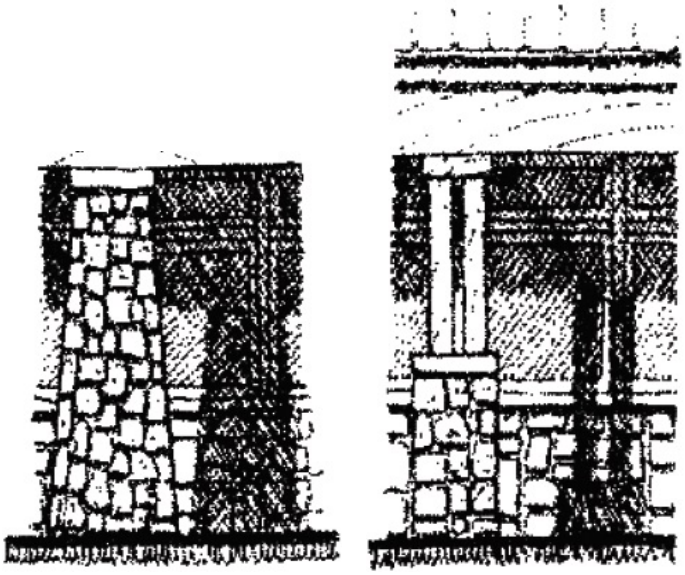
3.7.4 Utilize sills, lintels, mullions, and trim to add depth and elaboration to windows.

3.7.5. Structural elements - columns, beams, and trusses - should be proportional to the abundant snow loads which they support.

(3.7.3) Recess windows into the exterior mass walls to imply strength and to provide greater articulation.



(3.7.4) Utilize sills, lintels, mullions, and trim to add depth and elaboration to windows.



(3.7.5) Structural elements - columns, beams, and trusses - should be proportional to the abundant snow loads which they support.

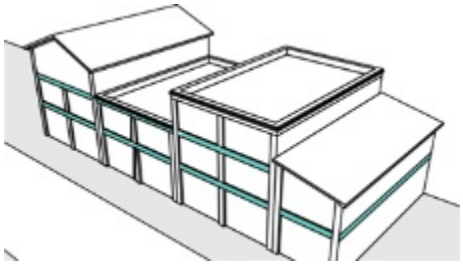
Table A-8
Applying Wall Articulation Methods

Use articulation techniques in proportion to a building's overall mass. For example, wall plane offsets are needed as a building's length increases. A single method is typically insufficient to achieve reduced scale and provide interest. Combining methods is highly encouraged. These methods may be used for building articulation.

Accent Lines

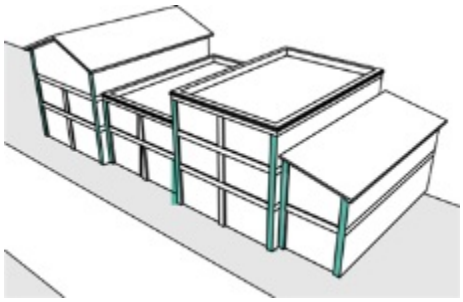
Table A-8
Applying Wall Articulation Methods

Accent lines, fenestration, or other techniques help provide vertical or horizontal expression. They can help create rhythm and scale on a facade.



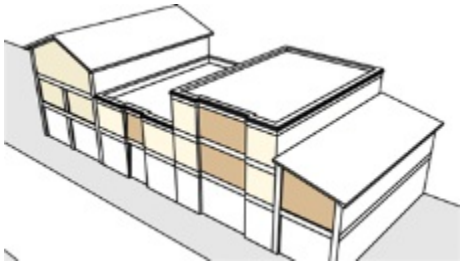
Wall Plane Offsets

Wall plane offsets include notches or projections such as columns, moldings or pilasters that generally rise the full height of the facade to add visual interest and express traditional facade widths. They help create a sense of texture and provide depth and visual interest.



Variations in Material and/or Color

A change in material adds visual interest and expresses traditional facade widths. This may be vertical or horizontal. When applied in units, panels or modules, materials can help convey a sense of scale.



Canopies and Awnings

Canopies and awnings add depth and help define the street-level pedestrian area and provide protection from the snow and sun. Careful attention should be taken to

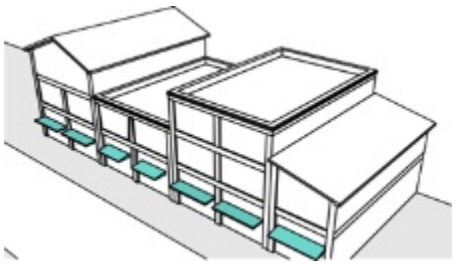


Table A-8
Applying Wall Articulation Methods

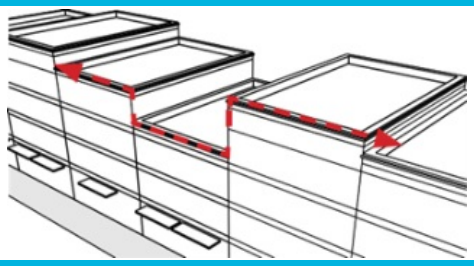
control the snow shed from these elements.

Table A-9
Applying Massing Variation Methods

Vary massing to reduce the perceived scale of a building while also helping to create an interesting building form. Stepping down the mass of a building adjacent to a pedestrian way or sensitive area will provide a smooth transition.

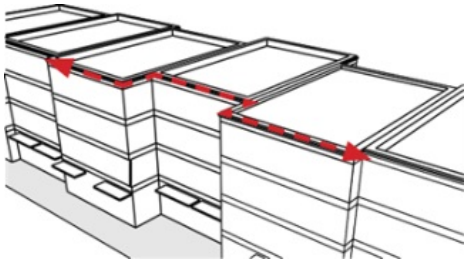
Height Variation

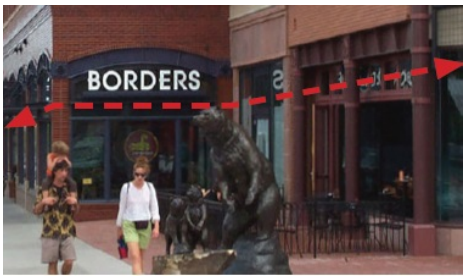
Vertical variation is an actual change in the height of a building of at least one floor.



Increased Setbacks

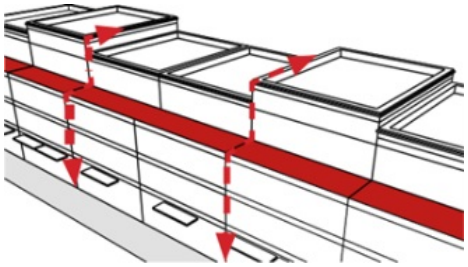
A wall plane offset should extend the full height of the building and is most successful when combined with changes in roof form or building materials.





Upper Level Stepback

An upper level stepback adds visual interest and reduces the mass of a larger building.



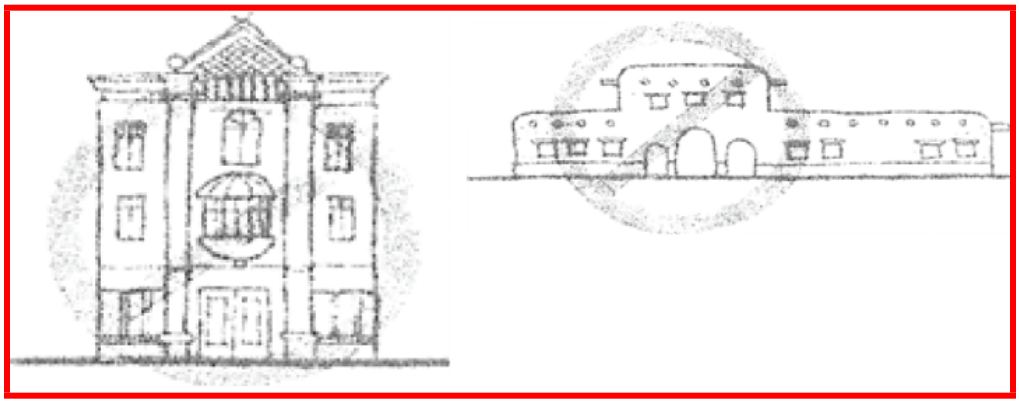
3.8 Building and Roof Materials

Exterior building materials and colors should provide a sense of scale and texture, and convey a high design quality and visual interest. Building facades should use high-quality, durable materials that have proven to be durable in Winter Park's climate or in similar climates. The materials should also contribute to the visual continuity of the traditional Mountain Town character that Winter Park seeks to maintain. A sense of craftsmanship should be visible in each building, and the materials should be derived directly or indirectly from the mountain environment to continue the desired "mountain modern" aesthetic. Appropriate building and roof materials are shown in Tables A-10 and A-11.

3.8.1 Incorporate building materials that contribute to the visual continuity of the Town.

- Use stone, wood, stucco, and masonry, where possible.
- Incorporate traditional and contemporary alpine architectural styles, such as "mountain modern," to set the tone for the Town.
    - This may include timber beams, stone, and some glass, as well as accent materials.
- Avoid building character that makes overt stylistic reference to other times and other places.
    - Exceptions will be considered for additions to existing buildings which have a defined style.
- Concrete block and stucco may be acceptable if appropriate to the design of the structure.
    - If considering the use of concrete, incorporate aggregate rather than raw concrete.

(3.8.1) Incorporate building materials that contribute to the visual continuity of the Town.



Fix diagram to include cros-out symbol and consider replacing with updated drawings

(3.8.1) Avoid building character that makes overt stylistic reference to other times and other places.

3.8.2 Use materials with textures and colors that are found naturally in the surrounding landscape.

- Incorporate materials with natural (earth) tones and muted colors.
- Use materials with matte finishes.
- To accomplish the desired harmonization with nature, incorporate the following materials for these specific uses:
  - Siding
    - Wood, as shingles, lap siding, logs, or vertical board and batten
      - Stained, painted, or unpainted
    - Synthetic materials with appearance similar to wood, including:
      - Fiber cement board, metal, and vinyl
  - Masonry
    - Brick, stone, detailed concrete, and detailed stucco (genuine or synthetic
  - Metals
    - Sheet metal, corten, and weathered steel

(3.8.2) Use materials with textures and colors that are

(3.8.2) Incorporate materials with natural (earth)

found naturally in the surrounding landscape.

tones and muted colors.

3.8.3 Use materials to convey a sense of human scale and visual interest.

- Add visual interest through texture, finish, and detailing.
- Use changes in material to add visual interest and express a human scale.
- Incorporate an accent material to highlight an important feature like an entry or window.

(3.8.3) Use changes in material to add visual interest and express a human scale.

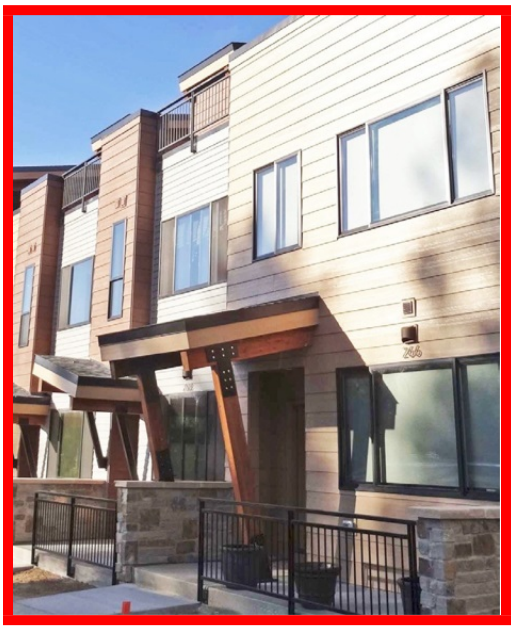
(3.8.3) Add visual interest through texture, finish, and detailing.

(3.8.3) Use materials to convey a sense of human scale and visual interest.

3.8.4 Use high quality, durable building and roof materials.

- Use a material that is proven durable in Winter Park's climate.
- Choose a material that is likely to maintain an intended finish over time, or acquire a patina, when it is understood to be a desired outcome.

- Use a material on the ground-level that can withstand ongoing contact with the public and retain its quality.



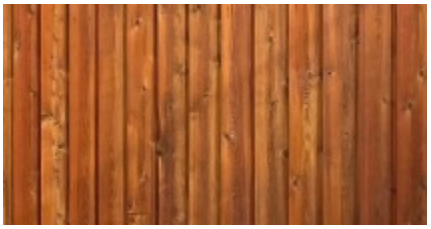
(3.8.4) Use high quality, durable building materials.

(3.8.4) Choose a material that is likely to maintain an intended finish over time, or acquire a patina, as seen above.

Table A-10 Building Materials

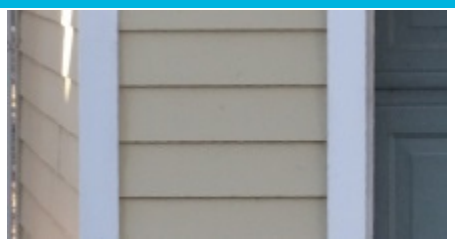
The chart below identifies building materials that are appropriate in the Winter Park context.

Wood and Similar Synthetics



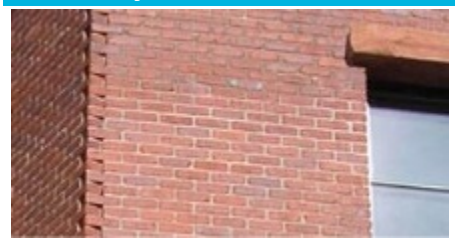
Vertical board and batten

Shingles



Horizontal lap

Masonry Units



Brick, genuine

River Rock and Other Native Rock

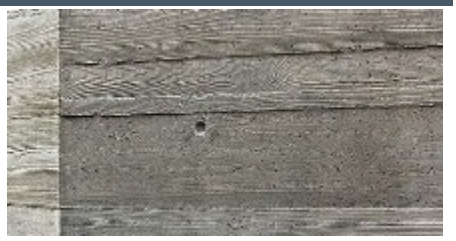
Stone

Detailed Concrete and Board-Formed Concrete

Table A-10 Building Materials

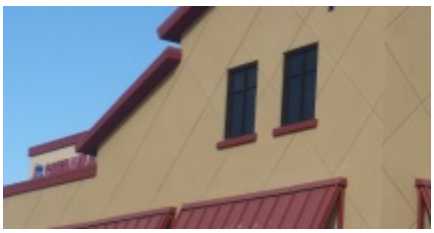
Cement board siding

Detailed concrete

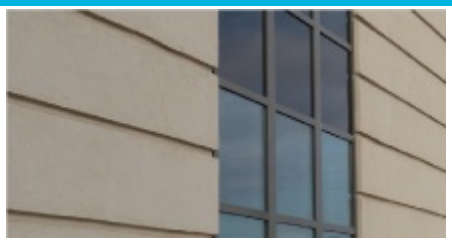


Board-formed concrete

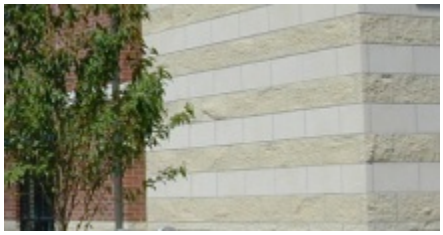
Stucco and Masonry Units



Detailed stucco



Synthetic stucco



Concrete masonry unit (CMU)

Metals

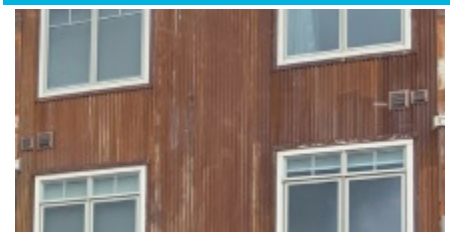
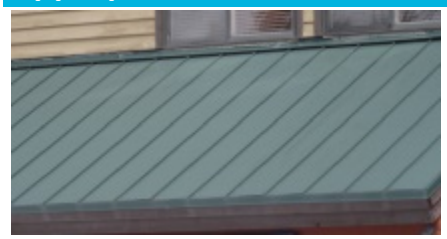


Table A-11 Roof Materials

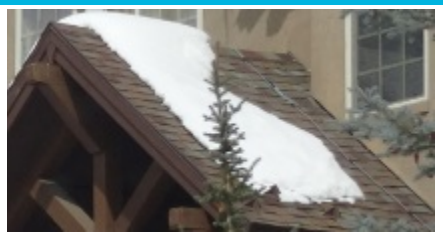
The chart below identifies roof materials that are appropriate in the Winter Park context.

Appropriate Roof Materials



Standing metal seam

Standing metal seam



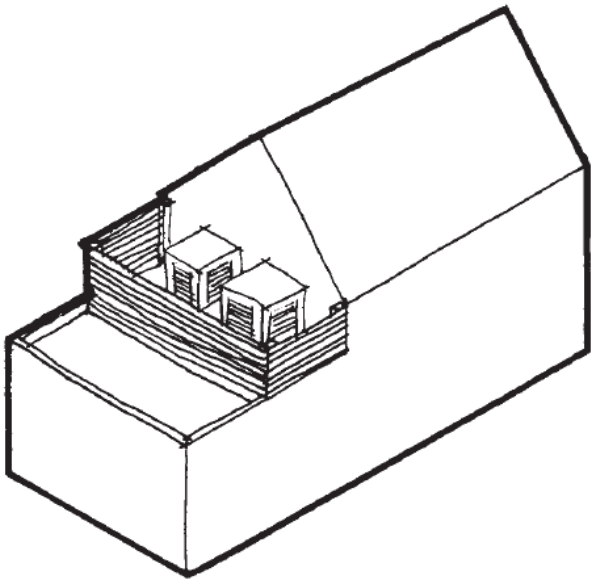
Shingles

3.9 Building Equipment

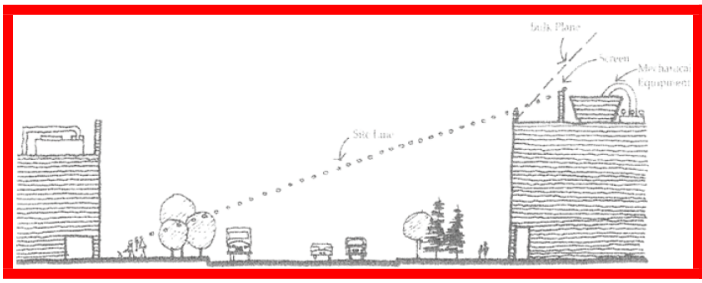
Utility services boxes, telecommunication devices, cables, conduits, vents, chillers and fans are often attached to a building. This equipment draws away from the structure iteself and can adversely affect the visual quality of the streetscape. The visual impacts of mechanical and other building equipment on the public realm should be minimized.

3.9.1 Minimize the visual impact of building equipment and equipment affixed to a building.

- Locate a utility connection or service both to the sides or rear of a building and not on a street-facing facade.
- Screen equipment with an architectural wall, fence or landscaping.
- Locate mechnical equipment on a rooftop in a location that is out of view from the street; otherwise, screen it or integrate it architecturally with the overall building design.



(3.9.1) Locate mechnical equipment on a rooftop in a location that is out of view from the street; otherwise, screen it or integrate it architecturally with the overall building design.



Waiting on KKC to draft “building equipment” in UDC, 2-B-3(E)