

2.1 General Provisions

- A. **Applicability.** All development applications and building permit applications shall comply with the applicable standards contained in Article 2.
- B. **Relation to Zone District Standards (Section 3.6).** In the event of a conflict between a standard or requirement contained in Section 3.6 and Article 2, the standard in Section 3.6 shall prevail.

2.2 Vision and Intent

The intention of the Board of Trustees in enacting this Article is to clearly describe the Town's vision and to create a vital, cohesive, well-designed community in order to enhance its small-town character and further the citizens' goals as identified in the *Comprehensive Plan*.

The following qualities contribute to a Town "wholeness:"

1. Walkable and pedestrian oriented.
2. Variety of housing types.
3. Orderly, grid-pattern, tree-lined streets.
4. Distinct, historic architectural styles.
5. Safe and secure.
6. Houses face the streets with garages less predominant.
7. One- and two-story buildings.
8. Friendly, opportunity to know one's neighbors and care for one another.
9. Rural, unique natural setting with mountain views, where possible.
10. No excessive traffic.
11. Quiet, slower paced environment.
12. Town-wide activities.
13. Cultural heritage.

2.3 Intentionally Blank

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2.4 Application of Community Design Principles

The community design principles as set forth in this Article are to be considered in every development proposal. The Town's goal is to expedite the planning review process by clearly outlining the Town's expectations for new development. To this end, the Town invites applicants to participate in a meeting with the Board of Trustees as part of the sketch plan process (refer to Section 4.6). This meeting is intended to begin a collaborative process to ensure that new development is consistent with the community's goals and that issues are identified early in the process.

The Nunn Board of Trustees will evaluate each proposal based on these principles and the context within which a project is located. The principles are intended to be specific enough to guide development, but not to preclude creative design solutions. **Applicants must substantially conform to the design principles unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:**

1. The alternative better achieves the stated intent;
2. The intent will not be achieved by application of the principle in this circumstance;
3. The effect of other principles will be improved by not applying the principle; and/or
4. Strict application or unique site features make the principle impractical.

2.5 Design Elements

A. Design Elements. One of the greatest challenges facing small towns is the successful integration of new development with the original town pattern. Suburban development patterns which have included numerous cul-de-sacs and limited street connections have often separated communities and created enclaves of the original towns. In order to maintain Nunn's unique, small town character and clearly describe the Town's vision, the following design elements have been set forth within Article 2.

1. Compact Urban Growth. As the community grows from the original Town limits, it is important to maintain a continuity of density, diversity and interconnectedness. Urban development should occur adjacent to the Town's core so that the community's prime agricultural land and natural areas are preserved and public infrastructure and utilities are used as efficiently as possible.

2. Neighborhood Design. New developments should help create neighborhoods, rather than residential subdivisions adjacent to one another. Neighborhoods should be organized around a strong center which may include elements such as common open space, civic and commercial or mixed uses. Strong consideration should be given to pedestrian movement, the character of streets and sidewalks as inviting public space, and the interconnectedness of the streets within the neighborhood and as they connect to the rest of the community. In addition, new neighborhoods should have a variety of housing sizes and types that help to create a distinct identity rather than a monotonous replication of styles.
3. Lots and Blocks, Streets and Sidewalks. The layout of lots and blocks should be designed to continue Nunn's existing block pattern to form a grid or modified grid pattern that is adapted to the topography, natural features and environmental considerations. The streets should be tree-lined and interconnected in order to create a comprehensive transportation network that facilitates the movement of pedestrians, cars and bicycles.
4. Parks and Open Space. New developments shall use natural open spaces and developed public space (such as parks and plazas) to organize and focus lots, blocks and circulation patterns, protect natural areas and quality agricultural land and to create an identity for each neighborhood.
5. Site Design, Architecture and Landscaping. One of the fundamental intentions of This Code is to encourage innovative, quality site design, architecture, and landscaping in order to create new places that can be integrated with the existing community and reflect the traditional patterns of the region. The Nunn Community Character section of the Comprehensive Plan, as well as illustrations throughout the Code are intended to provide a visual description of the Town's design intentions.
6. Environment. New developments should be designed to fit within the environment. To the greatest extent feasible, sites should be designed to preserve natural areas and the plants and wildlife inhabiting those areas. In addition, new developments are encouraged to follow Green Builder Guidelines (see Section 2.23) and to conserve natural resources, especially water.
7. Water Conservation. As the State grows, increasing pressure will be placed on the limited supply of water resources. Nunn residents have emphasized the importance of preserving the quality and quantity of water. All new development is encouraged to use raw water for irrigation and to incorporate water-saving measures in building design and landscaping. Developments are required to use stormwater management techniques that address water quality as well as quantity.

2.6 Compact Urban Growth

- A. Intent.** The Town has adopted an urban growth policy that encourages and directs development to take place within areas contiguous to existing development in the community. This policy will accomplish several goals, including:
1. Improving air quality by reducing vehicle miles traveled and by promoting alternatives to the private automobile;
 2. Preserving natural areas and features, particularly in the periphery of the Town;
 3. Making possible the efficient use of existing infrastructure and cost effective extensions of new services;
 4. Encouraging in-fill development and reinvestment in built-up areas of the Town; and
 5. Promoting physical separation from neighboring communities to help each maintain its individual identity and character.
- B. General Provisions.**
1. The Town has established a Planning Area Boundary and adopted a cooperative planning area policy by entering into an Intergovernmental Agreement with Weld County. The purpose is to direct growth within the established Planning Area Boundary. Development located within the established Planning Area Boundary shall be consistent with the *Comprehensive Plan*.

2.7 Neighborhood Design Principles

- A. Intent.** To encourage the creation of viable neighborhoods that interconnect with each other and integrate new projects into the existing community, thereby strengthening the original town. The neighborhood layout should consider the street, lot and block pattern of the original town, as well as solar orientation, topography, sensitive wildlife habitat and vegetation, drainage patterns, and environmental and regional climate issues. Further, the edges of neighborhoods should be formed by features shared with adjacent neighborhoods such as major streets, changes in street pattern greenways or natural features such as streams and major drainage or riparian corridors. New streets, bikeways, sidewalks, paths, and trails should connect to existing adjacent neighborhoods.
- B. Neighborhood Structure.** Following is a summary of essential elements to help integrate new neighborhoods into the community:
1. *Street, sidewalk and trail connections* within new neighborhoods that connect to adjacent existing neighborhoods and strengthen the connection to the existing town.

2. Streets that *encourage pedestrian activity* by creating an inviting atmosphere through attention to the details of landscaping and tree locations, sidewalks, lighting, the building architecture, etc.
3. A mixed-use *neighborhood center* located for easy access.
4. A *variety of housing types, sizes, densities and price ranges* that are well integrated.
5. A *variety of land uses* that are well integrated and a transition of intensity. Non-residential uses, larger buildings and attached multi-family housing should be encouraged to be located near commercial centers with a transition to smaller buildings closer to low density neighborhoods.
6. *Pedestrian and bike connections* throughout residential neighborhoods and linked to neighborhood centers and open space systems.
7. *Parks, open space, public plaza and greens that are well integrated* into the neighborhood.
8. *Quality* architecture, landscaping and site design as outlined in this Article.

C. **General Provisions.** The following *Community Design Standards* identify features that contribute to the community's small town character. **Although the size of individual development proposals will vary, projects will be evaluated with consideration to these neighborhood design principles and the context within which a project is located. Failure to incorporate these design principles into a project may be cause for denial of the project by the Board of Trustees.**

1. Physical and Social Accessibility. All neighborhoods, public spaces and facilities shall be physically and socially welcoming to all people regardless of age, ethnicity, race, ability, or circumstance. Use universal design principles which are aesthetically pleasing and which strive to be all-purpose solutions that help everyone; not just disabled people. Examples of universal design include: lever handles for opening doors instead of twisting knobs, smooth ground surfaces of entrances, and wide interior doors and hallways.

2. Neighborhood Centers and Focal Points. Every neighborhood shall have an activity center that brings the community together (refer to Figure 2-1). Each neighborhood center should contain features that celebrate the culture, nature or history of the area in prominent locations. Each neighborhood should have a gateway using landscaping, art, and architecture to create this effect.

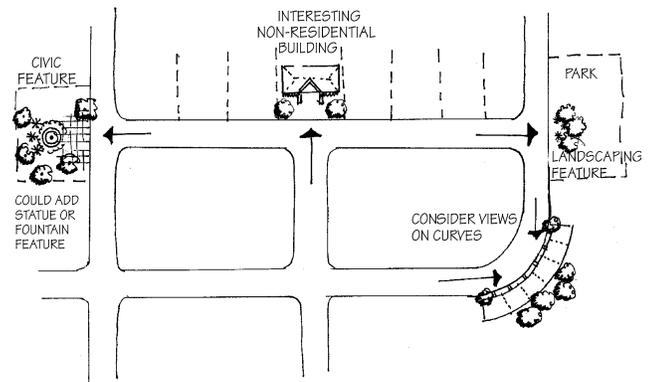


Figure 2.1

3. Multiple Modes of Transportation. New development shall be designed to encourage and integrate walking, bicycling and special needs transportation in addition to automobiles. Pedestrians should have access to a continuous, well-maintained, universally-accessible sidewalk/trail system with sufficient landscaping to provide shade and to protect them from automobile traffic. The sidewalk system should also enable people to easily cross streets by providing raised crosswalks, islands, etc. Bicyclists should have access to clearly defined bicycle lanes and streets should have signage to make drivers aware of bicyclists' presence.
4. Streets are Public Places. Design streets to create a pleasant experience for the people using the street. Use relatively uniform setbacks along each block, shade trees, landscaped medians and public art to define streets. Streets should be safe, functional and attractive and should contribute to the Town's interconnected street pattern to encourage low speeds and keep traffic moving. Buildings shall be located to front toward and relate to public streets and parks to the greatest extent possible.
5. Connected Community. Blocks and streets shall be designed to help disperse traffic, provide multiple direct routes to key destinations, and promote diverse transportation methods. They should typically be 400' – 600' long. New developments shall have multiple street and sidewalk connections to Nunn's street system.
6. Mixed Activities and Land Uses. Users and residents shall have convenient access to parks, employment, and shopping opportunities. Neighborhoods should be designed with a strong, flexible structure that can accommodate a variety of land uses and adjust to change over time.
7. Variety of Housing Types. All neighborhoods shall have a mix of housing types. The size of dwelling unit, type of housing, and cost should be diverse enough to allow for residents to live in a neighborhood as their needs change.