

# Complete Neighborhood Pattern Book Requirements

A complete neighborhood is a community that includes a variety of housing types and densities at a variety of price points. A complete neighborhood may also include prominently sited civic or community buildings, public open space and neighborhood activity centers. Chapter 18.06.04 of the Municipal Code Unified Development Code (UDC) outlines the requirements and standards for establishing a complete neighborhood. A pattern book that accompanies either a sketch plat or a sketch site development plan must be submitted as part of the complete neighborhood development application. The following items must be included in the pattern book.

**A. Minimum Pattern Book Requirement.** The pattern book must demonstrate that:

1. Each principal building is designed to provide a quality appearance from the street, with all street-facing elevations (i.e., front facade and street side facade) on the building having consistent treatment in materials, color, and trim;
2. There is detailing of doors, windows, and their trim that carries around the building sides, so that even if the trim is plain, there is a visual relationship to the general style and character of the front elevation;
3. Front porches are provided on all detached housing types;
4. Outdoor living space is provided for each unit in all cluster housing types, townhomes, multiplex, and multifamily buildings;
5. Utility meters are not located on street-facing elevations unless screened by vegetation or other approved screening; and
6. There is detailing of doors, windows, and their trim that carries around the building sides, so that even if the trim is plain, there is a visual relationship to the general style and character of the front elevation.

**B. Required Elements.** The pattern book shall include the following information:

1. A description of each housing type that is proposed.
2. Standards for lot dimensions for each type of housing, expressed either as lot width and lot depth or lot width and lot area. Such standards may be expressed as averages, provided that minimums and maximums are also established.
3. Standards for setbacks or build-to lines for front, street side, interior side, and rear lot lines, which may be different for principal buildings and accessory buildings. Such standards may be presented in tabular or illustrated format.

4. Standards for yards or courtyards, if different from areas between required setback lines and lot lines, and fencing.
5. Standards for the maximum height of each type of building (residential, nonresidential, and mixed use) that is proposed in the development;
6. Standards for the design of each type of building (residential, nonresidential, and mixed-use) that is proposed in the development, which shall include:
  - a. Architectural style / typology;
  - b. Typical architectural elements for each style / typology; and
  - c. Typical finish / cladding materials for each style / typology.
7. A collection of illustrative elevations for each architectural style / typology, with standards that will ensure diversity of architectural presentation; or a collection of proposed elevations for each architectural style /typology, which demonstrates diversity of architectural presentation.
8. Standards for accessory buildings, if different from those set out in UDC Section 18.04.701, Accessory Buildings.
9. Standards for accessory dwelling units, if different from those set out in UDC Section 18.04.702, Accessory Dwelling Units.
10. Standards for accessory structures, if different from those set out in UDC Section 18.04.703, Accessory Structures.
11. Standards for fences and garden walls, if different from those set out in UDC Section 18.04.705, Fences, Garden Walls, and Hedges.
12. Standards for street cross-sections (typical) and off-street pedestrian circulation systems, if different from the City of Loveland Street Standards.
13. Standards for transitions between the development on the subject property and any adjoining property that is used or zoned for residential purposes (e.g., bufferyards, land use, lot width and area, building height planes, etc.).