



Old Town Neighborhood Additional Requirements

Planning & Building Department
1290 S. Public Road, Lafayette, Colorado 80026

303-665-5588
Fax 303-665-2153

The following requirements shall be met in addition to all other building permit requirements.

All Development

- Meet with planning staff to discuss the project architecture
Meeting date: _____

Building elevations showing:

- Building height
- Exterior building materials
- Dimensions and area of all window and door openings
- Percentage of façade area dedicated to window and door openings.
- Location of proposed air-conditioning or other HVAC equipment & relation to adjacent ground level bedroom windows and unenclosed porches or patios
- Back and side elevations must show:
 - Length of any wall exceeding 12 feet in height
 - Depth and width of articulation in side walls longer than 30 feet
- Front elevation must show:
 - Buildable Area (bulk plane with sideyard setbacks). Indicate any dormers or side-gabled roofs that project outside of the buildable area. (see attached for bulk plane)

Site plan showing:

- Location of proposed air-conditioning or other HVAC equipment & relation to adjacent ground level bedroom windows and unenclosed porches or patios
- Location, species, and size of existing significant trees, as well as any proposed or replacement trees
- Dimensions of any unenclosed, covered porch
- Lot coverage percentage. Indicate any lot coverage incentives that are proposed to be used, and how they comply
- Setbacks
- Existing easements (if any)
- Existing structures on site (if any)
- Existing street trees & those which will be retained (if any)
- Existing sidewalk in place adjacent to lot (if any)

Additions

- Front, back and side elevation drawings showing building massing and architectural details
 - Any building addition shall incorporate roof and building forms similar to the principal building
 - Any building addition shall be designed to appear secondary to the principle building.

Duplexes

- Elevation drawing to show unit entrances and building massing. At least one unit entrance shall face the primary street frontage.

Garages

- For all non-corner lots, include site plan showing access from the alley.

Accessory Dwelling Units

- Building height
- Floor plan showing compliance with 750 square foot maximum

Other Proposed Accessory Structures

- Site plan showing:
 - Structure size
 - Lot coverage
 - Setbacks