

TOWN OF KERSEY LAND USE CODE

TABLE OF CONTENTS

ARTICLE 2– COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

2.1	General Provisions	2-1
2.2	Vision and Intent.....	2-1
2.3	Town Pattern Plan	2-2
2.4	Application of Community Design Principles.....	2-5
2.5	Design Elements.....	2-6
2.6	Compact Urban Growth	2-7
2.7	Neighborhood Design Principles.....	2-8
2.8	Lots and Blocks	2-13
2.9	Streets	2-18
2.10	Parking	2-35
2.11	Sidewalks, Multi-Use Pathways and Trails	2-40
2.12	Easement and Utility Standards.....	2-44
2.13	Parks and Open Space.....	2-45
2.14	Intentionally Blank.....	2-54
2.15	Fair Contribution for Public School Sites	2-54
2.16	Landscape Design	2-55
2.17	Buffering and Screening Techniques.....	2-74
2.18	Fences and Walls	2-76
2.19	Residential Architecture (Single-Family and Multi-Family Dwellings)	2-79
2.20	Commercial and Industrial Architecture	2-87
2.21	Lighting	2-97
2.22	Environmental Considerations	2-98
2.23	Sanitary Sewer	2-100
2.24	Potable Water.....	2-101
2.25	Fire Hydrants.....	2-101
2.26	Design Vocabulary.....	2-103

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 Town of Kersey 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 *Kersey's Comprehensive Plan* (Comprehensive Plan).

When we look at the most beautiful towns and cities of the past, we are always impressed by a feeling that they are somehow organic.

This feeling of "organicness," is not a vague feeling of relationship with biological forms. It is not an analogy. It is instead, an accurate vision of a specific structural quality which these old towns had . . . and have. Namely: Each of these towns grew as a whole, under its own laws of wholeness . . . and we can feel this wholeness, not only at the largest scale, but in every detail; in the restaurants, in the sidewalks, in the houses, shops, markets, roads, parks, gardens, and walls.

- A New Theory of Urban Design, Christopher Alexander, Hajo Neis, Artemis Anninou, and Ingrid King,

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. Safe and secure.
5. Houses face the streets with garages less predominant in the back.
6. One- and two-story buildings.
7. Friendly, opportunity to know one's neighbors and care for one another.
8. Rural, unique natural setting with mountain views.

9. No excessive traffic.
10. Quiet, slower paced environment.
11. Town-wide activities.
12. Cultural heritage.

2.3 Town Pattern Plan

"The most basic rule of village design is to aim toward tying everything together with streets, sidewalks, footpaths, and also with interconnected open spaces and trails."

- Crossroads, Hamlet, Village, Town: Characteristics of Traditional Neighborhoods, Old and New, Randall Arendt

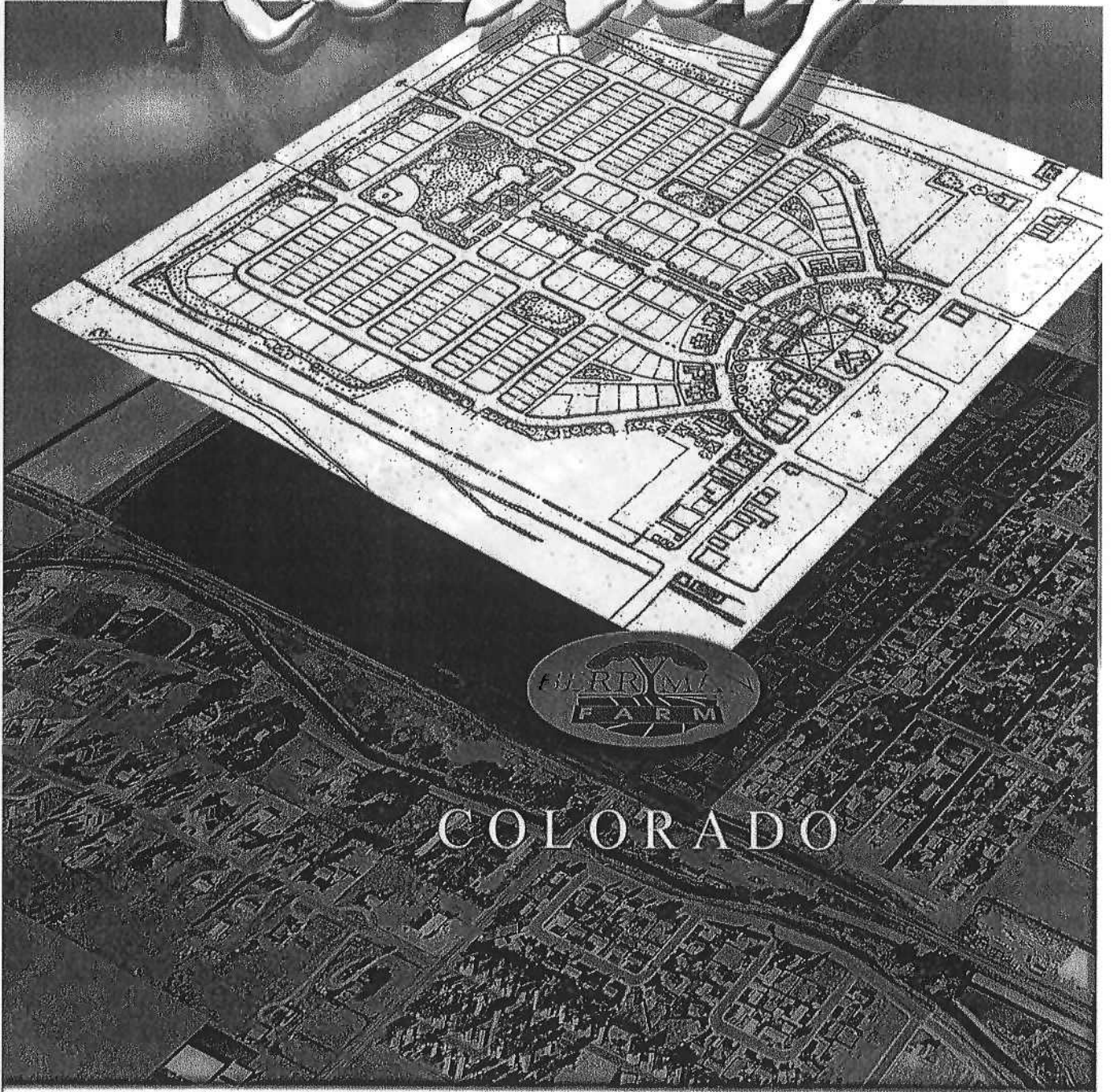
The importance of this basic rule cannot be overstated. **For this reason, the Town Pattern Plan has been incorporated into the Kersey Land Use Code in order to assist the Town in creating a vision for expansion of the core community and to give direction to the development community on the elements needed to strengthen the sense of community and small town character.**

Creating vibrant communities requires a sensitivity to context. Small towns typically have one central commercial downtown area that needs to be strengthened. As the community grows, the original downtown area can be expanded, redeveloped, and transformed. Often, as in Kersey, the community is located along a major highway, and the commercial and employment opportunities for the town are strongest in these locations. The need to balance these competing forces, **strengthening the existing community while taking advantage of proximity to a major highway, is a key issue for evaluation.**

The street pattern must reinforce the pedestrian nature of small towns and interconnect the community. Street design and the integration of land uses is critical to the vitality of the town. **Streets must be designed to invite pedestrians to share the public realm.** This requires attention to the street width, planting of shade trees and landscaping, sidewalks, the transition between the public and private areas, and the architecture. **By integrating a mixture of land uses, destinations are created.** The path to these destinations and the journey is what helps reinforce the "small town feeling."

Kersey's Pattern Plan is based on genuine opportunities and constraints. The base map includes the location of oil and gas wells (proposed and existing), the floodplain, wetlands, environmental issues, easements, topography, roadways, etc. The Town Pattern Plan represents the community's vision for the expansion of downtown. The plan represents a collaborative effort between the Town and the landowners of Berryman Farm. It is intended to influence the vitality and character of growth and to help Kersey expand in a manner that will strength the economy and the heart of the community.

Town Pattern Plan Kersey

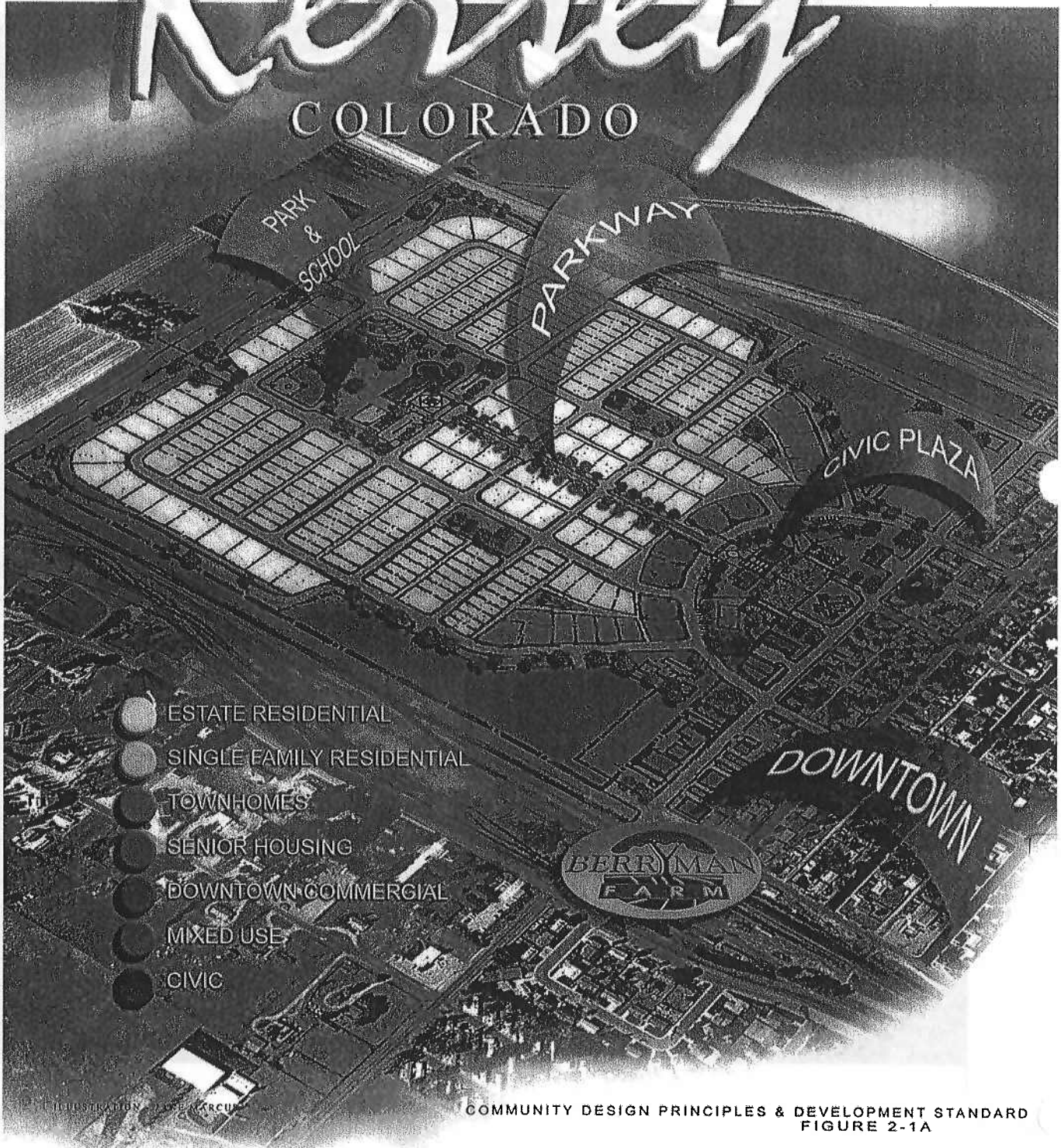


COLORADO

COMMUNITY DESIGN PRINCIPLES & DEVELOPMENT STANDARD
FIGURE 2-1

Town Pattern Plan Kersey

COLORADO



COMMUNITY DESIGN PRINCIPLES & DEVELOPMENT STANDARD
FIGURE 2-1A

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 Planning Commission invites applicants to participate in a Visioning Meeting prior to preparing the outline development application (refer to Section 4.5). The Visioning Meeting is an initial meeting between the developer and the Planning Commission. It 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 Kersey Planning Commission and 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.

