RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES



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LOT PROGRAMMING

1.1 LOT PROGRAMMING APPROACH

Throughout the Aurora Highlands homes shall be sited with care to ensure a diverse street scene. In order to achieve variety, the following requirements shall be implemented:

- A. Homes of the same model and elevation shall not be adjacent to each other, directly across the street, or within four lots of one another.
- B. Every third home shall have a different garage configuration. Major roof silhouettes shall be varied every third house. A sense of entry is required of all home designs with visible front doors whenever possible. *Refer to Sections 2.1.B and 3.1.F-H.*
- C. A letter of Community Wide Architectural Review Committee Approval (CARC) must be submitted with each plot plan submittal for the City of Aurora's Approval.
- D. Approved paint schemes shall not be repeated more than once every four lots, or directly across the street.

These overall requirements will reinforce diversity in design throughout the development of The Aurora Highlands. The above requirements reflect The Aurora Highlands ultimate vision of establishing a unique and identifiable community with a "sense of place" and one that is founded upon high-quality design.

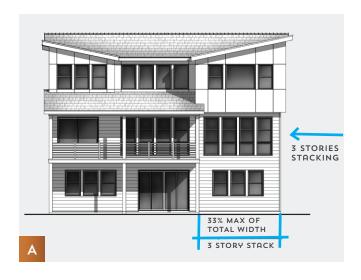


1.2 ENHANCED LOTS

ENHANCED LOTS

Enhanced Lots are those that edge streets, view corridors, neighborhood entries, parks and open space, amenity centers, and mixed-use areas with an exposed side, or rear elevation. On Enhanced Lots, the exposed elevation(s) shall require design elements that are featured on the front elevations be repeated to amplify their appearance due to their increased visibility. Overall, the goal is to create well-articulated elevations that reinforce the architectural character on exposed side or rear elevations.

ARCHITECTURAL DESIGN STANDARDS







A. MASSING & SCALE

- i. The massing shall reflect the architectural styles specified.
- ii. No more than 33% of any rear elevation shall have three stories stacked of an uninterrupted plane, with a projection of at least 2'-0."
- ii. The use of single-story elements (covered porches, single-story roofs, and masses) are encouraged to produce variation in massing and projections at the street level.

B. ROOF FORMS

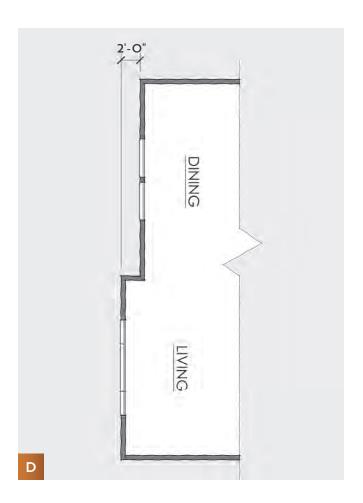
- i. Roof forms shall reflect the style of the home.
- ii. Large, out-of-scale roof areas are not encouraged.
- iii. A variety of roof silhouettes are encouraged.



C. MASONRY

- i. All of the homes shall incorporate a minimum of 15 percent masonry (based on the net facade for all four sides); this includes, but is not limited to stone, brick, stucco, and concrete wood veneers. EIFS / synthetic stucco shall not be allowed.
- ii. Masonry shall have logical termination points; whether the material wraps from one side to another, or is limited to a single element.

2.1 ARCHITECTURAL DESIGN STANDARDS



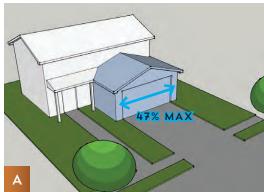
D. ARTICULATION

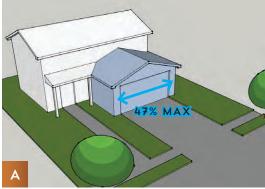
- i. A rear offset of at least 2'-0" shall be required for at least 50 percent of all homes to avoid flat, rear elevation compositions. See 2.1.D Graphic.
- ii. Same or like floorplans and elevations shall not be repeated side-by-side, or on alternating lots. The overall street scene must employ variation and diversity in its designs to add visual interest to the community.

3.1 GARAGE DESIGN & CONFIGURATIONS



A variety of garage configurations will be required for The Aurora Highlands to create and maintain a diverse street scene throughout the community. *No more than 50 percent of the total number of lots within a subdivision plat shall have the garage forward configuration*. As per the discretion of The Aurora Highlands CARC and Design Review Process, all design and construction drawings are subject to review and must follow its standards guarding against monotony. Design series submittals that exceed the 50 percent garage forward maximum shall be denied and will require revisions to ensure that the standard is maintained. The configurations shown within this section shall comprise all allowable garage formats for the entire development.



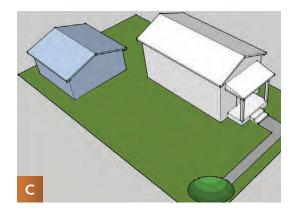


A. 2-CAR GARAGE FORWARD

- i. This garage format shall be designed to reduce the appearance of the garage with the use of an architectural element such as a cantilevered second floor, or;
- ii. A porch or architectural entry treatment to further diminish appearance of garage.
- iii. Garage Forward homes must be distributed throughout the site plan.
- iv. Garage doors shall not occupy more than 47% of the front elevation's total width.
- v. No more than 50% of all lots shall be in either 2-Car or 3-Car Forward Configuration.

B. 3-CAR GARAGE FORWARD

- i. This garage format shall be designed to diminish the appearance of the garage's width.
- ii. Architecture shall mitigate appearance of garage.
- iii. Garage doors shall not occupy more than 55% of the front elevation's total width.
- iv. A minimum offset of 2'-0" shall be required between the 2 and 1-car garages.
- v. Garage Forward homes must be distributed throughout the site plan.
- vi. No more than 50% of all lots shall be in either 2-Car or 3-Car Forward Configuration.

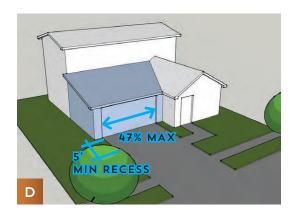


ALTERNATE-LOADED GARAGES

Alternatively loaded garages (Types C-H; alley-loaded attached and detached, recessed and deep recessed, 1-2 split, and 2-1 split side-entry garage configurations) shall make up at least 50% of the total lots within an individual plat.

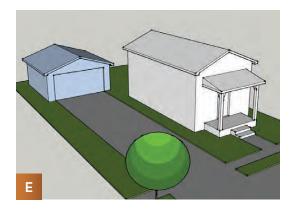
C. ALLEY-LOADED GARAGE

- Single-family, alley-loaded may be in either a detached or attached format.
- iii. Preferred in site locations that edge areas allocated for mixed use, or that face parks and main streets.



D. RECESSED GARAGE

- Garage shall be recessed a minimum of 5' from forward-most living; or
- ii. A covered porch of at least 50 square feet with a minimum depth of 5'-0."
- iii. Garage doors shall not occupy more than 47% of the front elevation's total width.
- iv. Recessed garage formats are allowable for both 2-car and 3-car formats, and highly encouraged at 3-car formats as they help diminish the appearance of the garage. For 3-car garages Garage Types G-H are preferable.



E. DEEP RECESSED GARAGE

- i. Garages in this format are set toward the rear of the lot to diminish the garage's appearance.
- ii. Rear-lot recessed garages must be in the rear $\frac{1}{3}$ of the lot and may be detached.



F. 1-2 SPLIT GARAGE

- i. 1-car straight-in and 2-car turn-in garages.
- **ii.** Entry to the home is accessed between the 1-car and 2-car garages.
- iii. Entry to the home is visible to the street.
- iv. Side-facing garage facades shall require additional enhancements, with a minimum of one street-side window on the garage, shall be required.
- v. Enclosed portion of side-load garage compromises a maximum 60% of the total elevation's width.



G. 2-1 SPLIT GARAGE

- i. 2-car straight-in with a 1-car turn-in garages.
- ii. Entry to the home is accessed between the two garages.
- iii. Entry to the home is visible to the street.
- iv. Side-facing garage facades shall require additional enhancements, with a minimum of one street-side window on the garage, shall be required.
- v. Garage doors shall not occupy more than 47% of the front elevation's total width.
- vi. Enclosed portion of side-load garage compromises a maximum 60% of the total elevations's width.



H. 2-1 SPLIT GARAGE: SIDE ENTRY

- i. 2-car straight-in with a 1-car turn-in garage.
- ii. Entry to the home is visible to the street.
- iii. Enclosed portion of side-load garage compromises a maximum 60% of the total elevations's width.

3.2 ADDITIONAL GARAGE DESIGN REQUIREMENTS

As stated in Article 146-4.6.5 of the City of Aurora's *Unified Development Ordinance*, the City enforces the additional requirements and allowances for garage design and shall be maintained by The Aurora Highlands.

ALTERNATE-LOADED GARAGES

House lots with alternate-load garages shall be permitted a reduced minimum front building setback of 15 feet for all portions of the building, except that every dwelling shall maintain a minimum of 20 feet from the garage door to the back of the sidewalk, or to the back of the curb if no sidewalk is present. Alley-load garages shall be set back either three feet or a minimum of 20 feet from the alley right-of-way. Lots with alternative load garages shall be exempted from the driveway area restrictions.

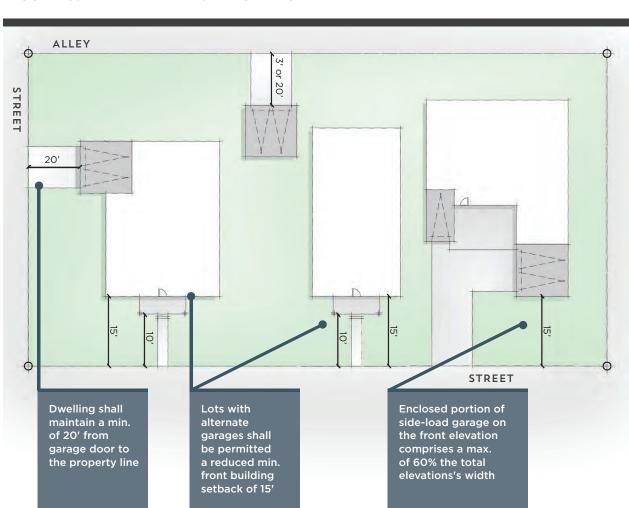


FIGURE 3.1 ALTERNATE LOAD GARAGE

ARCHITECTURAL CHARACTER

4.1 ARCHITECTURAL APPROACH











The dawning of the Aurora's newest master planned community brings with it new opportunities for innovation and design. Nestled within, what will be a great aerotropolis, The Aurora Highlands stands out as a pivotal moment for the City of Aurora. With respect to this precedent, the architecture shall reflect an unequivocally modern community that designates a new era of design: today. This is not the architecture of yesteryear; it is the architecture of the *now*.

Here the past will be honored and re-imagined—firmly establishing a series of style characters that are influenced by the past, but not constrained to it.

Conscious of the solid foundation formed by the design principles of proportion, scale, massing, and composition, the following styles shall comprise the inaugural village of The Aurora Highlands: Modern Prairie, Modern Craftsman, Modern Mid-Century, Metropolitan Modern, and Modern Colorado. Though rooted in the past, these styles will seek to capture an aesthetic that is truly authentic to its site and time.

Additionally, the following traditional style vernaculars will be allowable within The Aurora Highlands: Traditional Prairie, Traditional Craftsman, and Colorado Ranch. These traditional styles maintain the inherent character and spirit of The Aurora Highlands modern character palette, but in expressions that veer to the historic. While the traditional styles are allowable to offer greater flexibility to both builders and buyers, the overall vision of The Aurora Highlands prefers a modern, contemporary aesthetic, as shown herein.

4.2 ARCHITECTURAL CHARACTER

MODERN PRAIRIE

Corresponding to the sweeping plains and prairie of its site, while appealing to current tastes, the Modern Prairie style is expressed with bold forms, rich materials, and clean, sturdy details. For more traditional expressions, Traditional Prairie elevations are allowed. Refer to Section 4.2.A.1



MODERN CRAFTSMAN

An artful blend of mountain ranch and American farmhouse vernaculars, the Modern Craftsman is characterized by a distinguished, yet distinctive, rustic feel. For more traditional expressions, Traditional Craftsman elevations are allowed. Refer to Section 4.2.B.1



MODERN MID-CENTURY

Iconic in nature and expressed with simplistic forms and playful details, the Modern Mid-Century is refined, yet spirited, asserting an unmistakable dramatic flair.



METROPOLITAN MODERN

Drawing inspiration from Denver's historic brick façades, the Metropolitan Modern features a material palette that honors the past, while veering towards a fresh, re-imagined take on the International Style.



MODERN COLORADO

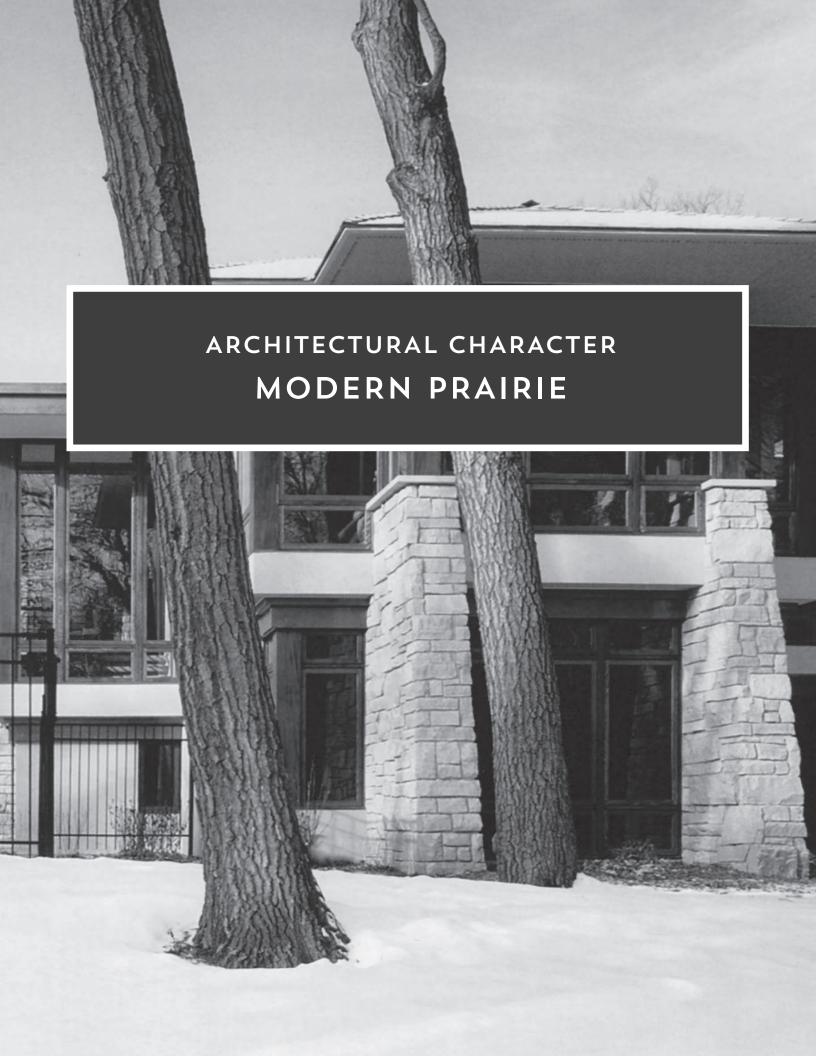
A newly evolving vernacular that utilizes pure forms and rich materials to create an aesthetic that embodies

Colorado residents' modern tastes. For more traditional expressions,

Colorado Ranch elevations are allowed. Refer to Section 4.2.E.1



The images shown are inspirational in nature and are provided to offer design direction; they are not meant to be prescriptive or limiting, but to express the essential character of the style. For required style elements



ARCHITECTURAL CHARACTER



INSPIRATIONAL IMAGERY

A. MODERN PRAIRIE

STYLE DESCRIPTION

Foundational for both The Aurora Highlands in its entirety, and its inaugural village, the Modern Prairie style establishes a sense of solid sophistication for the City of Aurora's newest master planned community. Encapsulating the spirit of Prairie architecture, but more refined, the Modern Prairie style of The Aurora Highlands corresponds to the sweeping plains and prairie of its site, while appealing to current tastes with bold forms, rich materials, and clean, sturdy details.

Strong horizontal roof lines mirror the site's terrain, while masonry based elements rise upwards, solidifying its heavy, stacking, massed form in dramatic fashion. Large expanses of glass, mix with wood, and metal add to the overall impression of solidarity and elegance.

4.2.A ARCHITECTURAL CHARACTER



MODERN PRAIRIE

MATERIAL PALETTE

The design principles of scale, proportion, and strong composition are essential to this style, and controlled interpretations are encouraged to fully articulate the purity of forms within this aesthetic. Adding a sense of warmth to its dynamic masses and strong lines, the material palette for the Modern Prairie's rich materials, softening the overall impression. All materials, wood, metal, stucco, stone, and brick shall be clean in their expression, reflecting the style's modern sophistication.



4.2.A MODERN PRAIRIE: STYLE DETAILS

MASSING & SCALE

- + Simple, structured massing with strong horizontal lines.
- + Well balanced massing, either in a symmetrical, or asymmetrical form, is essential to the execution of this style.



ROOF FORMS

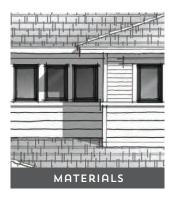
- + Low-pitched roof, hip roofs are typical; gable roofs are also appropriate.
- + Large, roof overhangs accentuate the style's horizontal lines.





WINDOWS & DOORS

- + Clean, window trim and panel detailing, as pertaining to the style.
- + Carefully composed window compositions, often appearing in rows, or ribbons.





MATERIALS

- + Stone, brick, stucco, and a variety of siding types, are all allowable materials. EIFS / synthetic stucco is not permitted.
- + Masonry shall be clean in both its appearance and application.
- + Composition shingles, or concrete tile are acceptable roof materials.



ENHANCED ELEMENTS

- + Additional panel trim detailing, wrapping corner windows, is encouraged.
- + Elements should be solid and weighty in appearance, yet clean in their expression.

4.2.A ARCHITECTURAL CHARACTER

4.2.A.1 TRADITIONAL PRAIRIE

STYLE DESCRIPTION

Reflecting the heritage of Prairie architecture, the Traditional Prairie style of The Aurora Highlands fits its terrain. Deriving its form from the land, the Traditional Prairie style is horizontal by nature and is expressed strong lines and solid massing. Roof lines layer and jut out in exaggerated overhangs, amassed over glass expanses that bring the outdoors in. Glass and masonry hug the earth, grounding the solidity of form and line expressed in the style. Overall, the strength of the style merges with a bold material palette offering an aesthetic that is quintessentially Colorado.

Traditional Prairie elevations should reflect the same massing, roof forms, and materials presented within the style details for the Modern Prairie style. Windows, with more traditionally styled mullions may be incorporated. Additionally, more elaborate detailing in the way of corbels, paneling, expressed trim, and stucco and siding accents, should be employed.

STYLE DETAILS

Massing & Scale

- + Simple, structured massing with strong horizontal lines.
- + Well balanced massing, either in a symmetrical, or asymmetrical form, is essential to the execution of this style.

Windows & Doors

- + Expressed, or embellished window trim and panel detailing, as pertaining to the style.
- + Carefully composed window compositions, often appearing in rows, or ribbons.

Roof Forms

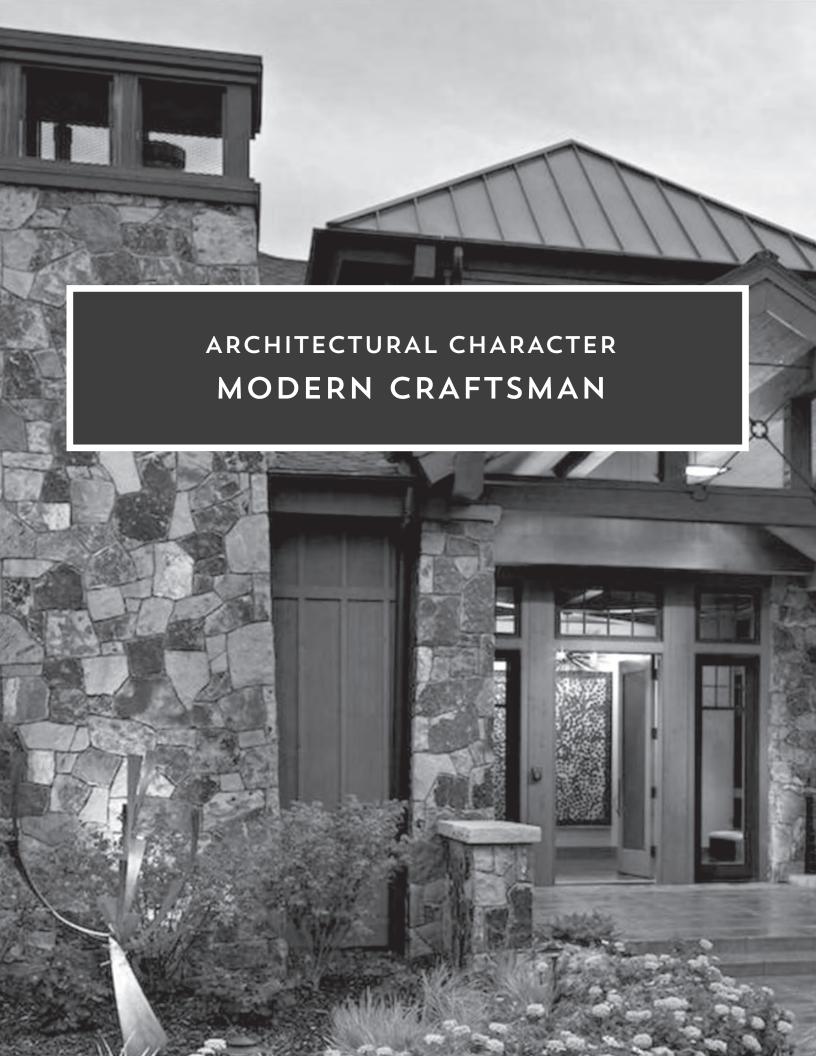
- + Low-pitched roofs, hip roofs are typical; gable roofs are also appropriate.
- + Large, roof overhangs accentuate the style's horizontal lines.

Materials

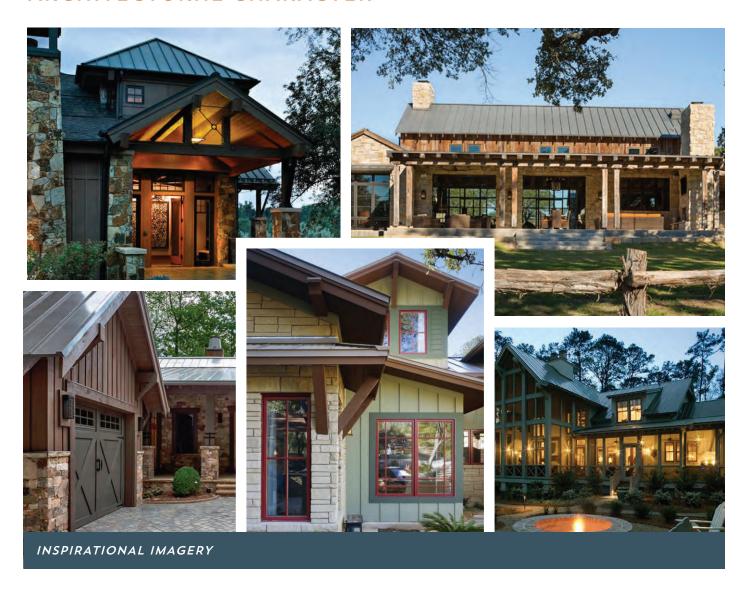
- + Stone, brick, stucco, and a variety of siding types, are all allowable materials. EIFS / synthetic stucco is not permitted.
- + Masonry that reflects the solid structure of this style should be employed.
- + Composition shingles, or concrete tile are acceptable roof materials.

Enhanced Elements

- + Additional panel trim detailing, wrapping corner windows, is encouraged.
- + Elements should be solid and weighty in appearance, yet clean in their expression.



ARCHITECTURAL CHARACTER



B. MODERN CRAFTSMAN

STYLE DESCRIPTION

Infusing a sense of history into the untamed landscape of The Aurora Highlands, the Modern Craftsman style evokes the quintessential elements of the Arts and Crafts aesthetic, but is cleaner and more refined in its execution. Structured and simplistic in its massing, the style is articulated by low-pitched gables, exaggerated overhangs, and a mixture of siding types. Decorative bracketing and beams accent gables while stone elements ground the structure and solidify the weighty impression. Overall, The Aurora Highland's Modern Craftsman marries the strength of the historic vernacular's structure with modern forms and materials.

4.2.B ARCHITECTURAL CHARACTER

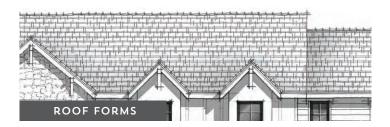


MODERN CRAFTSMAN

MATERIAL PALETTE

Drawing inspiration from Colorado's agrarian roots, the Modern Craftsman style incorporates refined details, exaggerated roof forms, and a composed material and color palette. A mixture of siding types including board and batten, vertical cladding, and a varying widths of horizontal cladding give the style depth, while clean detailing at roofs and porches further distinguishes the style. A combination of composition shingles and metal roof accents add warmth and character to the style. Stone elements ground the structure, balancing the weighty forms while offering texture and movement. Overall, the impression is strong and dynamic, a marriage of historic inspiration, and modern touches.

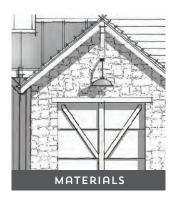




WINDOWS & DOORS

MASSING & SCALE









4.2.B MODERN CRAFTSMAN: STYLE DETAILS

MASSING & SCALE

- + Simple massing with cross gables. Nested gables are encouraged.
- + To visually diminish masses, single story elements at porches and edges are encouraged.
- + Unbroken two and three story masses are not desirable.

ROOF FORMS

- + Gable, hip, and bonnet roofs are all components of this style.
- + A mix of roof pitches provides a built-overtime feel.

WINDOWS & DOORS

- + Windows with a vertical emphasis and employed in ribbons or pairs are encouraged.
- + Windows with or without mullions may be incorporated.
- + Clustered windows are preferred over large glass expanses.

MATERIALS

- + Wood siding, cementitious siding, glass, and stucco are the primary materials. The mixture of materials reinforces this style's built-overtime character; EIFS / synthetic stucco is not permitted.
- + Stone is preferred over brick as an accent element.
- + Standing seam metal, composition shingles, or concrete tile are all acceptable roof materials.

ENHANCED ELEMENTS

- + Wood brackets, outlooks, knee braces, and wide trim elements give this style a rustic feel.
- + Elements should be thick and chunky in their expression.
- + Exposed 4x min. rafter tails are encouraged.

ARCHITECTURAL CHARACTER

4.2.B ARCHITECTURAL CHARACTER

4.2.B.1 TRADITIONAL CRAFTSMAN

STYLE DESCRIPTION

Allowing for a more traditional expressions of the Modern Craftsman style, the Traditional Craftsman style incorporates decorative detailing, exaggerated roof forms, and a composed, yet spirited material and color palette. A mixture of siding types provides for creative color blocking opportunities, while decorative detailing at roofs and porches further distinguishes the style. Stone elements ground the structure, balancing the weighty forms while offering texture and movement to the style. Overall, the impression is strong and dynamic, a reflection of this historic Colorado style.

STYLE DETAILS

Massing & Scale

+ Simple, structured massing with cross gables.

Windows & Doors

- + Structural logic in the placement of windows is required.
- + Clear organization of fenestrations is essential to executing the simple massing of the style
- + Grouped and ribbon windows are utilized to further the structured feel.

Roof Forms

- + Low-pitched gable roofs with large overhangs; hip, and shed roofs are also allowable.
- + Structured, simplistic roof forms are preferred.

Materials

- + A variety of siding types, horizontal clapboard of varying widths, or shingles may be employed.
- + Variation of siding types will be used for color blocking and creative application of color schemes.
- + Stone, stucco, and brick are all acceptable masonry materials. EIFS / synthetic stucco is not permitted.

Enhanced Elements

- + Additional panel trim detailing, wrapping corner windows, is encouraged.
- + Elements should be solid and weighty in appearance, yet clean in their expression.



ARCHITECTURAL CHARACTER











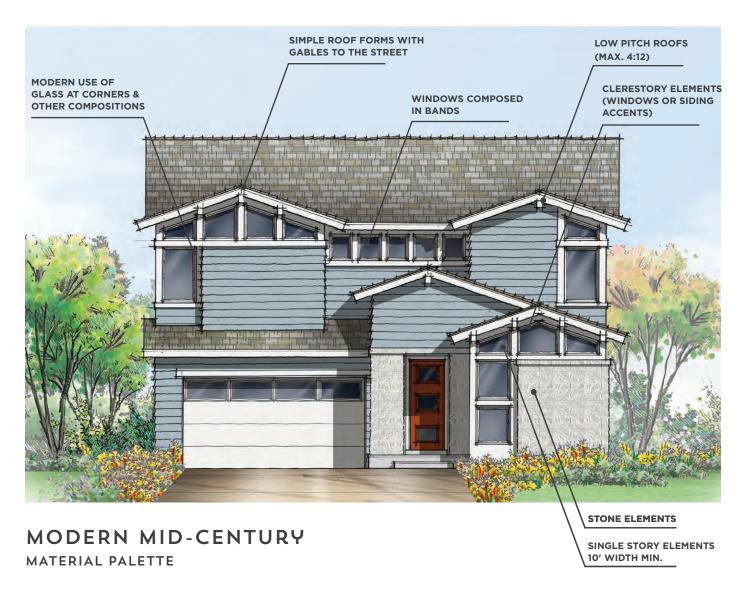
INSPIRATIONAL IMAGERY

C. MODERN MID-CENTURY

STYLE DESCRIPTION

Scattered throughout Colorado's Eichler-inspired neighborhoods, the Modern Mid-Century style is iconic in nature, expressed with angular, simplistic forms and playful details. Drawing from this heritage, the Modern Mid-Century builds, refining the notable style with cleaner lines and textures, while maintaining its spirited essence. Strong, sculptural gable roof lines frame a simple form, which is further articulated by large glass expanses, stone accents, and siding. Its material palette is expressed in fresh masonry textures, and clean cladding while the color palette reinforces the purity of the style's forms.

4.2.C ARCHITECTURAL CHARACTER



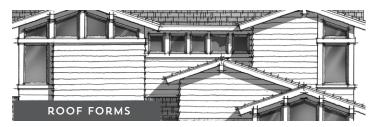
Pure and iconic in form, the Modern Mid-Century style is further distinguished by its fresh material palette and playful employ of color. Comprised primarily of a variety of siding types, the form is expressed through a mixture of horizontal and vertical clapboard, with stone elements, and clean, strong details. The variety of siding types allows for creative color applications, adding to the ebullient nature of the style. Stone can range from rubble profiles to clean and linear stacked-bond blocks and squares; brick may also be employed. Additionally, wood tile may also be incorporated, though it is not essential to execution of this style. Ultimately, the materials, whether inspired by historic applications or contemporary profiles, enhance the overall appeal of this spirited style.



4.2.C MODERN MID-CENTURY: STYLE DETAILS

MASSING & SCALE

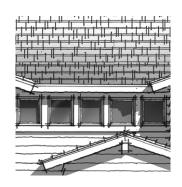
- + Typically, asymmetrical with strong gable forms.
- + Two-story applications of this style shall not be permitted.



ROOF FORMS

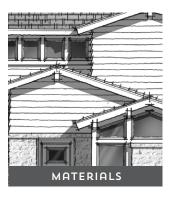
- + Simple and strong gable forms (front gable, or backto-front) are the dominate roof forms.
- + Flying shed roofs are not permitted; structured and simple compositions are encouraged.

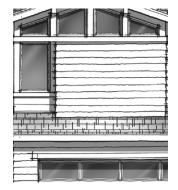




WINDOWS & DOORS

+ Large glass expanses and atypical fenestration compositions are encouraged.





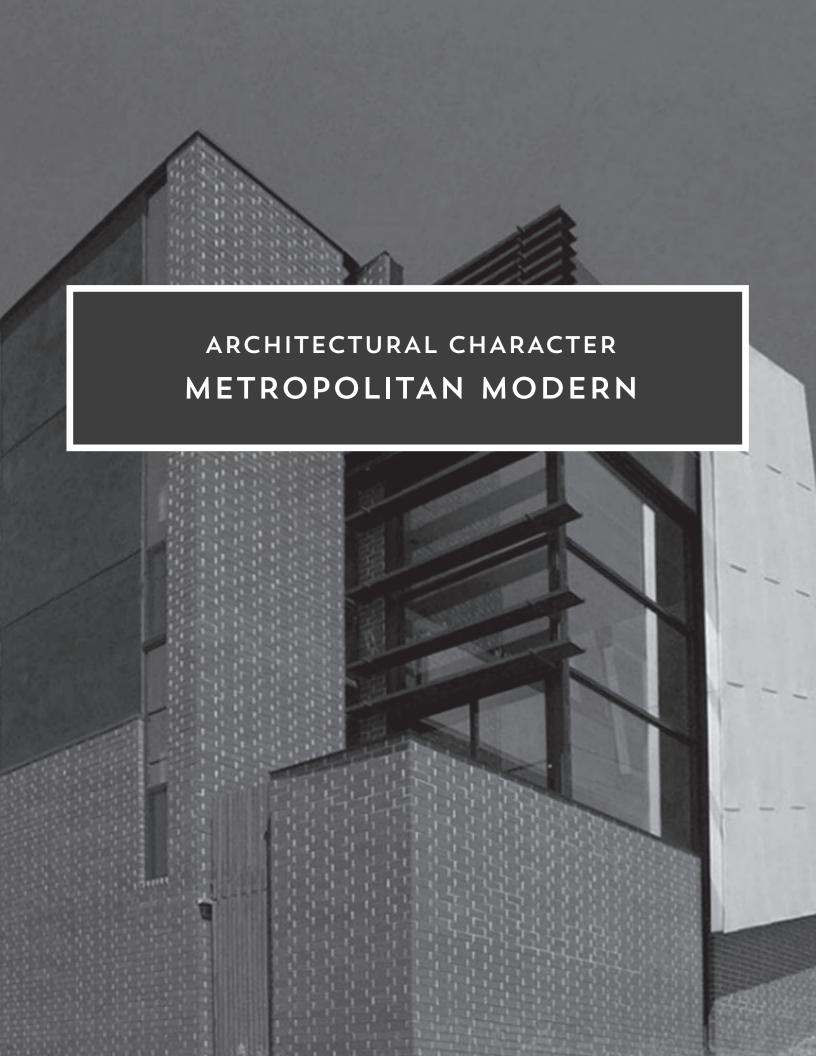
MATERIALS

- + Natural materials help give the modern forms a Colorado feel.
- + Stone, brick, stucco, and wood tile are all allowable materials; stone can range from rubble to clean stacked bond block profiles. EIFS / synthetic stucco is not permissible.
- + Composition shingles, or concrete tile are all acceptable roof materials.

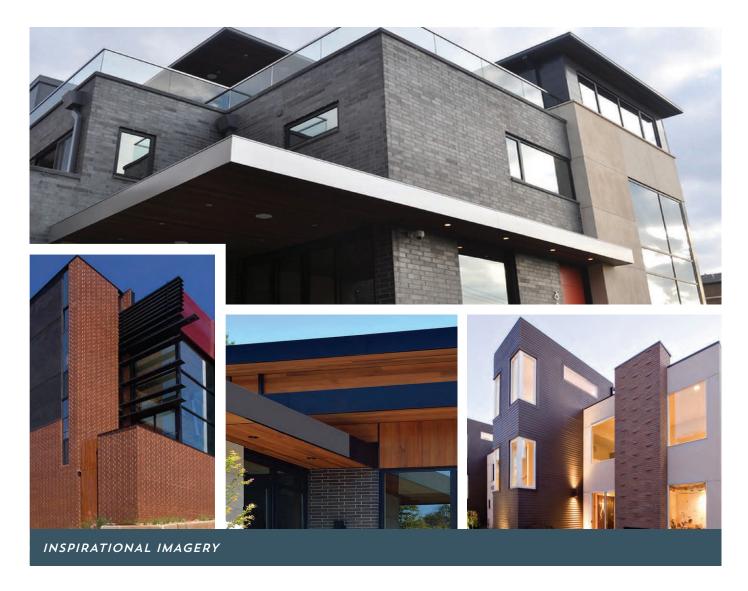


ENHANCED ELEMENTS

- + Vertical elements that accent the strong horizontal massing add texture to forms.
- + Playful use of materials will enhance the overall look.



ARCHITECTURAL CHARACTER



D. METROPOLITAN MODERN

STYLE DESCRIPTION

Emerging from the new infill product out of Denver's revitalized neighborhoods, the Metropolitan Modern style draws inspiration from Denver's historic brick brownstones while veering towards a fresh, re-imagined take on the International Style. A combination of brick, iron detailing, textural stone, and metal siding accents add a distinctive, industrial quality to the style's simple forms, while roof lines and ribbons of windows stagger in an organic fashion.

Its massing is simplistic and stacking, allotting for higher-density product types with a strikingly urban flair. Perfect for edging parks and the site's commercial centers, this aesthetic lends itself to the Aurora Highland's urban core and surrounding streetscape. All in all, the forms and materials recall the nostalgic details of America's historic ballparks in conjunction with forms that are clean and sophisticated in their expression.

4.2.D ARCHITECTURAL CHARACTER



METROPOLITAN MODERN

MATERIAL PALETTE

Composed primarily of brick, the façade is accented by horizontal cladding, metal details and awning roofs. Large glass and structured window compositions further the impression of an urban loft. At roofs, both composition shingle and concrete tile are allowed. The color palette evokes a sense of playful sophistication, combining fun accents with tonal palettes, and neutral schemes. While diversity is encouraged at the street, tones of red brick are preferred.



4.2.D METROPOLITAN MODERN: STYLE DETAILS

MASSING & SCALE

+ The overall form is simple, stacking, and structured.



ROOF FORMS

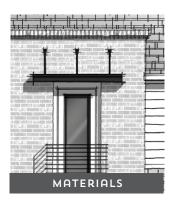
- + Primary roof form is simple, back-to-front.
- + Parapet and flat roofs are required for this style.





WINDOWS & DOORS

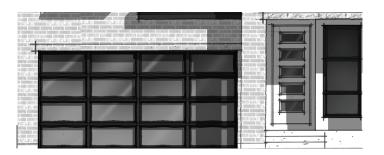
- + Large glass expanses, and structured fenestration compositions are encouraged for this style.
- + Windows with or without mullions may be incorporated.





MATERIALS

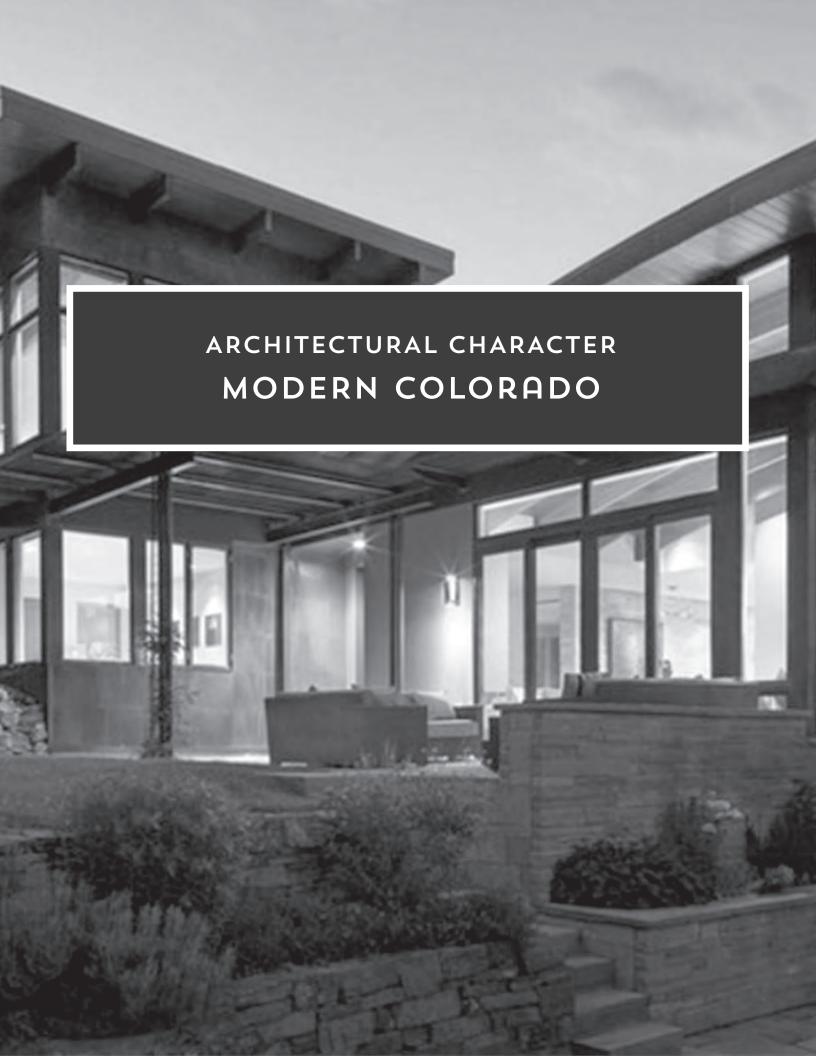
- + Brick and horizontal siding are the primary materials; stucco is also allowed. EIFS / synthetic stucco is not permitted.
- + Composition shingle, concrete roof tile are primary roof materials allowed for this style.
- + Metal awning roofs, and clean metal detail are encouraged for this style.
- + Dark Bronze or black window casements are encouraged.



ENHANCED ELEMENTS

- + Single-story brick elements, metal awning roofs, and large, structured glass expanses and compositions are encouraged at enhanced elevation conditions.
- + Metal detailing shall be clean in its appearance.

ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER









INSPIRATIONAL IMAGERY

E. MODERN COLORADO

STYLE DESCRIPTION

Changing tastes have birthed a new Colorado style: Modern Colorado. Evolving from Ranch, Craftsman, and Mid-Century vernaculars, this style artfully infuses warm, natural materials with the simplistic beauty of modern forms. Soaring roof lines, large glass expanses, and stone or brick accents further define this emerging aesthetic. Above all, the style accentuates a sense of today while maintaining the Colorado spirit.

4.2.E ARCHITECTURAL CHARACTER



MODERN COLORADO

MATERIAL PALETTE

The Design Principles of scale, massing, proportion, and strong composition are essential to this style, and controlled interpretations are encouraged to fully articulate the purity of forms within this look. Whether expressed in horizontal or vertical orientations, Modern Colorado evokes a strong sense of line in its forms. Horizontally oriented designs with vertical accents are desired for well-balanced expressions of the style. All roof forms are allowed, provided that they respond to the style's overall goal of imbuing a freshness to Colorado's modern residential architecture.



4.2.E MODERN COLORADO: STYLE DETAILS

MASSING & SCALE

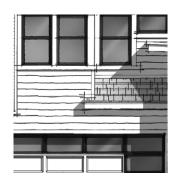
+ A clustering of forms, or strong geometric elements establish this look..



ROOF FORMS

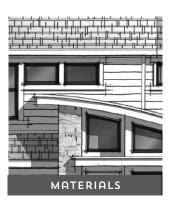
- + Hip, gable, shed, or flat roof forms are allowed; Creative and interesting roof compositions are encouraged.
- + Flat roofs shall not dominate any elevations.





WINDOWS & DOORS

+ Large glass expanses and atypical fenestration compositions are encouraged.





MATERIALS

- + Natural materials help give the modern forms a Colorado feel.
- + Stone, brick, wood, stucco, or metal are all allowable materials. EIFS / synthetic stucco is not permissible.
- + Metal, composition shingles, or concrete tile are all acceptable roof materials. Metal must be clean in its appearance, more refined than that of the Colorado Ranch style.
- + Dark Bronze or black window casements are encouraged.



ENHANCED ELEMENTS

- + Horizontal elements that accent vertical massing add texture to forms. Metal detailing shall be clean in its appearance.
- + Playful use of materials will enhance the overall look.

4.2.E ARCHITECTURAL CHARACTER

COLORADO RANCH

STYLE DESCRIPTION

Allowing for a more traditional expressions of the Modern Colorado style, the Colorado style draws inspiration from both mountain and farmhouse vernaculars. The style employing heavy timber detailing with a sprawling ranch form and simple massing. Its material palette consists primarily of wood or cementitious siding, glass, and stucco with wood detailing and stone accents. Overall, the material palette reinforces the impression that the home was indeed built-over-time, artfully articulating its structures through the myriad of materials.

STYLE DETAILS

Massing & Scale

+ Simple massing with cross gables. Nested gables are encouraged.

Windows & Doors

- + Windows with a vertical emphasis and employed in ribbons or pairs are encouraged.
- + Windows with or without mullions may be incorporated.
- + Clustered windows are preferred over large glass expanses.

Roof Forms

- + Gable, hip, and bonnet roofs are all components of this style.
- + A mix of roof pitches provides a built-over-time feel.

Materials

- + Wood siding, cementitious siding, glass, and stucco are the primary materials. The mixture of materials reinforces this style's built-over-time character.
- + EIFS / Synthetic stucco is not permissible.
- + Stone is preferred over brick as an accent element.
- + Standing seam metal, composition shingles, or concrete tile are all acceptable roof materials.

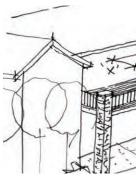
Enhanced Elements

- + Wood brackets, outlooks, knee braces, and wide trim elements give this style a rustic feel.
- + Exposed 4x min. rafter tails are encouraged.

DEVELOPMENT STANDARDS

5.1 DEVELOPMENT STANDARDS











Privileged by its City of Aurora location, The Aurora Highlands aims to create a new standard in design for the City, establishing a community sought after for its high-quality design and well-defined sense of place. To this end, The Aurora Highlands has established its scoring system, in collaboration with the City of Aurora, to promote high-quality design while ensuring that the unique vision of the community comes to fruition.

5.1.1 ARCHITECTURE WEIGHTED POINT SYSTEM

Implemented through Table 5.1 TAH Architectural Feature Scoring System, all residential design plans are subject to the requirements of this section and shall be compared against the features listed within this subsection. All residential design plans shall meet a minimum score of 20 points and shall be calculated according to Table 5.1, TAH Architectural Feature Scoring System.

TABLE 5.1

TAH ARCHITECTURAL FEATURE SCORING SYSTEM							
FFOTURE	POINTS			TOTAL			
FEATURE		2	3				
Windows							
Full height, recessed window of at least 7'-0" tall and 2" recess		X					
A band of at least 3 windows on the front elevation		X					
Glass on entry doors	X						
Glass on garage doors	X						
Window(s) above entry door	X						
Clerestory windows, in a band of 2 or more windows	X						
2 or more windows of at least 12 sq. ft. on each side and rear elevation		Χ					
Window grids that appropriately reflect the elevation style	X						
Flat, awning roof above window		X					
Corner windows with no more than 12" trim		X					
Roofs							
Clay or concrete tile			Χ				
At least 20 sq. ft. of metal roof			X				
At least 24" roof overhang on all four sides			X				
Flat roof parapet of at least 10 linear feet; Refer to Section 4.2.D			X				
Variation of plate height of a least 2'-0"			X				
Dimensional roof shingles with at least a 30 year warranty	X						
Roof pitch of at least 2 gable roofs, no more than 8:12		X					
Roof pitch lower than 3:12 on at least 3 elements		X					
Arched roof form			X				
Building Form							
Single-story elements on the front elevation and at least one other elevation.			X				
Garage not visible on front elevation			Χ				
Fascia of at least 6" wide	X						
Single-story, ranch plan		X					

TAH ARCHITECTURAL FEATURE SCORING SYSTEM								
FEATURE		POINTS			TOTAL			
		1	2	3				
Architectural Details & Styles								
	Plan / Elevation with 15% masonry (minimum, standard)							
Masonry	Plan / Elevation with 20-29% masonry	Χ						
	Plan / Elevation with 30% or greater masonry		X					
Porches	Front Covered Porch of at least 50 sq. ft.		X					
Detailing	Eave bracket details	X						
	Railing at porch or balcony		X					
Other Materials	Siding expressed with two different types, either in differing widths, or design (i.e. vertical, horizontal, lap widths, board and batten, etc.)			X				