

# Single Family Masonry Requirement

## Arvada

The City of Arvada, a first ring Denver suburb with room to grow, is home to diverse single family neighborhoods that range in age from 100 years old to brand new. In 2000, the City undertook a complete overhaul of their outdated zoning ordinance. In an effort to ensure that new residential neighborhoods were both aesthetically pleasing and able to withstand the test of time, the City adopted new design criteria for single family homes.

To ensure that new residential development created neighborhoods with lasting curb appeal, the ordinance included a provision that combined the value of high quality porches and building materials. The ordinance takes a four prong approach that requires 1. 25% of all homes have a front façade that is 75% brick, stone, or stucco 2. An additional 25% of homes have a covered front porch 3. An additional 25% of homes have either a front façade that is 50% brick, stone, or stucco or a covered front porch 4. A maximum of 25% of all homes should have neither a 75% brick, stone, or stucco front façade nor a covered porch.

City planners believe that the ordinance is successful because it is designed with flexibility in mind. Not only has implementation been easy, but they have found that many builders go over and beyond the masonry requirement.

Not only does the ordinance allow builders flexibility, it also provides a set of clear, easily measurable, objective standards that takes the guesswork out of the approval process. The City believes that the updated ordinance helped get staff, the Commission, and Council all on the same page in terms of what they were looking for in neighborhood design.

Since the ordinance has been in effect for over 10 years, the City has had the opportunity to see the results in action. One neighborhood that stands out as exemplifying the type of quality design that the ordinance produces is the Village of Five Parks. The Village of Five Parks has been named Community of the Year by the Homebuilders Association of Metro Denver for an unprecedented four times. In addition to a mix of housing types and well designed open space, the neighborhood features a 'micro-downtown.' The small scale, neighborhood commercial area is reminiscent of a traditional downtown with two story brick buildings and a focus on the pedestrian scaled design.

- 1 25% of all homes have a front façade that is 75% brick, stone, or stucco
- 2 An additional 25% of homes have a covered front porch
- 3 An additional 25% must have either a front façade that is 50% brick, stone, or stucco or a covered front porch
- 4 A maximum of 25% of homes should have neither a 75% brick, stone, or stucco front façade nor a covered porch.

