



# *Estancia*

## Amended and Restated Community Design Standards

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*This Amended and Restated Community Design Standards Replaces and Supersedes any  
and all Previous Versions of the Community Design Standards*

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## 1.0 Introduction:

### 1.1 Purpose and Intent:

The Estancia community is an exclusive residential enclave of 58 custom lots with access from one main entry off of Arapahoe Road. The Estancia community is designed to have a rural feel with proximity to city amenities.

These Community Design Standards (the “Design Standards”), as may be amended from time to time, are intended to establish regulations for the development and growth of the Estancia community within the County of Arapahoe (the “County”) and the City of Centennial (the “City”). Ultimately, they are intended to provide direction for Builders, Owners, architects and landscape architects in their designs so that an overall community image may be assured. All development within the Estancia community shall abide by the Design Standards, along with the City Land Development Code, the Covenants and Restrictions of Estancia, as may be amended from time to time (the “Covenants”), and all other rules and regulations duly adopted by the Estancia Metropolitan District (the “District”). The Design Standards are not intended to stifle the creativity or originality of any designs, but rather to maintain harmony in the design of the Estancia community and provide a minimum baseline for quality as it is built out and evolves through maturation.

Capitalized terms within the Design Standards shall have the same meaning as in the Covenants, unless otherwise noted.

Users of these Design Guidelines include, but are not limited to, Builders, design consultants, future residents and Owners.

## 2.0 Residential Architectural Design Standards

To ensure that the vision for the Estancia community is realized and that the community is enriched by variety in its architecture, the following measures shall be required for each Builder:

- If any individual floor plans are offered on a repeating basis, no elevation is allowed to be the same.
- Modifications to approved architecture which affect the exterior of the building shall be reviewed by the DRC on a case-by-case basis. If they are determined to be upgrades, or of equal quality, as determined in the sole discretion of the DRC, they shall be permitted.

### 2.1 Design Review Committee Review Process:

The Design Review Committee (“DRC”), which shall be appointed by the governing board of the District, as provided for in Section 2.1.4 of the Covenants, will review and approve or disapprove all model plans, elevations, colors and exterior Improvements to the proposed or existing homes. In addition to the DRC written approval required to proceed with any Building and/or installation and construction of Improvements, the elevations and plans must be reviewed and approved by the City and meet all City, building and fire codes. Approval by the DRC and/or the District does **not** constitute assurance that any buildings and/or Improvements comply with applicable governmental requirements or that a permit or other approvals are not also required from applicable governmental bodies.

In making Improvements and/or constructing on a Lot, Owners and Builders are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements and ensuring that the terms of any such easement are satisfied. Improvements cannot be installed on top of utility lines.

#### 2.1a Submittals:

The Developer or Builder of a home or group of homes shall submit detailed floor plans and architectural elevations to the DRC for approval prior to beginning any construction, building or development on a Lot(s). Submittal of plans may be electronically. All submitted drawings shall be completed by a professional architect and drawn to a scale that is legible for review. All dimensions and materials must be clearly noted and shown. The DRC has the right to reject a submittal due to incomplete, hard to read, or missing information. The DRC has the right to request additional information for review.

Please include the following items for submittal:

- A check for \$500 for the initial architectural review. All building additions, additional accessory structures or major revisions to approved plans will require an additional \$175 fee for each occurrence.
- Site plan including Lot dimensions and all site Improvements and easements, as well as existing and proposed grading, at a scale of 1” = 20’ or 1” = 30’.
- Complete set of architectural plans and elevations to include a minimum of:
  - Foundation / basement plan
  - Floor plans
  - All exterior elevations
  - Exterior color scheme
- Landscape plan (if available) with associated fee, see section 3.2a
- Legible on an 11x17 sheet
- Color and Materials palette, on 8.5x11 or 11x17 size. Brochures, binders and actual samples are all acceptable. Include warranty information if available.

### 2.1b Approvals:

The Builder must receive written approval from the DRC and the City before starting any work on the Lot and/or structure. Approval by the DRC does not constitute approval or acceptance of plans and/or elevations by the City.

### 2.2 General Design Principles:

All homes shall be designed with “four sided” architecture, which shall mean the use of all materials on all four sides of each residential unit.

The following general design principles, which are supported by more detailed design criteria in the following subsections, shall apply to all homes within the boundaries of the District.

#### 2.2a Lot Layout:

Side loaded or recessed garage configurations are required.

Not more than 60% of the total lot area should be covered with the house, driveways, hardscape areas, accessory structures and lawn/shrub bed landscaping.

The remaining 40% of the lot is required to be landscaped in accordance with these Design Standards.

- Setbacks from lot line to structure:  
Front Setback - 25 feet minimum;  
Side Setback - 25 feet minimum;  
Rear Setback - 25 feet minimum  
Building and/or structure to leach field: 20 feet minimum

#### 2.2b Styles:

- Varied architectural styles shall be encouraged which incorporate a mix of different vernaculars, material palettes, and footprints.
- Where individual floor plans are offered on a repeating basis, alternate elevations from several vernaculars shall be developed.
- Detailing should be consistent and appropriate for each vernacular developed. Styles traditionally characteristic of the Denver metropolitan area include Prairie, Queen Anne, Shingle, European Country, Italian Renaissance and Craftsman. Adherence to these vernaculars is not intended to demand true styles that are perfect in authenticity, but rather to create a variety of unique homes that resemble and/or complement traditional historical styles of Colorado. Designs are not required to be restricted to these styles.
- A variety of design elements contribute to the overall character of a home’s elevation and its appearance. These include, but are not necessarily limited to the following: porches or entry features, window sizes, shapes and placement, and roof forms and pitches. Each of these key elements shall be considered in a home’s design, and the resultant review by the DRC.

#### 2.2c Massing:

- In reviewing a proposed home design, careful scrutiny shall be given to the massing, proportions, and overall scale presented.
- Large, unbroken planes on any elevations shall not be permitted. The use of material banding, bays,

roofs, variable forms, cantilevers, covered decks and porches will be required in order to break up elevations and provide continuing visual interest. These elements will serve to negate a flat, undesirable look, particularly on rear elevations of walk-out lots.

- The layout and size of windows and doors contribute to the overall aesthetics of any home and have a strong impact on its massing. Small, poorly detailed, under-scaled, or poorly located windows do not contribute to a successful elevation and will not be accepted by the DRC. Accordingly, sizes, shapes, proportions, and trim of windows and doors shall be consistent with the architectural style of the home.
- Appropriateness of scale is also a design feature. Building profiles should generally start low at the edges of the structure and mass towards the center. Accordingly, all exterior elements shall be appropriately scaled in size and in relationship to each other. A home shall not dominate its site nor fill its entire allowable footprint.
- One final contributor to a home's massing is the roof, particularly its shape, pitch, and the detailing of its eaves and rakes. Roof design shall be consistent with the basic architectural style of the home. See "Roofs" section for more details.

## 2.2d Colors and Materials:

Exterior materials underscore the perceived value of a home. The choice of materials should appropriately represent the chosen style of the architecture.

- Materials and colors of all shades are encouraged, but should not be drastically contrasting. Colors should be selected for compatibility with the land. They must also be submitted as part of the architectural review and are subject to DRC approval.
- Hardboard and shingle siding, brick, stone, synthetic stone and stucco are acceptable. No minimum percentage of a particular material is required; however, the essential requirement is that the material selection and its detailing successfully contribute to the creation of the desired architectural style. No more than two dominant materials shall be used per home. Brick and stone together on the same home will not be permitted except as approved by the DRC.
- Appropriate details shall be included and expressed in the use of masonry and stucco as dominant materials, such as: pilasters, quoins, belt courses, sills, caps, lintels, arches, keystones, friezes, cornices. Masonry or stucco used to express a building's base, or to create a wainscot shall continue completely around the home. Similarly, masonry or stucco used to create pilasters or quoins at wall corners shall return at least 2'. Full height masonry and wainscot or stucco walls shall return to inside corners.
- Varying the height of the masonry on the elevations is strongly encouraged (full wall or story height and wainscot height), instead of just a four-foot high wainscot around the entire structure, but that the materials carry up to the top of the first story or above the first floor in some places or are used in the gable ends, on columns, window and door surrounds, etc.
- Appropriate decorative details shall also be included and expressed in the use of wood, hardboard and shingle siding as dominant materials, such as wall surface patterns, horizontal trim bands, trimmed door and window surrounds, moldings, friezes, cornices, rake trim. Conversely, token use of brick or other façade materials will only be permitted on a case-by-case basis upon the review and approval of the DRC.
- Well-detailed columns, piers, and railings shall be required. Patterned concrete and masonry paving materials in driveways and private walks will be acceptable.

## 2.2e Four-Sided Architecture:

Requirements for “four sided” architecture includes the following:

- A minimum one change in wall plane per elevation. The more articulation and/or detailing in wall planes, the better.
- Minimum two types of materials, used on all sides of the structure. It is recommended that the second material does not just provide a four-foot high wainscot around the entire structure, but that the materials carry above the first floor in some places or are used in the gable ends, on columns, window and door surrounds, etc.
- The roof must contain a minimum of two forms (such as the side of a hipped roof, with an intersecting gable end, or a bay window with small roof).
- All detailing used on the front of the house must also be used on the other elevations (this includes shutters, gable end detailing (vents, etc.), use of materials, colors, window and door style (both the glass and surrounding enhancements, including window divides and shutters).
- A color scheme with a minimum of 3 colors (1 body colors, 1 trim and 1 accent color is required (two body colors are encouraged). Schemes are encouraged to be rich colors that enhance the architectural features.
- Provide a minimum of 3 windows per elevation, unless the design style justifies fewer.

Additional details and enhancements that are encouraged but not required include:

- Covered porches or decks
- Bay windows
- Real or simulated chimneys
- Strong use of masonry on all elevations

## 2.3 Details

The following sections provide additional detail regarding specific items on homes and Lots within the Estancia community.

### 2.3a Accessory Buildings:

- Each Lot may be improved with one (1) Accessory Building.
- An Accessory Building may not be permitted to be used as a dwelling or living unit.
- Allowed Accessory Buildings may include, but are not limited to, pool cabanas, pergolas, and sheds.
- Must match the architectural character of the residence.
- Accessory Buildings are encouraged to be in proximity to the main structure and not built in isolation or on the edge or corner of the property.
- An Accessory Building’s footprint should not be greater than 25% of the square footage of the main structure’s footprint. If there is more than one accessory structure, the compilation of the structures should not exceed the 25%.
- Please see the Playground Equipment section below for more details specifically regarding play equipment features.
- Please see Screening Elements section for more details about specific screening requirements.

### 2.3b Architectural Accents:

- Decorative louvers, vents, color bands, trim, and other architectural accents shall be incorporated



at appropriate locations in order to provide interest on all sides of the building elevation.

- These accents must be incorporated as appropriate on all sides of a house adjacent to a roadway.
- Decorative shutters, window dormers, bay windows, oversized decorative window heads or window sills that match the building are encouraged.

### 2.3c Chimneys:

- Real or Simulated chimneys are encouraged.

### 2.3d Decks / Porches / Patios:

- The design, materials, and colors of elevated decks (located at the main level of a walk-out lot) shall be consistent with and complimentary to the main structure.
- All vertical elements (railings, supports, columns), fascias, and overhead structures shall be painted or stained to match or compliment the main structure and shall not be left to weather naturally. Deck columns and supports shall be a minimum of sixteen (16") in diameter up to the top of the railing.
- Overhead structures will be approved on an individual basis by the DRC.
- Special attention shall be given to stairway construction as it connects from the deck to the ground. Locating the stairs along the side of the home or adjacent to the deck is encouraged. Exterior staircases shall appear substantial and reflect the architectural style of the home.
- All deck, porch, and patio additions shall be reviewed by the DRC.
- Home design shall give consideration to the connection of the deck to the home, at all levels, walkout or at grade, ensuring that the rails do not conflict with windows, and that the extent of the deck compliments the exterior elevation.
- In all cases, deck size shall be scaled so as to not be long and narrow and "stretch" across the back of the home, but rather, to approach a proportioned form. Decks should not appear tacked on.
- Deck square footage shall not exceed 50% of the home's total footprint. Additional at-grade patio area instead of decking is allowed beyond the 50%.
- Open patios must be an integral part of the landscape plan.

### 2.3e Doors:

- Front doors should be recessed unless the design style encourages otherwise.
- Transom windows, side lights, or double doors are encouraged on front doors.
- Doors should match the architecture of the home.

### 2.3f Driveways:

- Driveways more than 20 feet in length should taper to a minimum of 10 feet, maximum of 20 feet, at the property line as long as the area in front of the garage face is 9' wide for every car the garage is wide (i.e. 3-car garage, with no tandem would be 27' wide min.), for a distance of 20 feet in length.
- Driveways may be located on the property line except where drainage, above ground utility appurtenances, basements, garages, or other site conditions prevent it.
- Street loaded garages at the rear of the Lot require a minimum driveway width of 10 feet at the front property line.
- Driveways are encouraged to be delineated with masonry columns with lights at the street.



- Columns shall not exceed 6' in height.
- If columns are used, a driveway with a single access point shall have a minimum of 1 column with a light OR a driveway with dual access points shall have a minimum of 2 columns with lights.
- Lights on or within the columns should be designed to operate on a photocell and/or solar power.
- No statuary or sculptural art is allowed on the tops of the columns or adjacent to the columns at the end of the driveway(s).
- All lights provided at the column locations must meet all City Land Development Code requirements for lighting.

### 2.3g Encroachments:

All encroachments into easements and outside of the building envelopes shall meet all requirements of the City, including the Land Development Code, Fire Code and Building Code.

### 2.3h Energy Efficiency:

Energy efficiency is encouraged through the types of building construction, materials used for insulation, roofing / window materials, orientation of the building and use of landscaping for sun and shading.

### 2.3i Floor Area Minimums and Front Exterior Minimum Widths:

- The floor area minimum for a ranch unit is Two Thousand Five Hundred (2,500) square feet and for a two (2)- story or split level unit, the floor area minimum is Three Thousand (3,000) square feet. The calculation of both these floor area minimums specifically exclude the following: finished and unfinished basements, attics, garages, carriage units and any living space above the garage that can be considered separate from the main house.
- The front exterior minimum width for all newly built homes (defined as those homes that received written approval from the DRC to proceed with construction dated on or after August 3, 2020) is Seventy-Two (72) feet. This minimum width is for the actual structure of the home and does not include any detached structures, roof overhangs, patios, decks and the like.

### 2.3j Foundations:

- Exposed foundations may not exceed 8" (eight inches) in height where feasible with a maximum of twelve (12") inches exposed at grade transitions and twenty-two (22") inches exposed concrete at garden level and walkout side step-downs, not to exceed a horizontal distance of four (4) feet.
- Side elevation exposed foundation walls must be mitigated by landscape, the continuation of masonry to ground level or by other means as approved by the DRC.

### 2.3k Garages and Garage Doors:

- All garages must meet the requirements of the City for single-family detached residential. In addition, all of the homes in the Estancia community shall be alternately loaded and may include one or more of these options:
  - Side loaded
  - Front loaded behind the main face of the structure (attached or detached),

- Tandem
- Split (one door front loaded, one door side loaded)
- Additionally, no more than 50% of the front elevation of a home shall be comprised of the garage door length.
- A minimum of a two (2) car garage is required per Lot.
- The garage is not to obstruct the front entrance; a clear and identifiable walkway to the front entrance is required.
- The garage may never be converted to living space.
- The following design criteria shall apply if the garage of the home in question is a three car “front loaded” or more:
  - Windows in the garage doors are required.
  - Varying garage door style selections to complement the style of the home.
- The following techniques, in combination with each other and with the items above, shall be encouraged:
  - Extending a portion of the home’s porch or portion of the living space itself beyond the front face of the garage. Integrate the garage roof with upper portions of the home’s roof.
  - Using recessed garage doors, trellis detailing, columns and other such architectural features to provide shadow around the garage doors.
- “Tandem” layouts can be explored, as well as the opportunity for “flex options” where the single bay of a three car garage becomes usable space and presents a window feature to the street.
- A four (4) car garage or more is required to be side-loaded or provide a combination of front and side loaded.

#### 2.3l Height:

- Maximum building height is 35’.

#### 2.3m HVAC/Air Conditioning Equipment:

- No window air conditioning units are allowed.
- Swamp coolers are allowed only if ground mounted.
- Both air conditioning units and swamp coolers must be adequately screened from the street by landscaping or an architectural element. See Screening Elements section for more details about specific screening requirements.

#### 2.3n Lighting:

- Soft, outdoor pedestrian-oriented lighting should be used on both the Lot and the house.
- Exterior lights should be directed towards the ground or the house and must be of low wattage to minimize glare sources to neighbors.
- No private lighting shall be erected higher than 10’ feet from ground level, unless approved by the DRC.
- All lighting, at a minimum must conform to the lighting section of the City Land Development code.
- Driveways are encouraged to be delineated with masonry columns (with lights) at the street, please see section 2.3f (Driveways) for more information. If lighted masonry columns are not used, a single carriage light may be used near the driveway entry, however it is required to be reviewed and approved by the DRC and should meet all of the requirements listed above.

### 2.3o Materials:

- Materials should be aesthetic, long-lasting, and provide color durability.
- Materials and colors in the vicinity of the site should be considered when selecting the materials and colors for the proposed development. Materials and colors can unify an area through the use of a clearly defined palette.
- Material diversity is required. Unless a house is 100% masonry (including stucco), a minimum of two (2) different materials shall be incorporated in each model, for example: synthetic stucco, brick, thinset brick, stone, synthetic stone, cementitious siding, hardboard siding with a minimum twenty (20)-year warranty, and any other material deemed to be of high-quality and low-maintenance by the DRC.
- Variations of applications of the same material, such as scallops, fish-scale and lap siding, will be counted as different materials for this requirement.
- Vinyl siding will not be allowed.
- The coverage of the second material does not need to be distributed evenly on all four sides but is required to some degree on all four sides.
- Material and color changes are not permitted at outside corners.
- If using masonry, two (2)-foot masonry wraps are required.

### 2.3p Roofs:

- Rooflines shall vary between homes in order to avoid repetitive design and to create diversity and quality within the Estancia community.
- The use of concrete tile or slate roofing is required. The use of metal, wood shake or any asphalt shingle is generally not allowed, except as permitted by the DRC.
- Colors shall be neutral, earth-tone colors. Bright red, green, blue or white colors are not acceptable.
- No minimum or maximum roof pitch is required as long as the roof styles are complementary to the style of the home.
- Roofs with eaves/overhangs, decorative brackets, beams, or exposed rafter ends are encouraged.
- Well defined eave and rake detailing with strong shadow lines shall be required. Skylights shall be flat glazed units. Bubble style skylights are prohibited.

### 2.3q Screening Elements:

- Screening of exterior improvements shall be complementary to the architecture of the house and are subject to DRC review and approval. Screening must be installed in such a way that the improvement does not create an unreasonable level of noise for adjacent property owner. Screening materials may be man-made and or landscaping, as approved by the DRC.
- Landscaping materials utilized for screening should be fast-growing or mature trees or shrubs.
- Screening areas are encouraged to be incorporated into the initial architecture or landscape design.

### 2.3r Trim:

- Trim shall be used when it is appropriate with the style of the building. It shall be a minimum of 2x4 on sides of windows; 2x6 trim on window heads; and 2x8 or 2x10 trim as horizontal accents when appropriate for architectural accents. Trim is not required when it will conflict with the materials and/or style of the building, for example, when stucco or stone is used, or on some contemporary styles.

2.3s Walk-out Basements:

- Elevations submitted for review shall include the walkout elevations if applicable to the home site.
- Please also see Foundations section for additional design criteria.

2.3t Windows:

- Window design must be consistent with the style of the house, except picture windows, and carried out on all four sides of any house.
- Decorative shutters, dormers, bays, decorative window heads and/or sills are encouraged.
- Window divides must be incorporated as is consistent with the architectural style of the home and carried through to all four sides of the home.
- Provide a minimum of 3 windows per elevation, unless the design style justifies fewer.

## 3.0 Landscape and Open Space Standards

### 3.1 Design Intent

All residential Lots shall be landscaped. Xeriscape principals shall be utilized where practical. On Lots, careful consideration needs to be given to enhancing privacy by the careful screening of some windows and entryways.

### 3.2 Design Review Committee and Approval Process:

The DRC will review and approve or deny all landscape plans for new landscapes or Improvements to the existing homes. In addition to the DRC approval, the plans must meet all City, building and fire codes.

#### 3.2a Submittals:

The Builder or Owner of a home shall submit detailed landscape plans to the DRC for approval. Such plans may be submitted electronically. All submitted drawings shall be **completed by a professional Landscape Architect or Landscape Designer** and drawn to a scale that is legible for review. The DRC has the right to reject a submittal due to incomplete, hard to read, or missing information. The DRC has the right to request additional information for review. All submitted drawings shall be neat and to a scale that is legible for review. All dimensions and materials must be clearly noted and shown.

Please include the following items for submittal:

- A check for \$350 for the initial landscape/site plan review. All additional features, such as patios, additional turf or bed areas, or major revisions to approved plans will require an additional \$75 fee for each occurrence.
- Site plan including Lot dimensions and all site Improvements and easements, as well as the building footprint, existing and proposed grading, at a scale of 1" = 20' or 1" = 30'.
- All existing and proposed plant material with a plant list to include quantities, common and botanical names and size.
- All landscape elements including patios, driveways, pools, retaining walls, screens and enclosures, and any art or other items on the site.
- Bed coverage calculations are per Section 3.8b of these Design Standards.

#### 3.2b Approvals:

All landscape plans must receive written approval from the DRC before starting any work. Approvals by the Estancia DRC do not constitute approval by the City.

### 3.3 General Landscape Standards:

#### 3.3a Landscape requirements:

All residential Lots must meet certain minimum landscape requirements. These landscape Improvements are to be installed by the Owner on the side, front and back yards of each Lot within one (1) year of issuance of the Certificate of Occupancy to such Lot.

Not more than 60% of the total lot area should be covered with the house, driveways, hardscape areas, accessory structures and lawn/shrub bed landscaping. The remaining 40% of the lot is required to be a regionally

appropriate grass or grass/wildflower seed mix that will not be irrigated regularly once established.

- See section 2.3n for information regarding front yard lighting.
- All landscaping must meet the requirements of the City Land Development Code for single-family detached residential.
- A landscape plan must be submitted to the DRC for each Lot.
- Corner Lot sightlines must not have any plant material exceeding 30" in height at mature growth.
- All plant materials must meet minimum requirements of the USDA Standards, AAN Standardized Specifications, 1973.
- The Developer, Builder, or Owner is encouraged to select plant materials from the approved plant list (see below).

### 3.3b Berms

Where landscape berms are provided, their slopes shall not exceed a ratio of one foot of rise for every three feet of run (3:1).

### 3.3c Xeriscape Principles:

- **Planning and Design:**  
Consider the sunny areas, shade areas, water requirements, and functions such as play, garden, pool, etc.
- **Soil Improvements:**  
For most soils, adding 1 to 2 inches of organic matter such as compost or well-aged manure to your soil can be beneficial. Rototill the organic matter into the soil at least 6 inches deep.
- **Efficient Irrigation:**  
Plan the irrigation system at the same time as you plan your design. Zone the turf areas separately and group the plantings by water requirements. Use drip, micro-spray or bubbler emitters for trees, shrubs & perennials. Adjust your sprinkler system regularly to account for changes in climate.
- **Zoning of Plants:**  
To minimize water waste, group together plants with similar light and water requirements, and place them in an area which matches these requirements.
- **Mulches:**  
Mulch helps keep plants roots cool, prevents soil from crusting, minimizes evaporation and reduces weed growth. Mulches also give beds a finished look. Mulches can be wood or rock materials.
- **Turf Alternatives:**  
Substitute groundcovers in areas where turf is hard to grow or maintain such as on slopes, in the shade, or very narrow strips.
- **Appropriate Maintenance:**  
Maintenance time for a new garden is similar to a traditional landscape, but it decreases over time. In addition to weeding, proper irrigation, pruning, fertilizing and pest control will keep your landscape beautiful and water efficient.

### 3.3d Plant Material Requirements:

Landscaping may consist of trees, shrubs, ground covers, annual and perennial flowering species, ornamental grasses, turf grasses, mulches, automatic irrigation, and drought-tolerant plantings. See Section 3.3c (Xeriscape Principles) for principals on drought-tolerant plantings. Up to 100% of the landscape area of the Lot may consist of drought-tolerant plantings. Please also see Section 3.8b for bed coverage requirements, regardless of xeric or non-xeric landscapes. Landscape materials may also be used to define space and create visual interest. Also, see the following plant list.

### 3.4 Plant List:

The developer, builder, or owner is highly encouraged to select plant materials from the following approved plant list or reference CSU extension's native lists or Plant Select's xeric plants:

#### Deciduous Canopy Trees

Autumn Blaze Maple	<i>Acer x freemanii</i> 'Autumn Blaze'
Norway Maple Varieties	<i>Acer platanoides</i> species
Western Catalpa	<i>Catalpa speciosa</i>
Western Hackberry	<i>Celtis occidentalis</i>
Shademaster Honeylocust	<i>Gleditsia triacanthos inermis</i> 'Shademaster'
Sunburst Honeylocust	<i>Gleditsia triacanthos inermis</i> 'Sunburst'
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Exclamation London Planetree	<i>Platanus x acerifolia</i> 'Morton Circle'
White Oak	<i>Quercus alba</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus Muehlenbergii</i>
English Oak	<i>Quercus robur</i> varieties
Red Oak	<i>Quercus rubra</i>
Linden varieties	<i>Tilia americana</i> 'varieties'
Accolade Elm	<i>Ulmus x 'Morton'</i>

#### Deciduous Ornamental Trees

Ginnala Maple	<i>Acer ginnala</i> 'Flame'
Rocky Mountain Maple varieties	<i>Acer grandidentatum</i> varieties
Hot Wings Maple	<i>Acer tataricum</i> 'Garann'
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>
Shadeblow Serviceberry	<i>Amelanchier canadensis</i>
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'
Thornless Hawthorn varieties	<i>Crataegus crus-galli inermis</i> species
Golden Raintree	<i>Koelreuteria paniculata</i>
Radiant Crabapple	<i>Malus x 'Radiant'</i>
Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'
American Plum	<i>Prunus americana</i>
Native Chokecherry	<i>Prunus tomentosa</i>
Chokecherry varieties	<i>Prunus virginiana</i> varieties
Pear varieties	<i>Pyrus</i> species



Evergreen Trees

Upright Juniper Varieties	Juniperus species
Rocky Mountain Juniper	Juniperus scopulorum
Fastigiata Norway Spruce	Picea abies 'Cupressina'
Colorado Spruce	Picea pungens
Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'
Bristlecone Pine	Pinus aristata
Pinon Pine	Pinus edulis
Austrian Pine	Pinus nigra
Ponderosa Pine	Pinus pondrosa
Scotch Pine	Pinus sylvestris

Deciduous Shrubs

Saskatoon Serviceberry	Amelanchier alnifolia
Shadblow Serviceberry	Amelanchier canadensis
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
Utah Serviceberry	Amelanchier utahensis
Leadplant	Amorpha species
Chokecherry Varieties	Aronia melanocarpa and Aronia arbutifolia varieties
Four-wing Saltbrush	Atriplex canescens
Barberry varieties	Berberis thunbergii varieties
Butterfly Bush	Buddleja species
Peashrub varieties	Caragana species
Blue Mist Spirea	Caryopteris x clandoensis species
Mountain Mahogany varieties	Cercocarpus species
Fernbush	Chamabatiara millefolium
Rabbitbrush varieties	Chrysothamunus species
Dogwood varieties	Cornus alba or sericea species
Purple Smoke Tree	Cotinus coggyria
Cotoneaster varieties	Cotoneaster species
Cliffrose	Cowina stansburianna
Daphne varieties	Daphne x burkwoodi species
Kodiak Honeysuckle	Diervilla rivularis varieties
Burning Bush varieties	Euonymus alatus species
Manhattan Euonymus	Euonymus kiautschovica 'Manhattan'
Apache Plume	Fallugia paradoxa
Lydia Woadwaxen	Genista Lydia
Sunburst Hypericum	Hypericum frondosum 'Sunburst'
Waxflower	Jamesia americana
Beautybush	Kolkwitzia amabilis
Cheyenne Privet	Ligustrum vulgare 'Cheyenne'
Lodense Privet	Ligustrum vulgare 'Lodense'
Twinberry Honeysuckle	Lonicera involucrata
Mockorange varieties	Philadelphus species
Ninebark	Physocarpus monogynus
Potentilla species	Potentilla species
American Plum	Prunus americana
Western Sand Cherry varieties	Prunus besseyi species

Gabel Oak	Quercus gambelii
Threeleaf Sumac varieties	Rhus trilobata species
Alpine Currant	Ribes Alpinum
Golden Currant	Ribes aureum
Clove Currant	Ribes odoratum 'Crandall'
Native Shrub Rose species	Rosa woodsii
Shrub Rose species	Rosa species
Spiraea Species	Spiraea species
Snowberry	Symphoricarpos albus
Western Snowberry	Symphoricarpos occidentalis
Red Snowberry	Symphoricarpos orbiculatus
Lilac Species	Syringa species
Viburnum varieites	Viburnum species

### Evergreen Shrubs

Kinnikinick / Manzanita varieties	Arctostaphylos species
Cotoneaster varieties	Cotoneaster species
Broom varieties	Cytisus varieties
Spreading Euonymus varieties	Euonymus fortune varieties
Red Yucca	Hesperaloea parviflora
Juniper varieties	Juniperus species
Creeping Juniper varieties	Juniper species
Oregon Grape Holly varieties	Mahonia aquilifolium species
Shrub spruce species	Picea species
Mugo pine varieties	Pinus mugo species
Firethorn / Pyracanta varieties	Pyracanta species
Yucca varieties	Yucca species

### Perennials

Yarrow species	Achillea species
Hyssop species	Agastache species
Allium varieties	Allium species
Anemone varieties	Anemone species
Pussytoes	Antennaria species
Columbine species	Aquilegia species
Artemisia / Sage	Artemisia species
Butterfly Weed	Asclepias tuberosa
Aster species	Aster species
Basket of Gold	Aurinia saxatilis
False Indigo	Baptista australis
Chocolate Flower	Berlandiera lyrate
Poppy mallow	Callirhoe involucreta
Sundrops	Calylophus species
Red Valerian	Centranthus ruber
Snow-in Summer	Cerastium tomentosum
Clematis	Clematis species
Coreopsis	Coreopsis species
Ice Plant	Delosperma species

Delphinium varieties	Delphinium species
Dianthus varieties	Dianthus species
Foxglove varieties	Digitalis species
Coral Cayon Twinspur	Diascia integerrima 'Coral Canyon'
Coneflower	Echinacea purpurea species
Sulphur Flower / Buckwheat	Eriogonum species
Poppy	Eschscholzia californica species or Papaver species
Blanket Flower	Gaillardia aristata
Hardy Colorado Gold Gazania	Gazania linearis 'Colorado Gold'
Geranium varieties	Geranium species
Prairie Smoke	Geum triflorum
Maximillian sunflower	Helianthus maximiliana
Sunrose varieties	Helianthemum species
Daylily varieties	Hemerocallis species
Coral Bells varieties	Heuchera species
Hosta varieties	Hosta species
Candytuft	Iberis sempervirens
Iris	Iris species
Red Hot Poker varieties	Knipofia species
Nettle varieties	Lamium maculatum species
Lavender	Lavendula species
Daisy species	Leucanthemum species
Gayfeather	Liatris species
Blue Flax	Linum species
Goldflame Honeysuckle	Lonicera heckrottii
Hall's Honeysuckle	Lonicera japonica 'Halliana'
Lupine	Lupinus species
Desert Four O'Clock	Mirabilis multiflora
Bee Balm	Monarda fistulosa
Catmint varieties	Nepeta species
Evening Primrose	Oenothera species
Oregano hopflower	Origanum laevigatum 'Herrenhausen'
Sundaisy	Osteospermum species
Peony	Paeonia species
Poppy varieties	Papaver species
Penstemon species	Penstemon species
Phlox	Phlox species
Pasqueflower	Pulsatilla vulgaris
Prairie Coneflower	Ratibida columnifera
Black-eyed Susan	Rudbeckia fulgida
Salvia	Salvia species
Max Frei Soapwort	Saponaria lempergii 'Max Frei'
Rock Soapwort	Saponaria ocyroides
Sedum / Stonecrop	Sedum species
Hen and Chicks	Sempervivum hybrids
Goldenrod	Solidago species
Flowerless Lamb's Ear	Stachys byzantine 'Silver Carpet'
Golden Banner	Thermopsis divaicarpa

Thyme	Thymus species
Native verbena	Vergena bipinnatifida
Speedwell	Veronica species
Prairie Zinnia	Zinnia Gradiflora

Ornamental Grasses

Big Bluestem Grass	Andropogan gerardii
Sideoats Grama Grass	Bouteloua curtispindula
Blue Grama Grass	Bouteloua gracilis
Feather Reed Grass	Calamagrostis acutiflora ‘Karl Foerster’
Blue Fescue clumping varieties	Festuca glauca species
Blue Avena Grass	Helictotrichon spemervirens
Zebra Grass	Miscanthus sinensis ‘Zebrinus’
Maiden Grass	Miscanthus species
Switchgrass varieties	Panicum virgatum species
Fountain Grass	Pennisetum species
Little Bluestem Grass varieties	Schizachyrium scoparium species
Indian Grass	Sorghastrum nutans species
Prairie Cord Grass	Spartina pectinata
Prairie Dropseed Grass	Sporobolus cryptandrus

Select a variety of plant species. All plant material should be chosen for seasonal interest. All plant material should be installed in the following minimum sizes:

- Shade trees - 3” caliper
- Ornamental trees - 2 ½” caliper
- Evergreen trees - 8’ height minimum
- All shrubs - 5 gallon container
- Ground cover, annuals, and perennials - no restrictions.

Thorny plant material shall not be located adjacent to walks. Clear space above all walks shall be eight feet (8’) or greater.

Plants on the Colorado Noxious Weed list, including the watchlist, should not be used in landscape plans. See <https://ag.colorado.gov/conservation/noxious-weeds/species-id>.

### 3.5 Building Landscaping:

The area around the main home is required to be landscaped a minimum of 20’ around the building, on all side, (also defined as foundation landscaping).

- If the slope exceeds a 3:1 slope within the 20’, it is not required to be landscaped, but is required to be maintained.
- A minimum of five percent (5%) of the total landscaped area of a site shall be designated as foundation landscaping.
- Foundation landscaping must be installed in plant beds or raised planters.
- Plant beds must be a minimum of 8’ wide; raised planters a minimum of 4’ wide when not adjacent to the building foundation.
- The center of the plant material should be installed a minimum of 5’ from the foundation.

- All foundation landscaping must be watered by an automatic irrigation system.
- These plant groups are recommended for foundation landscaping. See the Plant List for recommended species.
- A variety of deciduous flowering and evergreen shrubs with vertical and horizontal growth habits.
- Ground covers.
- Annuals, and perennial flowering species.
- Multi-stemmed and single trunk ornamental trees or large shrub species.

### 3.6 Front Yard Landscape Requirements:

In order to ensure a consistently pleasant experience for an entire Estancia community, the Developer, Builder, or Owner is required to provide front yard landscaping for all homes. All front yard landscape designs are required to be submitted to the DRC for review prior to installation.

- Each Lot must submit a landscape plan for review
- Each Lot must have a minimum of two shade trees, and two evergreen trees.
- Front yards must have no more than 50% irrigated turf. Greater percentages of turf coverage are permitted if drought-tolerant and low water turf grasses are used. Drought-tolerant turf grass species such as improved fescues are strongly encouraged.
- Planting beds must be 50% covered by plant material at the time of installation. After three years of installation, plants must cover 75% of said beds. Seasonal flowers qualify as cover. Please see the “Bed coverage” section below for details.
- No white rock mulch, lava rock, or high contrast stone patterns will be allowed. Open areas not covered with plants must be covered with 2 1/2” depth of wood mulch or 2 1/2” depth rock mulch and have 50% bed coverage. Please see “Bed coverage” section below for details.
- All plant material locations must also meet all restrictions set forth by the City Land Development Code, including distances from streets, and sight triangles.

### 3.7 Rear Yard Landscape Requirements:

- All Lots will be required to landscape the rear yard, and are encouraged to minimize the quantity of irrigated turf by maintaining any existing dryland grass areas.
- Please also see Building Landscape Requirements section for details.
- If the slope exceeds a 3:1 slope within the 20’ defined under Building Landscape Requirements, it is not required to be landscaped, but is required to be maintained.
- Please see section 2.3a Accessory Buildings for requirements on pergolas and other structures.
- All rear yard landscape designs are required to be submitted to the DRC for review prior to installation.

### 3.8 Details

#### 3.8a Art

All items not included in other categories within this document, or part of the groundplane (patios, sod, decking, rock or wood mulch, etc.), live plant material, fencing, part of the permanent housing or Accessory Buildings, shall be considered a form of artistic expression. All artistic pieces are not to exceed four (4’) feet in height and are encouraged to be located in the rear yard or directly adjacent to the house. They are also encouraged to be complementary in color to the house and/or surrounding landscape. These items must be noted as part of the

landscape plans submitted to the DRC for review.

### 3.8b Bed Coverage:

The following factors shall be used in calculating the fifty percent (50%) bed coverage requirement (xeric or non-xeric planting beds) at time of installation as mentioned under “non-living materials” below:

- One (5 gallon) shrub equals 32 square feet
- One 8’ evergreen tree equals 200 square feet. Evergreen trees must be located within planting beds to be calculated for bed coverage.
- One perennial equals 1 square foot
- Annuals and ground cover equals one to one coverage (10 square feet of annuals equals 10 square feet of coverage).
- Deciduous trees in the planting bed do not count towards the bed coverage calculations.

Example of 50% bed coverage calculations:

For this example, we are assuming that a property has 2,200 square feet of river rock or wood mulch on the property and they are proposing to have two 8’ tall evergreen trees located within the river rock or wood mulch areas:

$2,200 \text{ square feet} \times 50\% = 1,100 \text{ square feet of coverage required.}$

1,100 square feet minus 200 square feet for each evergreen tree located within the river rock or wood mulch  
( $1,100 - 400 = 700 \text{ square feet}$ ).

700 square feet divided by 32 square feet = 21.8 or 22 (5 gallon) shrubs are required.

### 3.8c Fencing:

All fencing within the Estancia community should complement the landscape, architecture and other fencing styles. DRC review and approval will be required for location and styles of all fencing. Some of the requirements are as follows:

- Style should be rail or open picket.
- Materials may include metal or wood.
- No vertical wood picket fencing is allowed.
- Screening of hot tub and patio areas is acceptable (please see Screening Elements section).
- No chain link fencing is allowed anywhere within the Estancia community; however, dog runs will be considered on a case by case basis.
- All fencing should be in black tones or stained wood.
- In order to contain domestic pets, fencing may include pet mesh on the interior side and be a standard 14-gauge galvanized wire with 2”x4” openings and be installed level with the top horizontal rail.

### 3.8d Irrigation:

A permanent, underground automatic irrigation system shall be installed to water trees, shrubs, perennial and turf areas. Please see the Re-Vegetation Zones section below for more details regarding dryland seed areas. Rain sensor irrigation systems are highly encouraged.

### 3.8e Non-living Materials:

No greater than fifty (50%) percent of the landscaped lot area shall be covered with bark mulch, rock mulch, or other approved non-living materials. In addition, a minimum of fifty (50%) percent of the surface of these areas is required to be covered by living plant materials. Ground cover, perennials, shrubs, and evergreen trees shall be utilized for this calculation. At maturity, seventy-five (75%) percent of the landscaped lot area shall be covered by living plant material.

Artificial turf may be installed with the prior approval of the DRC. The color must be similar to the turf grass in the geographical area, preferably a blended, multi-color monofilament fiber, with a blade height of at least 1½" (or ½" for a putting green). Installation must include a weed barrier and a properly prepared and leveled aggregate base for drainage. Proper infill, which is not toxic to humans or pets, for residential application must be used. A weed suppressor must be used under seams, and the seams properly secured.

Non-living holiday decorations are allowed but must be removed within two (2) weeks after the holiday.

### 3.8f Playground Equipment:

All play equipment shall be submitted to the DRC for review prior to installation. The height shall not be greater than twelve (12') feet in height, including all poles and awnings. Earthtone colors on all parts of the equipment are encouraged, including the awnings.

### 3.8g Pools/Hot Tubs:

All pool and/or hot tub plans shall be submitted to the DRC for review prior to installation. Pools and hot tubs must be placed in the rear yard and be adequately screened from adjacent Lots. See Screening Elements section for more details about specific screening requirements. Above ground pools and temporary pools are prohibited. One (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Lot, is permitted in the rear yard on a temporary basis without prior approval. Prefabricated hot tub enclosures are allowed, subject to DRC review, and may require additional screening.

Any additional structures associated with the pool must meet the accessory building requirements and are subject to DRC review, including, but not limited to: equipment or storage area, pergolas, and shade structures. Screening elements may be required. All pools and hot tubs shall meet minimum setback of 25 feet from property lines.

### 3.8h Retaining Walls:

All retaining walls installed on the Lot should match the character of the masonry on the home. Standard split-face Concrete Masonry Unit ("CMU") products are discouraged; however high quality simulated stone or brick CMU products are encouraged. No wood retaining walls are allowed. All wall materials shall be reviewed by the DRC and must meet City requirements, including height and other design restrictions.

### 3.8i Re-vegetation Zones:

Areas that have been disturbed during construction and are intended to not be part of the turf or shrub bed areas shall be re-vegetated using indigenous seed mix, as found on the site. Irrigation systems shall be used to expedite the re-vegetation process and establishing period. Once the landscape has been re-established in these seeded



areas, the temporary irrigation system may be abandoned.

### 3.8j Sight triangle areas:

All plant material located within sight triangle areas shall not exceed thirty inches (30") in height at maturity. If a berm is present, the height of the berm plus the mature height of the plant material shall not exceed thirty (30") inches.

### 3.8k Signs:

One (1) temporary sign, no more than 36" by 48" in size, may be displayed on a Lot without prior approval. Signs may not be illuminated without prior approval of the DRC. Commercial signs may be displayed on a Lot in accordance with the following:

- One (1) for sale or for rent sign per Lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rental of the Lot.
- If work is actively being done on a Lot by a contractor engaged by the Owner of the Lot, one (1) commercial sign of the contractor performing the work may be displayed on the Lot during the time the work is being performed.

### 3.8l Soil Amendments:

Each plan submitted must commit to four cubic yards per 1000 sf. of soil amendments tilled into the top 6" of soil in manicured turf and shrub bed areas. Please also see Xeriscape Principles section for details.

### 3.8m Sport Courts:

All sport courts or pads shall be submitted to the DRC for review prior to installation. The height of any equipment shall not be greater than twelve (12') feet. Front yard location prohibited. All sport equipment installed or stored on around the sport court must be maintained at all times in a neat and clean manner. Sports courts must be adequately screened from the street by landscaping or an architectural element and shall be non-obtrusive to neighboring lots. See Screening Elements section for more details about specific screening requirements. Approval is required for all sport courts lighting. See Section 2.3n (Lighting).

### 3.8n Turf Regulations:

In order to maintain green lawns during possible periods of water shortage, a maximum of 30% of a residential Lot is allowed to include sod. Low water varieties are encouraged.

### 3.8o Vegetable Gardens:

All vegetable gardens shall be submitted to the DRC for review prior to installation. Vegetable gardens are allowed in front, side, and rear yards, per State regulations. Vegetable gardens must be setback at least five (5) feet from the foundation of house. Irrigation to vegetable gardens should be separate from other areas of the yard, as they have different water requirements than turf and shrub bed areas. Vegetable gardens are included in bed coverage calculations. See Section 3.8b (Bed Coverage). Rear yard gardens may not encompass entirety of rear yard.

Limits on front and side yard gardens are as follows:

- May not exceed 200 total square feet.

- No plants over two (2) feet tall.
- No support structures, including fencing, cages, trellises, etc.
- Raised bed areas can be a maximum of 1.5' tall and should not significantly change the drainage on the property.
- As vegetables are annual plants, if the vegetable garden is not going to be planted two (2) years in a row, the bed must be converted to a shrub bed area and the plant coverage requirements of 50% must be met with shrubs, perennials, or ornamental grasses, as noted in Section 3.8b (Bed Coverage).

All vegetable gardens must be aesthetically pleasing and match current home/landscaping palate. Vegetable gardens must be weeded, cared for, and maintained. A greenhouse or other structure associated with the vegetable garden will be considered an accessory structure and must be in the rear yard. See Section 2.3a (Accessory Buildings).

#### 3.8p Water Features:

All water features should not exceed four feet (4') in height, both the water spray height and the structure itself, as measured from its base. Water features are encouraged to be of a similar material and color to the home and/or complementary to its surroundings.