1. Architectural Variety and Character
   a. Architectural Variety
      I. Design Standards
         (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
         (B) No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
         (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
   b. Architectural Character
      I. Design Standards
         (A) Each elevation shall include a minimum of 2 windows (or 1 window and 1 door) per floor.
         (B) Each front and rear elevation shall include more than 1 wall plane. Articulation that adds shadow and visual interest is encouraged.
         (C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural style (e.g., Mansard).
         (D) The main roof should extend beyond the primary facades by a minimum of 1 foot.
         (E) An elevation for the home that faces a street, park, trail corridor or open space area shall provide an “Enhanced Elevation.” An “Enhanced Elevation” shall provide 3 or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevations design enhancements shall be consistent with the design elements of the front elevation.
            (1) The addition of 1 window unit.
            (2) A change in wall plane by providing 1 or more of the following options:
               - An additional wall plane change.
               - A projecting or covered porch living space.
               - A bay or boxed window.
            (3) A covered porch or deck.
            (A) The addition of architectural detail elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or planters.
            (5) The use of a minimum of 2 exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, shorco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
            (A) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch x 4 inch post shall be allowed more than 36 inches above ground). Columns supporting upper story decks should be 8 inches x 8 inches minimum finished.
         II. Materials
            (A) All exterior materials shall be of high quality used in applications and treated appropriately to provide an attractive and long lasting appearance.
            (B) Masonry cladding is used it should be used in locations where its mass is critical to the residential or commercial building. In instances where masonry wraps the exterior corner of the house, the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least 5 feet from the outside corner.
   2. Orientation of Dwellings to the Street
      Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings to street along the same block or the facing block. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do face a common area or landscaped common area. In such cases where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.
   3. Garages
      These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.
      a. Diversity of Garage Orientation
         (A) Except for garages planned for alleys, all single family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block.
            (1) Reversed garages: when the primary garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
            (2) Projecting garages: when the primary garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
            (3) Side-loaded garages.
         (B) Garages recessed a minimum of 2 feet beneath a second floor living space.
      b. Width/Facade Ratio
         The width of a front loaded garage shall not exceed 65% of the width of the front elevation.
      c. 3 or More Car Garages Orientation
         The third or more bay of any 3 or more car garage shall either:
            I. Have a different orientation from the first 2; or
            II. Shall be recessed behind the first 2 by at least 2 feet when having the same orientation; or
            III. Shall be tandem to the first 2.
   4. Front Stoops
      For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a front stoop shall be 6 feet in width.
   5. Front Porches
      For model plans with a front porch, the front porch shall include the covered area accessing the front door. Porches may fully extend outside the front facade of the home or be partially recessed. This space shall be a minimum size of 50 square feet with a minimum depth of 5 feet. For model plans with a partially recessed front porch, the porch must extend a minimum of 1 foot from the front facade of the home for architectural relief. Square footage may include the ‘front stoop’ area, when the front stoop is included under the same covering as the front porch.
1. Architectural Variety and Character
   a. Architectural Variety
      i. Design Standards
         (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
         (B) No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
         (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
   b. Architectural Character
      i. Design Standards
         (A) Each elevation unit shall include a minimum of 2 windows (or 1 window and 1 door) per floor. For rear elevations where there is not enough space for both a garage door and an additional window, window panels within the garage door will suffice.
         (B) Each front elevation shall include more than 1 wall plane. Articulation that adds shadow and visual interest is encouraged.
         (C) A variety of roof forms should be used. Single, u-shaped roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style (e.g. Mission).
         (D) The main roof should extend beyond the primary façade by a minimum of 1 foot.
         (E) An elevation for the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation." An "Enhanced Elevation" shall provide 3 or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the design elements of the front elevation:
            (1) The addition of a 1 window unit.
            (2) A change in wall plane by providing 1 or more of the following options:
                • An additional wall plane change.
                • A projecting or cantilevered living space.
                • A bay or bowed window.
            (3) A covered porch or deck.
            (4) The addition of architectural detail elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
            (5) The use of a minimum of 2 exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shakes, board and batten, or other decorative siding treatment.
         (F) Columns or pilasters extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. No exposed 4 inch x 4 inch pilasters shall be allowed more than 36 inches above ground. Columns supporting upper story decks should be 8 inches x 8 inches minimum, finished.
   ii. Materials
      (A) All exterior materials shall be of high quality used in applications and treated appropriately to provide an attractive and long lasting appearance.

2. Orientation of Dwellings to the Street
   Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing, and generally visible from, the front lot line of the property and within 6 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall reflect the predominate stepdown of adjacent building to buildings and buildings to street along the same block or facing block. An exception shall be made for alley-loaded single-family attached dwelling units that do not face street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Front Stoop
   For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or unshared. The maximum width of a front stoop shall be 3 feet in width.

4. Front Porches
   For model plans with a front porch, the front porch shall include the covered area accessing the front door. Porches may fully extend outside the front façade of the home or be partially recessed. The space shall be a minimum of 50 square feet with a minimum depth of 5 feet. For model plans with a partially recessed front porch, the porch must extend a minimum of 1 foot from the front façade of the home for architectural relief. Square footage may include the "front stoop" area, when the front stoop is included under the same covering as the front porch.

5. Bicycle Racks
   One (1) guest bicycle rack shall be provided for every 10 single-family attached units. Loop bicycle racks shall accommodate 2 bicycles per loop. Racks shall be distributed evenly throughout the single-family attached residential area, with priority focused on key pedestrian areas and circulation paths.

BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 4
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68
WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
968.83 ACRES
PUDA-000941-2017