

# Section 7

# Minden Design

# Standards

OCTOBER 29, 2020



## MINDEN DESIGN GUIDELINES

Approved by the Minden Town Board November 4, 2020  
and the Douglas County Commission on December 17, 2020



## ACKNOWLEDGMENTS

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## 7.1 Introduction

### Purpose of Design Standards

The design standards are born out of the idea that straightforward and clear direction can contribute to great neighborhoods, preserve heritage, encourage infill development, and foster a safe and walkable community.

The standards are a “how to manual” and are intended for use by applicants preparing for development review; staff review of applications; the Town Board in considering and approving proposed project plans; and for educating the general public in Minden.

Project reviewers shall consider each project in light of how it will relate to and interact with adjacent developments, and what the specific conditions are of the surrounding context and the site. Figures 7.5.1 and 7.5.2 in Section 7.5 depict development by year and development by subdivision, two factors that influence the context and adjacent development. The result of the review should not be conformity and sameness, but rather a harmony between new and old development, and between adjacent developments within each segment of the developed environment, commercial corridor and/or neighborhood.

Diagrams and photographs included in the standards are not intended to be the solution for a particular issue or objective. Rather, they are meant to illustrate graphically the intent of the guidelines and suggest a starting point for the individual site design to be prepared by the applicants. Subject to discussion and review with the Town and its departments, an applicant may suggest innovative techniques, which respond to the site characteristics, in order to achieve the Town’s common vision for community development.

This document provides information for citizens, developers, deciding bodies, and staff regarding how proposed development applications and larger specific plan projects are evaluated to ensure that Minden’s vision for the future is achieved. Contained within are descriptions and illustrations of acceptable ways to meet the criteria needed for approval.

Where the standards have requirements for properties containing existing buildings and uses, these requirements do not mandate such replacement. Furthermore, redevelopment can only occur with the owner’s consent. Existing uses are thus “grandfathered” in. However, when existing buildings and uses are significantly modified or replaced, they shall reflect the requirements of these standards.

### Relationship to Other Plans

These guidelines have been prepared to support the Town of Minden’s planning and development review system. The comprehensive system includes the Douglas County Master Plan as well as the goals and policies articulated in the Minden and Gardnerville Plan for Prosperity.

#### Douglas County Master Plan

The County’s development standards provide the quantitative criteria for development. There are planning policies to promote pedestrian-friendly environments and these design guidelines have been crafted to reflect this goal. The standards specified in the County Master Plan address allowable uses, height and setback requirements, parking standards and other criteria.

## Minden and Gardnerville Plan for Prosperity

The 2018 Minden and Gardnerville Plan for Prosperity reflects a joint effort to update their guiding documents to improve the overall quality of life for existing and future residents through managed growth, economic prosperity and

improved community character that reflects more walkable environments and friendly neighborhoods. The commercial focus remains on US 395. The extension and completion of Muller Parkway will allow for a future visioning of downtown Minden that functions differently than the present when traffic is diverted around the community, rather than through it.

## 7.2 Building Design Standards

### 7.2.1 Site design



**DO:** (Left to right) Buildings shall frame streets along sidewalks; landscaping shall contribute to a positive image; residential alleys shall provide sufficient clear space for trash truck access.

**Appearance.** Projects shall generate curb appeal from public streets for pedestrians and motorists and mitigate the visual impact of parked vehicles. Landscaping along streets is highly encouraged to create a positive image for Minden.

**Building placement.** Building and parking placement shall relate to natural topography and vegetation, and to the surrounding built environment. Where possible, buildings shall frame streets to create a sense of enclosure.

#### Standards for specific building types

Figure 7.5.3 in Section 7.5 depicts general land use in Minden. Certain standards are applicable only to specific building uses. If there is no type indicated, the standard is applicable to all buildings in Minden. Within the building use type hierarchy, standards that apply to the top-level type also apply to the subtypes.

The **RESIDENTIAL** type has subtypes **SINGLE-FAMILY**, **MULTIFAMILY**, and **ALLEY-LOADED**.

The **NON-RESIDENTIAL** type has the subtypes **RETAIL**, **OTHER COMMERCIAL**, **INDUSTRIAL**, and **AGRICULTURAL**.

**ALLEY-LOADED RESIDENTIAL.** Alleys shall be wide enough to allow for trash truck access. A minimum of 18' clear horizontal space for pavement (no fences or impediments) plus an additional 3' feet clear zone on each side of the pavement is required. The 3' clear zone may include a concrete pad for trash cans in addition to landscaping but in no instance shall the area include only concrete or decorative rock. Landscaping is required to contribute to the aesthetics of alley-loaded residential development and shall be maintained by the property owner. Fences shall be placed uniformly throughout the alleyway on the 3' set back to allow adequate space for landscaping to screen the fencing and the placement of trash cans. Fencing shall also be uniform in construction style and color to maximize the neighborhood consistency. Variations in fencing stain color shall not be permitted.



**DO:** Residential alleys shall provide 18' clear pavement width with 3' clear zone on either side.



An example of greenway-facing, alley-loaded residential lots.

Where feasible as a design feature, greenway-facing alley-loaded residential lots are encouraged to provide open space within smaller lot subdivisions and desirable neighborhoods. The greenway would be maintained by a homeowner's association created by the developer.

## 7.2.2 Roof lines



**DO:** Pitched roof facing the street, pitched roof facing away from street with dormers (or gables), flat roofline with decorative cornice on a commercial building

**Visual impact.** Rooflines shall create distinct features when viewed from the ground. Roof forms shall add accents along view corridors and above entrances, such as cornices, eaves, roof decks, green roofs, cupolas, parapets, and spires. Roofs and roof ridgelines shall avoid unbroken expanses across the length of the building using dormers, chimneys, and changes in the ridgeline. Variations in design shall connect to the overall building design, such as being shaped to define building corners and entries. Buildings shall minimize the number of different rooflines (except for dormers). Rooflines shall be designed to conceal mechanical systems where relevant.

**Unacceptable rooflines.** Barrel roof lines are prohibited. Solar panels shall be placed flush on pitched roofs and not visible above the cornice of flat roofs.

**RESIDENTIAL.** Residential buildings shall have pitched roofs with the peak of the roof facing the street or gables facing the street. Where pitched roofs exist, primary roofs shall have a minimum slope of 4:12, while ancillary roof slopes may be no less than 2:12.



**DON'T:** Barrel roof form, solar panels placed above a roof line, flat roofline without articulation

**MULTI-FAMILY RESIDENTIAL.** Multi-family residential buildings may have flat roofs. If pitched, roofs shall meet the single-family standards described above. New multi-family in the Historic Core should use the predominant residential roof form present in the surrounding context.

**NON-RESIDENTIAL.** Non-residential buildings may have flat roofs.

### 7.2.3 Signage

**Prohibited signage.** Billboards and other freestanding advertisements are prohibited, as are rooftop, flashing, moving, or intermittently illuminated signs. No sign shall be attached above the second story of any structure.

**RESIDENTIAL.** Residential signage, such as identity signage for multi-family residential communities, shall be developed in scale with the overall façade design.

**NON-RESIDENTIAL.** Signage and lighting shall be designed as a unified design. Only the following four sign types are permitted for non-residential uses, including retail:

1. Wall sign band. Each building may have a single sign band 60% of the width of the building frontage max., with a height not to exceed eighteen inches. If a building holds multiple tenants, the use of the sign band width shall be divided among tenants on a pro-rata basis determined by their relative linear frontage. The sign shall be integrally designed with the building or the associated storefronts in material and color. In the Historic Core, the sign band may not be internally lit. However, internal company logos affixed to a single wall plane may be internally lit.
2. Blade sign. One two-sided blade sign is permitted for each business with a door on the sidewalk level. The blade sign shall be securely affixed to the façade, storefront, or arcade and may project over the sidewalk so long as it does not interfere with pedestrian flow. The blade sign may not exceed 4 square feet (including mounting hardware) in area in any shape and may not be translucent.
3. Window sign. A logo inscribed on the storefront glass is permitted (one per business per building face), or the name of the store in permanently affixed cutout lettering. Logos shall not exceed 1 foot in

Allowed multifamily sign example



Allowed non-residential sign types



1. Wall sign band



2. Blade sign



3. Window sign



4. Awning band

height and lettering shall not exceed 6 inches in height. Upstairs businesses are also allowed logos with the same limitations. No permit is necessary for temporary promotional signs posted on the interior side of the glass; however, temporary promotional signage and advertisements shall not cover more than 25% of the required minimum window area.

4. Awning band. A sign printed on the front of an awning is permitted. Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1 foot tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.

#### 7.2.4 Windows

**Recess.** Windows shall not be flush with exterior wall treatments and shall be recessed at least 2 ½ inches or shall be provided with an architectural surround at the jambs, header, and sill.

**Composition.** Each building façade shall be composed of windows that are all constructed from the same size or proportion of windowpane, except for a single custom window used in one or several special locations.

**Shutters.** Vertically hinged shutters, when provided, shall appear to be functional. They shall coincide in size to the opening with which they are associated, such that closing them would cover the window area. Shutters on wall planes not associated with an actual window opening shall not be permitted.

**Bubble skylights.** Bubble skylights shall not be visible from public streets. Flush skylights, where visible at primary frontages, shall be organized into a composed pattern.

##### RESIDENTIAL, Minimum window

**requirement.** A minimum of 25% of the first floor and upper floor façades shall consist of clear glass as visible from a public street.

##### NON-RESIDENTIAL, Minimum window

**requirement.** A minimum of 60% of the first-floor façade shall consist of clear glass as visible from a public street. No minimum requirement shall be imposed for industrial or agricultural subtypes, theaters, places of worship, fire and police stations, municipal service facility, or transformer stations. A minimum of 25% of the



**DON'T:** Window flush with exterior wall, shutters that are too small to cover window opening.



**DON'T:** Shutters that do not appear functional, extending above window header or not associated with a window.



**DO:** Retail storefront windows with knee wall and greater than 65% window area.

upper floor façade shall consist of clear glass as visible from a public street.

**RETAIL, Window requirements.** A minimum of 65% of the first-floor façade of retail establishments shall consist of clear glass as visible from a public street. Front glazing shall begin above a knee wall extending 12 inches to 18 inches above sidewalk grade. Drug stores and other commercial tenants shall not place inner partitions or temporary signage in windows that block views into the store.

### 7.2.5 Architectural design

**Articulation.** Buildings shall articulate and texture large facades, particularly the lowest 2-3 stories, to maintain visual interest and create a human scale. At ground level, buildings shall provide material texture and detail on to preserve human scale and continuity of the streetscape.

**Variation.** Along the front elevation, building wall segments or vertical bays shall be between 20 and 40 feet in length and shall be distinguished from one another by architectural features such as columns, reveals, pilasters, recesses, or extensions.

**Blank walls.** Blank walls longer than 10 feet shall be prohibited on primary frontages. Blank walls on industrial or agricultural subtypes shall be limited to no longer than 100 feet. A blank wall is a facade that does not include fenestration (doors and windows) or surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least 4 inches. Blank wall area limitations apply both vertically and horizontally for all stories of a building for the front and side facades.

**Eye-sores.** Antennas, radar dishes, chain link fence, vinyl fencing, barbed wire, razor wire, and chicken wire shall not be permitted where visible from primary frontages. Dumpsters and trash shall be screened behind solid enclosures that architecturally align with the primary building. They shall not be permitted at primary frontages.



**DON'T:** Clear glass obstructed by temporary signs.



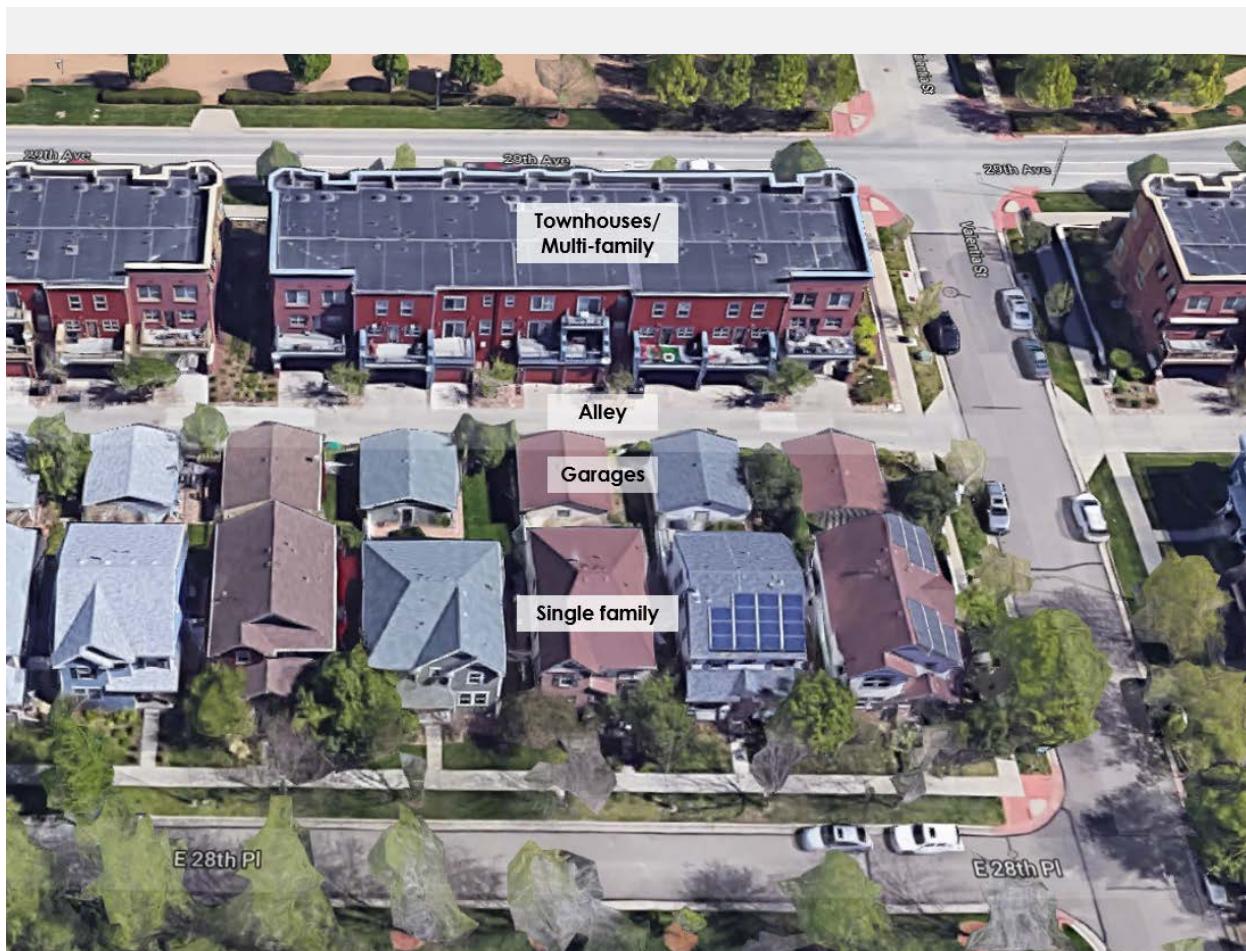
**DO:** Façade articulation using massing, materials, and roofline variation.



**DO:** Blank walls shall provide surface relief by variation in façade treatment to provide visual interest.

**RESIDENTIAL, Height transitions.** Where multi-family or non-residential uses occur adjacent to single family residential uses, differences in height shall be mitigated using upper floor façade step backs. Buildings adjacent to single family residential shall have an upper floor façade step back above 35 feet/3 stories that shall be a minimum of 8 feet deep. The step back requirement applies even if the single family and other use is separated by a street.

**MULTI-FAMILY RESIDENTIAL.** Multi-family residential buildings shall have a maximum height of 45' within a mixed-use commercial zone. Multi-family in other zoning districts shall not exceed 35 feet in height or 3 stories, except that when located adjacent to single family residential, even if separated by a street, the multi-family building shall be limited to 2 stories adjacent to the single family residential use and may transition to 3 stories towards the opposite side of the parcel as long as no single family residential uses are on any other side.



### 7.2.6 Buffering and screening

**Screening service uses.** Any exterior service, loading, storage, dumpsters and utility areas shall be located at the side or rear of the building, and shall be screened or sheltered so as to minimize visibility from sensitive viewpoints such as roadways, pedestrian paths, building entries, and abutting residential

properties. Screening shall consist of solid enclosures that architecturally align with the primary building and are tall enough to minimize visibility inside. Chain link, vinyl, and wood fencing materials shall not be permitted without an adjacent densely planted landscape buffer tall enough to obscure the fencing from view. In some situations, densely planted landscaping designed to achieve a minimum of 8-10 feet in height can take the place of screening requirements.

**Buffering between uses.** Buffering and screening shall be required to separate commercial from residential uses to protect residents and public areas from nuisances such as large parking lots, mechanical equipment, outdoor storage, and loading areas. In some situations, densely planted landscaping designed to achieve a minimum of 8-10 feet in height can take the place of screening and buffering requirements.

**Performance.** Buffers shall screen both visual and noise impacts.

## 7.2.7 Front yards

**Front yard uses.** The area between the principal facade of a building and the public right of way shall be landscaped except for driveways, sidewalks, and allowable building projections (stoops, chimneys, awnings, porches). Front yards shall add to the attractiveness and walkability of the area. Furthermore, front yards shall be designed to avoid nuisances such as illegally parked cars, inappropriate waste storage, and other eyesores.

**Planting.** Front yard landscaping shall consist of a minimum of one canopy tree species, ground covers, annual or perennial flowers, shrubs and/or appropriately sized trees. Plant materials shall not encroach into the sidewalk or right-of-way. Trees are recommended if the front setback is at least 10 feet wide to provide adequate space for the tree roots.

**RESIDENTIAL.** A minimum of one tree shall be included in each new single-family residential lot. Short fences of approximately 3 feet in height are desirable in residential front yards where feasible

**NON-RESIDENTIAL.** Non-residential front yards, including areas between the principal wall plane of a building and a public street, shall be landscaped for the entire length except for driveways, pedestrian access ways, and allowable encroaching building attachments (stoops, chimneys, awnings, porches).



Front yard landscaping.



Sidewalk dining shall maintain a minimum 5-foot-wide clear corridor for pedestrians and dining should be towards the back-of-curb where possible.

Canopy trees are recommended if the front yard is at least 10 feet wide to provide adequate space for the tree roots.

**RETAIL, Sidewalk extension.** All retail uses shall pave their setbacks to match the adjoining sidewalk. In retail areas within new master-planned communities, a minimum 10-foot-wide sidewalk shall be provided along all retail frontages. Benches may be provided along retail frontages. Benches shall ideally be placed near the curb and face another bench, perpendicular to the street. Benches built into building facades are encouraged.

**RETAIL, Sidewalk use.** Retail establishments are encouraged to place tables, chairs, and temporary displays on the public sidewalk provided a 5-foot-wide clear corridor is maintained for pedestrians. In retail areas within new master-planned communities, dining areas shall be located adjacent to the curb to provide a minimum 5-foot-wide clear corridor between dining area and the building façade. Rails and other barriers separating tables from the pedestrian flow are not permitted (unless state law requires said rails for alcohol sale), nor is any permanent construction in the public sidewalk.

## 7.2.8 Lighting

**Light pollution prevention.** Site lighting shall promote safety and create an attractive environment while avoiding light pollution and light trespass onto abutting properties. Lighting shall only be used where it is useful. Light shall be directed to where it is needed. Lights shall be no brighter than necessary. Lights shall use warmer colors where possible. No site lighting shall be directed into travel ways or adjacent properties under different ownership.

**Pedestrian lighting.** New development areas shall provide pedestrian-scale lighting along all sidewalks. Pedestrian lighting along sidewalks and internal walking paths is required for safety. Porch lights are recommended where there are adjacent sidewalks for safety. Where municipal-scale lighting of roadways exists along the street, low-level pedestrian scale lighting is also required for all roadways that are designed to encourage walkability and connectivity to Downtown Minden. Any lights shall be directed downward or away from adjacent residential areas.



**DO:** Shielded light fixture examples.



**DON'T:** Unshielded globe light examples.

**Façade lighting.** Non-residential building facades may be illuminated with wall sconces and soft lighting of low intensity. The light source of the building facade illumination may be concealed with up-lighting placed in the building landscaping or under-eave mounted lighting. Light sources shall predominately face downwards and be shielded to prevent light pollution.

#### Prohibited lighting types.

- **Laser Source Light:** The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
- **Searchlights:** The operation of searchlights for advertising purposes is prohibited.
- **Flashing Lights:** Except for motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
- **Awning and canopy back-lighting:** Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.



**RETAIL, Interior lighting.** All retail establishments shall be lit in the incandescent (warmer) spectrum using any kind of technology. Small spotlights are recommended rather than a uniform wash of light.

#### 7.2.9 Materials and colors



Material and color samples from Minden.

**Color palette.** Materials and colors shall be subtle and subdued in character. All colors within a project shall be of one complementary palette. Color placement shall reinforce architectural elements, such as signature elements and punch outs. Contrasting or saturated color palettes may be used judiciously to highlight pedestrian-scaled building massing and entrances, and to improve the visual interest of streets.

**Color application.** The application of color and materials shall not result in a patchwork effect without an underlying rhythm or design scheme in keeping with the architectural style of the project. Color shall not be used to imitate other materials and imitation materials shall not be used (e.g. false brick or imitation wood panels) unless they are of such a quality that they are indistinguishable from the original material. Materials shall be in keeping with the architectural style of the building. Visually heavy materials shall be

used at the base of buildings. Building materials shall be used in a manner appropriate to their intrinsic formal properties, including their structural capacities as demonstrated in openings and spans. Building materials shall be selected for quality, durability, and permanence.

**Consistency.** Each building façade shall contain at most two different wall materials (not counting foundation walls and trim). Building walls shall be one color per material used (excluding trim). Materials may only transition across horizontal lines, for example, between building stories, and not across vertical lines, except in the case of attachments such as bay windows. When two materials are stacked horizontally, the heavier-looking material shall sit below the lighter-looking material, such as brick below Hardie-board or stone below stucco. When a material transition occurs around a corner, the transition shall occur at a distance from the corner that is appropriate for the materials represented, for example 12 or 16 inches for brick. Expansion joints shall be a rational part of the wall composition and shall be colored to match the wall. Trim, except at stucco, is required where there is a change in material or plane. Trim around lights, outlets, vents, meters, etc. shall match the wall color, not the object color.



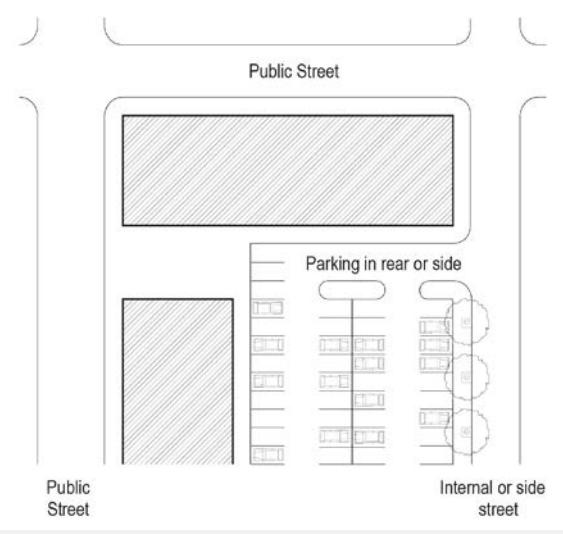
**DO:** Changes in material shall wrap around corners.

### 7.2.10 Parking design and location

**Appearance.** Motor vehicle parking shall not dominate the landscape. This issue is addressed with requirements for where and how parking can be located and accessed, as well as by alternatives to personal car travel. Any new development shall add bicycle and multi-modal facilities to the greatest extent possible.

**Driveways.** Driveways to parking areas and service facilities on the site shall be limited to a total width of 24 feet unless a wider entrance is justified for any individual driveway. The number of access drives shall be limited to one per 200 feet of lot frontage or one driveway per parcel. Shared entrances are encouraged where possible to reduce the number of driveways.

**Bicycle parking.** To promote bicycling, projects with 20 or more parking spaces shall provide an outdoor bicycle rack for a minimum of 4 bicycles. Required bicycle racks shall be located within 50



**DO:** Preferred parking location to the side or rear of buildings.

feet walking distance of the main building entrance and shall be visible from the public street and/or sidewalk.

**Site design.** Site layouts shall ensure safe circulation for pedestrians and motorists while avoiding negative impacts on surrounding public streets. Driveway curb cuts shall be as narrow as possible to protect people walking, while still accommodating the expected vehicle traffic and turning movements. Vehicular access from local side streets is encouraged wherever feasible. Shared driveway entrances and reciprocal access between adjacent lots is encouraged to minimize curb cuts and increase efficiency. Shared circulation roads are encouraged to be located behind the buildings rather than in front. Consideration of future connections to adjacent undeveloped areas is recommended.



**DO:** A marked crosswalk and sidewalk shaded by trees provides pedestrian access.

**Deliveries and service access.** Site layout shall ensure that automobiles and delivery vehicles will not back out into existing major roads. For non-residential projects with over 40 parking spaces, if loading requirements apply based upon the building type, the site design shall delineate a clear route for delivery vehicles with appropriate geometric design to allow turning and backing for semi-trailer trucks with a wheelbase of 40 feet. Signage or lane markings indicating that route may be required.

**Pedestrian access for large lots.** Parking lots with more than 40 spaces shall be required to add a marked pedestrian route that safely separates pedestrians from vehicular traffic. Walkways shall have a minimum width of 4 feet and link the development to abutting commercial or residential sites where applicable. Internal pedestrian and vehicular crossings shall be clearly marked, using signage, curbs, pavement striping, or special paving materials.

**Maximum parking for large lots.** For buildings equal to or greater than 10,000 gross square feet, no more than 140% of the required minimum number of parking spaces are permitted. If more than 100% of the required parking spaces are provided, the site plan must include a pedestrian walkway shaded by trees through the parking lot in the design configuration shown at right.

### 7.2.11 Mechanical equipment screening

**Screening requirements.** Vent stacks, roof vents, and other mechanical protrusions shall be painted the color of the roof or the adjacent façade. Mechanical equipment, refuse storage, service areas, fuel pumps, and loading areas not entirely enclosed within buildings shall be located outside required setbacks and not within 10 feet to any property line. The equipment must be permanently screened from view from adjacent public streets, pedestrian areas, and abutting property under separate ownership.



**DO:** Low wall screening air conditioning units.

## 7.2.12 Entrances

**Door locations.** At least one building entrance with a door opening shall front the street that abuts the building entrance. The door shall be visible and accessible from a sidewalk or a place appropriate for a pedestrian-oriented, street-facing uses. Door entrances to businesses fronting the street shall be kept unlocked during business hours.

**RESIDENTIAL.** Residential entrances shall provide weather protection and include one of the following entrance features: a stoop, covered porch, or landing. A residential first floor elevation shall be 21 inches or three steps above the grade of any adjacent sidewalk and first floor windowsills of dwelling units shall be a minimum of 60 inches above sidewalk grade.

**MULTIFAMILY RESIDENTIAL.** Multifamily entrances shall have covered weather protection. Multi-unit residential entrances, lobbies, main stairs, and elevators shall establish a sense of presence and safety through the design and by optimizing the location, visibility, and visual interest.

**NON-RESIDENTIAL.** Non-residential buildings shall have a minimum of one entrance every 75 feet of street frontage, with the exception that no minimum requirement shall be imposed for industrial or agricultural subtypes. The entrance shall be visible and accessible from a sidewalk and shall be open during normal business hours. Commercial entrances shall be recessed within a small additional setback or alcove between 15 and 100 square feet in size, with a surface grade that matches the sidewalk.



Residential entrance porch



Retail entrance marked by landscape and change in roofline

**RETAIL.** Where retail uses are established, each separately leased space shall have an individual public entrance onto the abutting sidewalk where any portion of the space fronts towards the street. Retail uses shall locate their primary entrance within a small additional setback or alcove between 30 and 100 square feet in size, paved to match the sidewalk. All retail spaces shall give direct access to the adjoining sidewalk. Retail space may exist above the ground floor except as a mezzanine within a space that faces a ground-floor sidewalk.

**RETAIL, Awnings.** Retail frontages shall contain awnings for a minimum of 50% of the total retail frontage. Awnings shall be a minimum of 6 feet deep and shall be metal with colored fabric or glass. Fabric awnings shall have a metal structure covered with canvas or synthetic canvas and be rectangular in shape with straight edges and no side panels or soffit. Awnings may include the retractable variety that can provide shade when necessary to emulate the historic style of awning. Awnings shall not be backlit or used as signs, except for a possible single inscription on the valance, not to exceed 6 inches in height. All awnings on a single shop shall have the same depth, material, and color. Fabric awnings are not permitted on the façade(s) of residential buildings that face public streets.



**DON'T:** Curved or barrel-shaped awning out of scale with the window and building façade.



**DO:** Window awnings that are in scale with the size of the window and building façade and have straight edges.

## 7.3 Character District Standards

### 7.3.1 Historic Core Area

The historic core area boundary and land uses of downtown Minden is illustrated in Figure 7.3.1. The standards in this section pertain to the area designated in this figure.

**Compatibility with existing context.** New buildings or building additions shall be compatible with the architectural forms and the open spaces around them. An applicant shall address the following criteria in a narrative to ensure the proposed project will be compatible and in harmony with the adjacent principal buildings or structures by describing how:

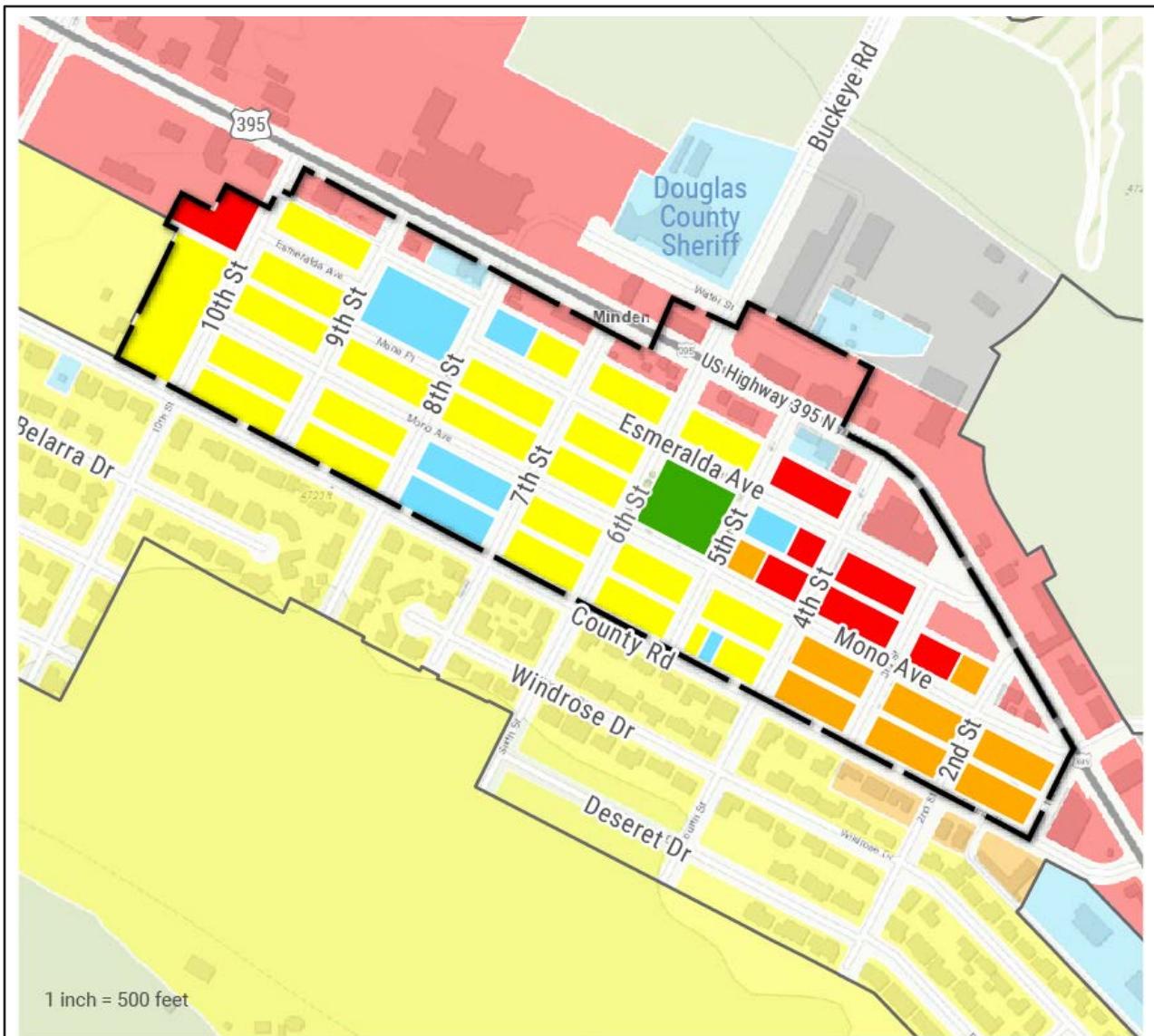
- The height of proposed principal building or structure, its bulk, and the nature of its roofline will be of similar scale and in proportion to the adjacent principal buildings, structures or lots.

- The location, size, and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade of the adjacent principal buildings, structures, or lots.
- The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof as the adjacent principal buildings, structures, or lots.
- Building materials and texture shall exhibit the characteristics of texture, composition, and reflectivity of the adjacent principal buildings, structures, or lots.
- The placement and orientation of the new construction/infill shall be in harmony with the adjacent principal buildings, structures, or lots.
- Architectural consistency: The proposed project shall maintain consistency of architectural character, treatments, and details across the project's facades visible from public entrances, public streets, or public parks. Architectural features that shall remain consistent include cladding material, trim, fences, and lighting.

**Compatibility with the district.** New construction shall respond to and protect the integrity of the overall neighborhood in much the same way as an addition does to a historic building. Historic districts are a resource, not only their individual parts. Minden has a number of individually significant buildings. Additionally, Minden's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.

**Upholding the integrity of the district.** The integrity of the district — why, where and when a property is important — shall be upheld in all new construction and rehabilitation projects. New construction shall reinforce the significance of the neighborhood. Infill buildings shall relate to and strengthen the core characteristics of the district. Mechanical and automobile infrastructure shall be appropriately concealed when not consistent with the district's character.

**Architectural style.** New buildings shall be identifiable as being of their period of construction; however, they shall not be so differentiated that they detract from — or visually compete with — their historic neighbors. Within historic districts, compatibility is more important than differentiation. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district shall inform the design of new buildings.



**Figure 7.3.1 Historic Core Area**

**Legend**

<input type="checkbox"/> Town of Minden	Land Use Designation	<input type="checkbox"/> Commercial
<input type="checkbox"/> Historic Area Boundary	<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Community Facilities
	<input type="checkbox"/> Multi-family Residential	<input type="checkbox"/> Community Recreation



### 7.3.2 Commercial Corridor

The commercial corridor in Minden is illustrated in Figure 7.3.2. The standards in this section pertain to the area designated in this figure.

**Primary location for commercial development.** The commercial corridor is the priority location for all future commercial development in the community. This also means that commercial development outside of the commercial corridor shall be kept to a minimum.

**Walkable future.** While recent buildings along the commercial corridor have been automobile-oriented and boxy, future development along the commercial corridor shall lead towards this area becoming a walkable “main street” as a bypass road (such as Interstate 580 in Carson City) is the long-term plan.

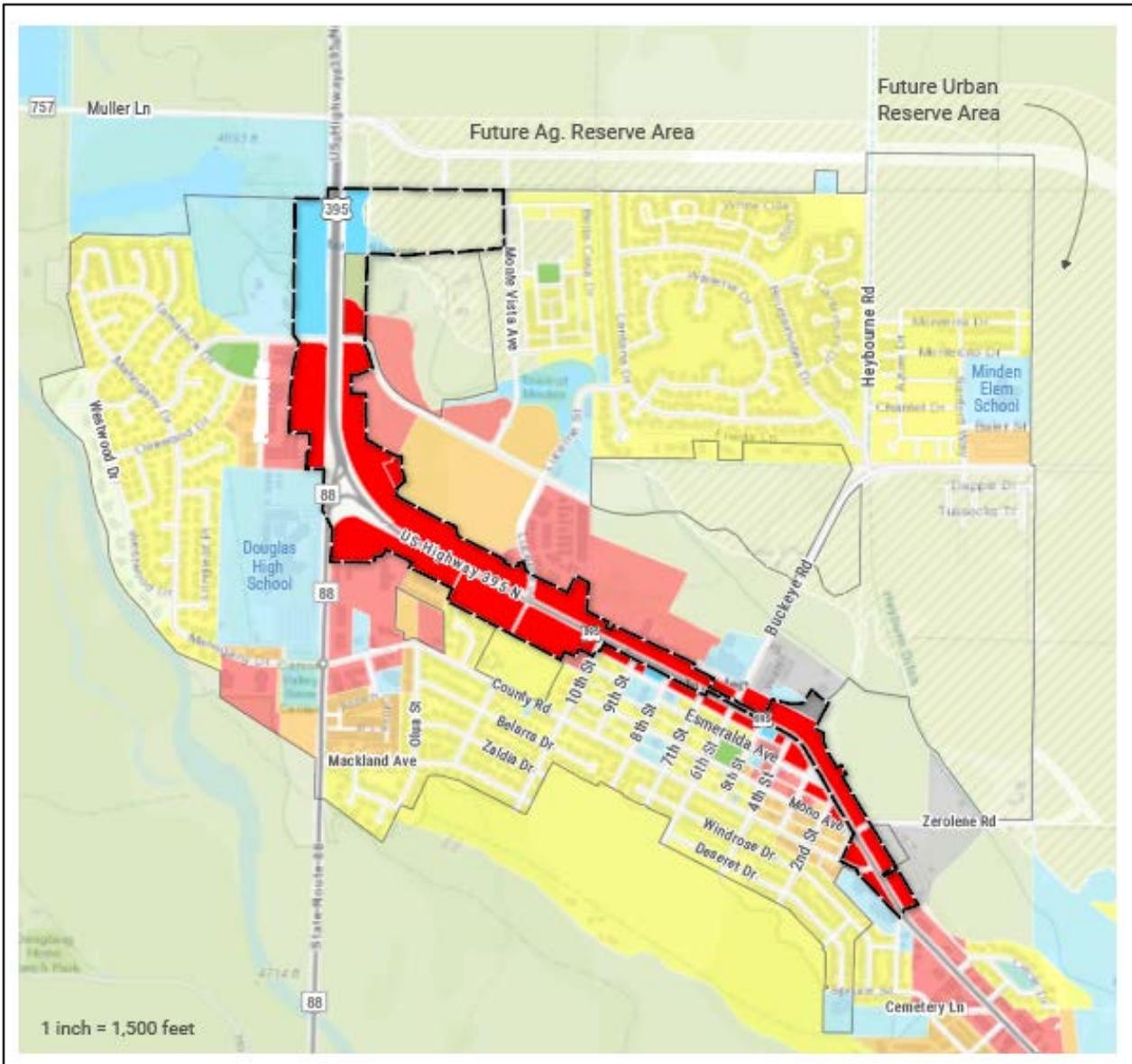
**Architectural context.** New investment in the corridor shall incorporate high-quality design and materials to support a more walkable, pedestrian-oriented environment. Design cues should be taken from the Historic Core, but imitation of historic forms is not desired.

**Site access and parking.** New curb cuts shall be limited along Highway 395. Site access shall consolidate curb cuts where feasible to share access among multiple parcels and uses. Parking shall be located to the rear of buildings and not between the building and the front lot line. Parking on the side of buildings shall be considered if existing access constraints prevent rear parking. Vehicular and pedestrian connections shall be provided between parcels to improve access and safety and to minimize short vehicular trips.

**Orientation to the street.** Buildings shall be oriented to the street with at least one accessible entrance from the sidewalk. Sidewalk connections and/or lighted pedestrian alleyways shall connect rear parking areas to sidewalk entrances.



**DON'T:** Architectural elements that present an “add-on” appearance.



**Figure 7.3.2 Commercial Core Area**

**Legend**

<input type="checkbox"/> Town of Minden	Land Use Designation	<input type="checkbox"/> Industrial
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Multi-family Residential
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Receiving Area
	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Single Family Residential



## 7.4 Landscape Design Standards

### 7.4.1 Landscaping design

**Site perimeter.** Landscaping along street edges and other areas is beneficial for the community. Landscaping shall define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties from adverse impacts of the development. This section describes property owners' responsibilities when it comes to planning for and maintaining landscaping.

**Maintenance.** Property owners are responsible for maintaining the landscape plan on the property as approved during the review process and installed. Consistency in the landscape parkways shall be maintained. Landscape parkways and sidewalks in residential areas are considered part of the private parcel. The public right-of-way is located at the back of curb.

**Existing vegetation.** Existing vegetation shall be considered in the design of the site and retained to the extent possible, especially in buffer areas and open space areas. Special effort shall be made to retain trees with a diameter greater than 6 inches.

### 7.4.2 Landscaping in parking lots

**Perimeter of parking lots.** The perimeter of parking areas shall be visually broken up using trees and shrubs planted within landscaped parking islands. The use of hedges, grade differences, and low walls shall be used to further reinforce the spatial separation of parking areas. Hedges and low walls shall be between 3 and 4 feet tall. A minimum of one large canopy tree per 40 linear feet along street frontages shall be provided. Trees shall have a caliper of 2.5 inches at the time of planting. If smaller canopy trees are used the spacing must be reduced to one tree per 30 linear feet.

**Parking islands.** Parking islands are encouraged. Parking and traffic islands shall be curbed to direct traffic and protect landscaping. The islands shall be strategically located to assist pedestrians in crossing the parking area.

Parking islands shall be at least 10 feet wide and include at least 1 canopy tree, with a minimum of 5 feet of clear landscaped area between the tree and inside of curbs. Included within the width of the parking islands may be paved walkways, trees, turf, shrubs, and/or ground cover.



**DO:** Landscaped parking islands provide shade, reduce stormwater runoff, and improve the visual appearance of parking lots

### 7.4.3 Landscaping Adjacent to Town Sidewalks, Streets, and Utilities

**Landscaping between sites.** The use of predominantly deciduous trees between sites with compatible uses is recommended to allow partial views to and from adjacent uses and destinations. Connections shall use all-weather surfaces to allow for joint use of pathways by pedestrians and bicyclists.

**Tree species.**

- All new tree planting within the Town limits must adhere to the following design standards and the approved tree species list.
- The approved Tree Species List encompasses fewer trees than available for use in the local climate. Those on the list require less long-term maintenance as well as provide shade and visual continuity throughout the Town.
- The emphasis in this section is on large *canopy* trees; however, columnar, and smaller canopy species are permitted in planting areas that are insufficient in size for the larger canopy trees. (List C)
- Residential tree planting selections not included in the approved Tree Species List must be planted at a minimum of five feet from any public paved area.
- Street trees shall be a minimum of 2" caliper size at time of planting. The health of the tree shall be guaranteed for a minimum of one year.
- Tree locations and sizes shall conform to the Douglas County Code requirements (Vol. II, Landscape Standards, 20.694):

#### 7.4.4 Town Maintained Parkway Planting Requirements



**DO:** Create a consistent treatment along the street with trees, grass, groundcover, and other plantings.



**DON'T:** Have inconsistent or unmaintained treatments.

**Parkway definition.** The parkway area is defined as the linear planter between the sidewalk and curb and gutter.

**Parkway requirements.** These requirements have been developed to assist the Town in the care-taking of public parkways, to enhance pedestrian and driver safety, to protect utilities (overhead and underground), and to conform to the criteria set forth by Douglas County for street tree and shrub planting.

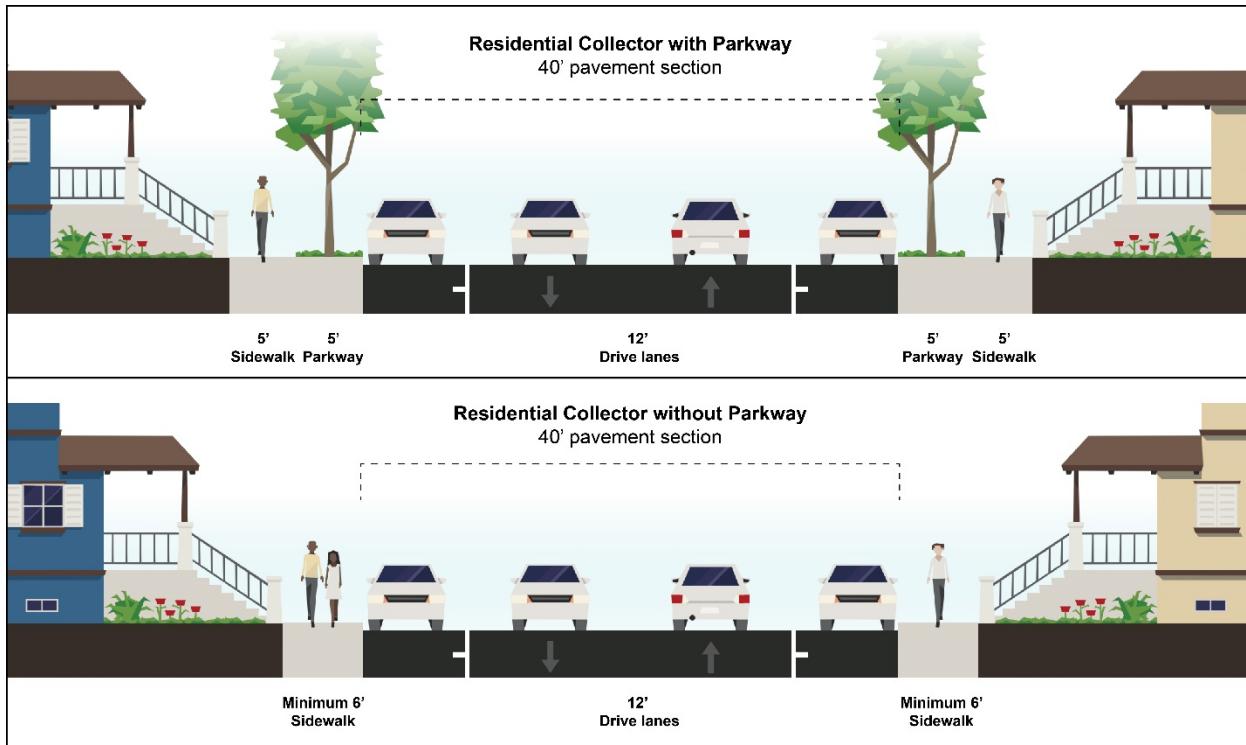
1. All trees planted shall be selected from the Town of Minden's most current approved Tree Species List. Other trees will be considered if requested; however, any exceptions must be approved in writing by the Town Board.
2. Tree Locations:
  - a. Shall conform to the Douglas County Code requirements (Vol. II, Landscape Standards, 20.694): *Street trees must be set back a minimum of ten feet from water and sewer lines, 30 feet from an intersection. Street trees shall be set back a minimum of ten feet from any driveway, hydrant, or street sign. Trees which grow to more than 20 feet in height may not be planted under overhead utility lines.*
  - b. Exceptions to these code requirements shall be made on a case by case basis as needed between 1<sup>st</sup> and 10<sup>th</sup> Streets, County Road, and Highway 395 (the historical area of Minden).
3. All landscaping within the traffic safety site area must provide unobstructed cross-visibility at a level between three feet and eight feet in height. The site safety area is the triangular area defined by "a line joining points on the curb or edge of a roadway 45 feet from the point of intersection of the extended curb lines of edges of roadway." In this area no "shrubbery, mounds of earth, or other visual obstruction over 30 inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow" per Vol. II, Property Development Standards, 20.690.
4. Pedestrian access through planted parkways from parked car areas to adjacent sidewalks shall be maintained.
5. Lawns are encouraged in the primary downtown area between 1<sup>st</sup> and 10<sup>th</sup> Streets.
6. Xeriscape, rock, and decomposed granite groundcover is not permitted in the primary downtown area where older homes exist. The selection of traditional shrubbery, such as Spiraea, is encouraged over desert-like plant materials.
7. Vegetable gardening will not be permitted in parkway areas.
8. The height of shrubbery shall not exceed 36-inches and shall be used to screen parking areas from public view on streets.
9. Shrubbery with distinctive thorns, such as barberry and flowering quince, is not permitted in Town-maintained parkways.
10. All trees in lawn areas shall maintain a minimum of 3' area clear of lawn around the base of the tree trunk to protect bark damage from movers and weed-eaters.

**Canopy Trees in parkways in residential neighborhoods and arterial streets.** Parkways shall be a minimum of 5' in width to allow for larger canopy trees and planted with soil volume.

**Street trees.** A minimum of one large canopy tree per 40 linear feet along street frontages shall be provided. Trees shall have a caliper of 2.5 inches at the time of planting. If smaller canopy trees are used the spacing must be reduced to one tree per 30 linear feet. Trees shall be sited so that future root and canopy growth will not interfere with utilities above and below ground, streets, sidewalks, or adjacent buildings. Taller deciduous trees without lower branches are recommended for street planting to minimize obstructed views and provide an overhead canopy. See the Appendix for recommended species. Tree planting along frontages of private property is encouraged in areas where there is limited public right-of-way for tree planting.

## 7.4.5 Residential Collector Street Section

**Street section.** Residential Collector streets shall have a minimum of a 40' pavement section with 12' travel lanes and the remainder of the pavement section to be used for parking and bicycling. Residential Collector streets with parkways shall have a minimum of a 5' parkway and a 5' sidewalk. Residential Collector streets without parkways shall have a minimum of a 6' sidewalk. The public right-of-way is located at the back of curb.



## 7.5 Figures

- 7.5.1 Minden Land Use Plan
- 7.5.2 Minden Development by Year
- 7.5.3 Minden Subdivisions and Master Planned Areas

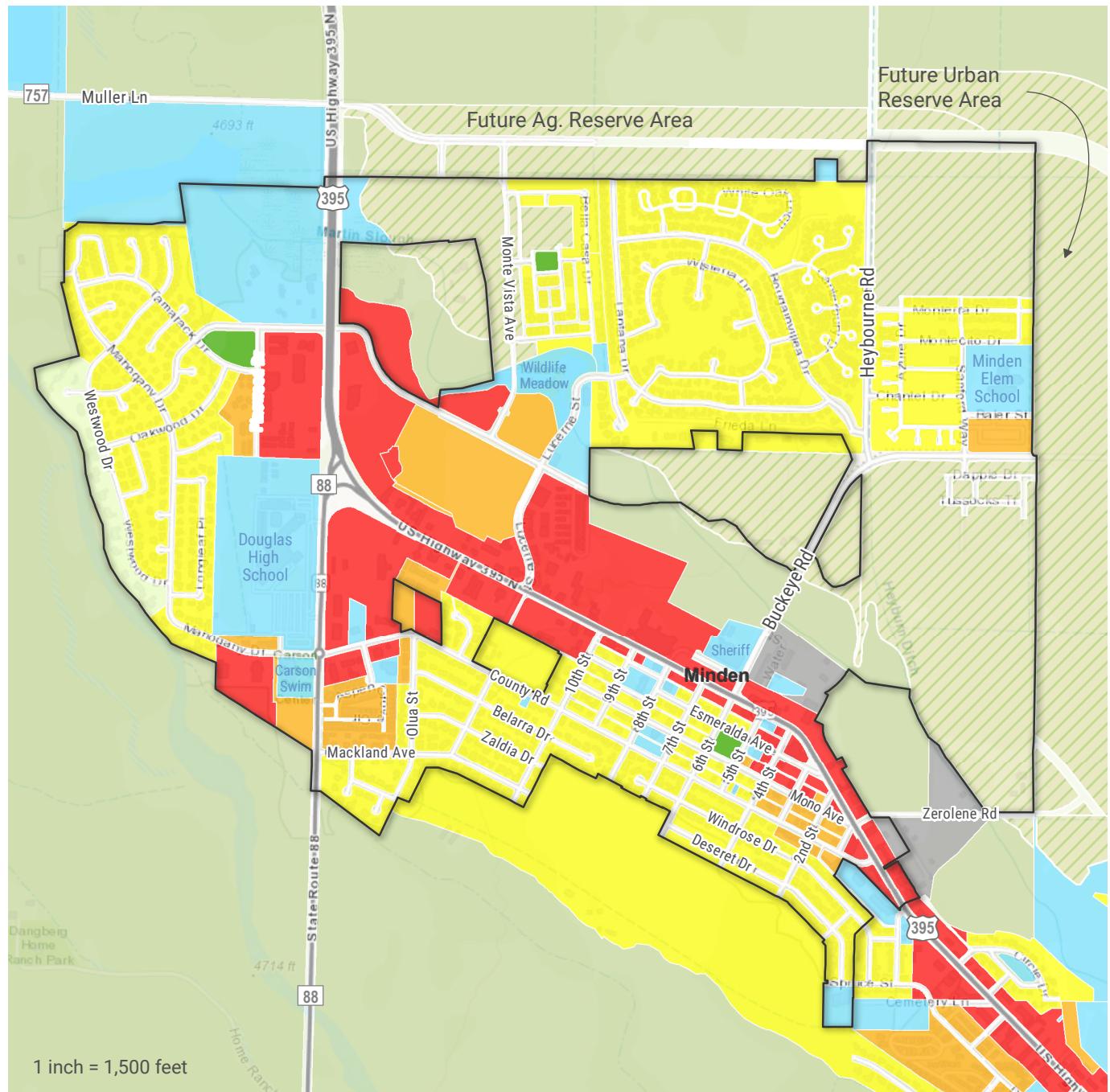


Figure 7.5.1 Minden Land Use

## Legend

 Town of Minden	 Single Family Estate	 Community Recreation
Land Use Designation	 Single Family Residential	 Community Facilities
 Agricultural	 Multi-family Residential	 Industrial
 Receiving Area	 Commercial	



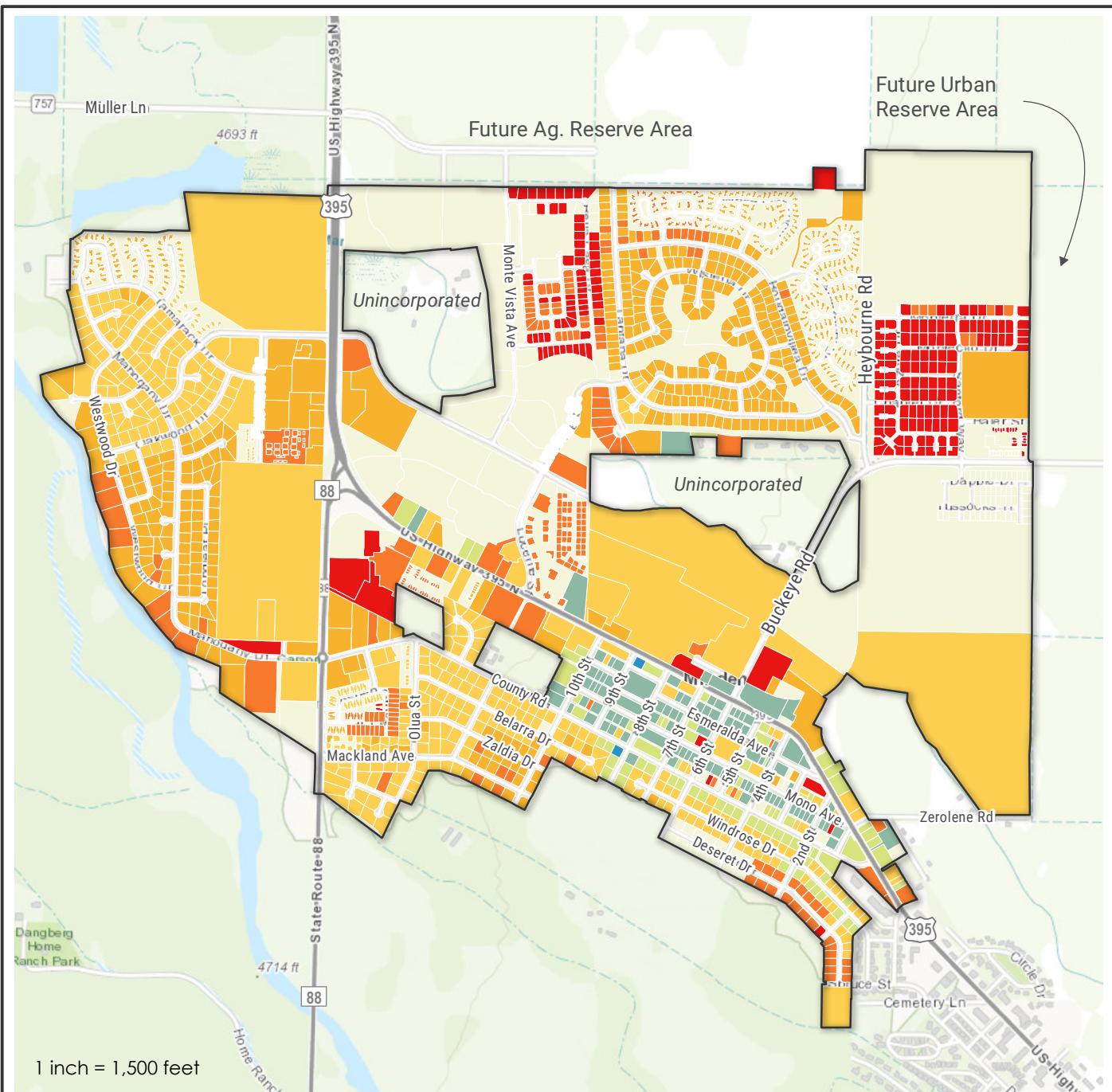


Figure 7.5.2 Minden Development by Year

**Legend**

<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Town of Minden	<span style="background-color: #0070C0; width: 15px; height: 10px; display: inline-block;"></span>	1860 - 1900	<span style="background-color: #F0A000; width: 15px; height: 10px; display: inline-block;"></span>	1970 - 1989	<span style="background-color: #C00000; width: 15px; height: 10px; display: inline-block;"></span>	2010 - 2020
<span style="background-color: #668D4C; width: 15px; height: 10px; display: inline-block;"></span>	Year of Construction (PCONYR)	<span style="background-color: #3CB371; width: 15px; height: 10px; display: inline-block;"></span>	1901 - 1949	<span style="background-color: #FFA07A; width: 15px; height: 10px; display: inline-block;"></span>	1990 - 1999	<span style="background-color: #FF8C00; width: 15px; height: 10px; display: inline-block;"></span>	
<span style="background-color: #9ACD32; width: 15px; height: 10px; display: inline-block;"></span>	No year available	<span style="background-color: #9ACD32; width: 15px; height: 10px; display: inline-block;"></span>	1950 - 1969	<span style="background-color: #FF8C00; width: 15px; height: 10px; display: inline-block;"></span>	2000 - 2009		



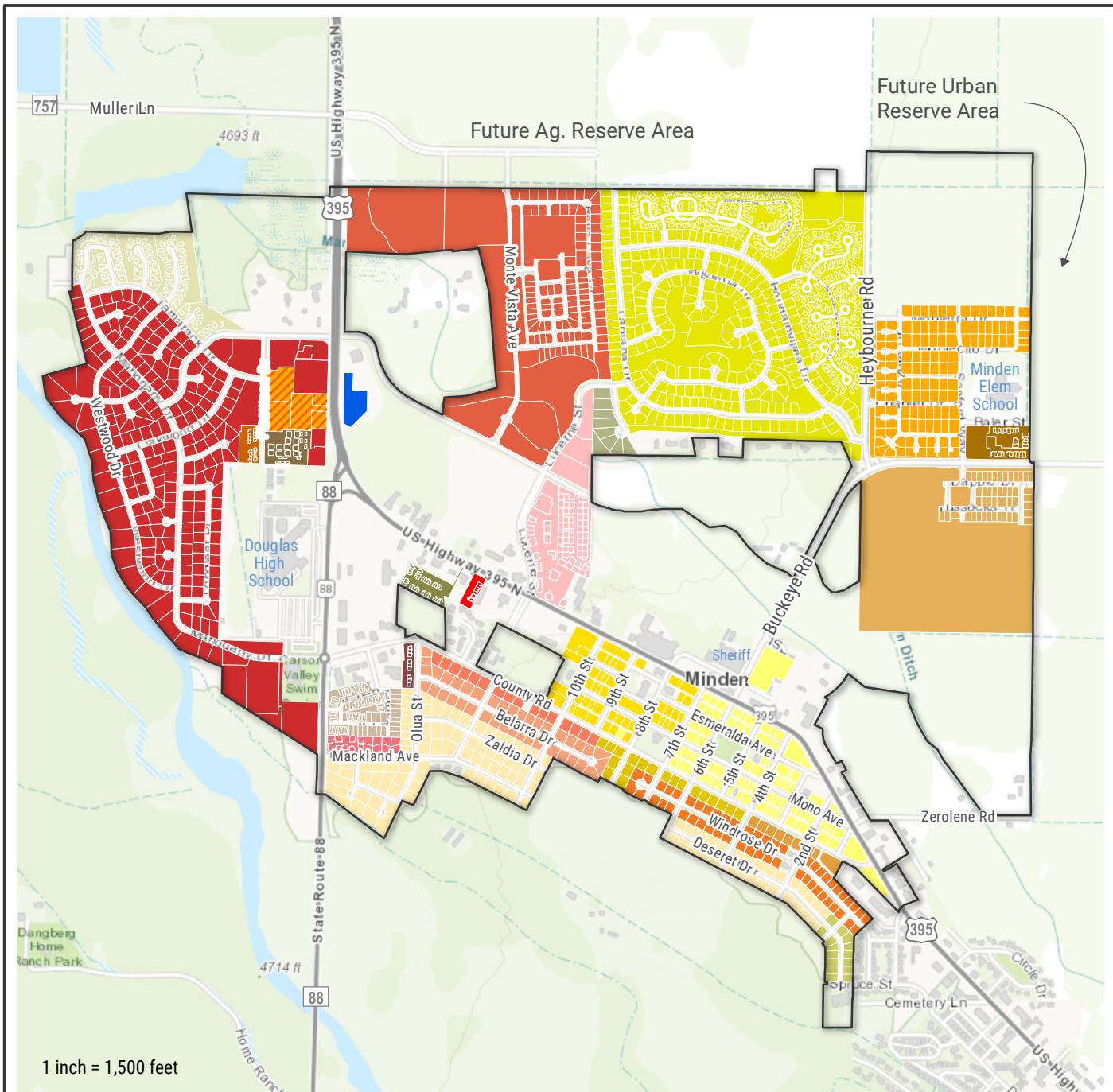


Figure 7.5.3 Minden Subdivisions

**Legend**

Town of Minden Subdivision (PSUBDV)	Belarra	Monte Vista
Town of Minden	Belarra Townhomes	Mountain Glen
West Addition	Deseret	Stonegate
South Addition	Greenbelt	Townes at Monterra
Southeast Addition	Heyborne Meadows	Westwood Manor
Minden Medical Mall	Hidden Brooke	Westwood Park
Minden Professional Plaza	Ironwood Commercial	Wildrose
Minden Village	Ironwood Townhomes	Winehaven
Minden Townhomes	Mackland	

