

CITY OF GREELEY, COLORADO
ORDINANCE NO. ____, 2021

AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE RELATING TO THE DEVELOPMENT CODE BY DELETING THE CURRENT TITLE IN ITS ENTIRETY AND ADDING A NEW CHAPTER 3 RELATING TO SUBDIVISION STANDARDS, A NEW CHAPTER 4 RELATING TO ZONING DISTRICTS AND USES, A NEW CHAPTER 5 RELATING TO RESIDENTIAL DEVELOPMENT STANDARDS, A NEW CHAPTER 6 RELATING TO NONRESIDENTIAL DEVELOPMENT STANDARDS, AND A NEW CHAPTER 13 RELATING TO DEFINITIONS AND TERMS.

WHEREAS, it becomes necessary to update the Greeley Municipal Code from time to time to adopt zoning codes and development standards that continue to align with public values and Council priorities; and,

WHEREAS, amending the Development Code in this manner will update those elements of the Code relative to such court cases and provide for the public interest and further protect the health, safety and welfare of City residents; and,

WHEREAS, the Planning Commission conducted a public hearing to review and consider the proposed changes on July 27, 2021, and recommended their adoption by City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the current Title 24 of the Greeley Municipal Code be and hereby is repealed.

Section 2. That the Greeley Municipal Code be amended by adding thereto a new Chapter 3 of Title 24 to read as shown in Appendix A.

Section 3. That the Greeley Municipal Code be amended by adding thereto a new Chapter 4 of Title 24 to read as shown in Appendix A.

Section 4. That the Greeley Municipal Code be amended by adding thereto a new Chapter 5 of Title 24 to read as shown in Appendix A.

Section 5. That the Greeley Municipal Code be amended by adding thereto a new Chapter 6 of Title 24 to read as shown in Appendix A.

Section 6. That the Greeley Municipal Code be amended by adding thereto a new Chapter 13 of Title 24 to read as shown in Appendix A.

Section 7. This ordinance shall become effective on October 1, 2021.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2021.

ATTEST:

CITY OF GREELEY

City Clerk

Mayor

Appendix A

AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE RELATING TO THE DEVELOPMENT CODE BY DELETING THE CURRENT TITLE IN ITS ENTIRETY AND ADDING A NEW CHAPTER 3 RELATING TO SUBDIVISION STANDARDS, A NEW CHAPTER 4 RELATING TO ZONING DISTRICTS AND USES, A NEW CHAPTER 5 RELATING TO RESIDENTIAL DEVELOPMENT STANDARDS, A NEW CHAPTER 6 RELATING TO NONRESIDENTIAL DEVELOPMENT STANDARDS, AND A NEW CHAPTER 13 RELATING TO DEFINITIONS AND TERMS.

Section 1. Title 24 of the Greeley Municipal Code is hereby repealed in its entirety.

Section 2. The Greeley Municipal Code shall be amended by adding thereto a new Chapter 3 – Subdivision Standards in Title 24 to read as follows:

Chapter 3. Subdivision Standards

24-301 Streets
24-302 Parks & Trails
24-303 Blocks & Lots
24-304 Required Improvements
24-305 Adequate Public Facilities

24-301 Streets

- a. **Intent.** The intent of the street design standards is to:
1. Plan street networks to connect to adjacent projects, correspond with the topography, and to ensure the proper arrangement of blocks and lots for coordinated long-range growth and development.
 2. Emphasize street design as a key determinant of Greeley's community image and unique identity.
 3. Integrate street networks and street designs with open spaces to establish a valuable public realm.
 4. Build complete and multi-modal networks of well-connected streets, trails, and paths to improve the access, capacity, safety, and efficiency of transportation systems.
 5. Plan frequent collector or neighborhood connector streets to link multiple projects or neighborhoods together, and avoid major streets becoming barriers.
 6. Use street design to call attention to differing contexts within the City, and to better support development patterns and uses abutting the streets.
 7. Design streets to account for all potential users of the streets, including pedestrians, bicycles, automobiles, trucks, and transit.
 8. Implement the Greeley Comprehensive Plan and Transportation Master Plan as development occurs, and in particular, the complete street policies and the connectivity policies of those plans.
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b. **Street Network.** Arterial, collector, neighborhood connector, and local streets shall generally be laid out according to the policies of the Comprehensive Plan, Transportation Master Plan, and other major street, parks, trail and open space plans. In the absence of more specific guidance in these plans, the following standards shall apply to street networks:

1. **Blocks and Connectivity.** Streets shall be laid out to provide a network of streets and blocks based on the planning context and development pattern as identified in Table 24-3-1:

Table 24-3-1: Block Sizes & Connectivity

Planning Context <i>Comprehensive Plan Development Framework Categories</i>	Block Size	Cul-de-sac Limits
Walkable Commercial & Neighborhoods <i>Downtown; Downtown, Legacy Urban, and Mixed Use Neighborhoods; Mixed Use Areas and Centers; and any other commercial areas or neighborhoods where walkable patterns are planned.</i>	200' min. 500' max. 5.5 ac. max.	Prohibited
Suburban Neighborhoods & General Non-residential <i>Suburban Neighborhoods; Employment, Industrial and Commercial Areas; and other areas supporting commercial corridors or employment areas outside walkable centers.</i>	260' min. 1,000' max. 8 ac. max.	500' max.



Figure 24-3-1 Connectivity & Block Sizes. Street networks shall be based on maximum block sizes (length between centerlines of perimeter streets and area) and stub to adjacent property at a frequency sufficient to create connected networks, unless exceptions justify not connecting.

2. **Exceptions.** The following are exceptions to the block and connectivity standards in Table 24-3-1:

- (a) *Natural Features, Parks, Trails or Other Civic Spaces.* Blocks or parcels abutting or containing important natural features, topographical constraints or otherwise creating parts of the public parks or common space system, may be larger provided the proposed street layout preserves these features and integrates them into public realm design for the area.
- (b) *Regional Transportation Routes.* Blocks or parcels abutting significant regional transportation routes that impede local network connectivity, such as highways or rail rights-of-way, may be larger provided the street networks and development patterns achieve local connectivity in all other ways possible.
- (c) *Rural Lots or Future Development Tracts.* Property divided into lots of at least five acres for rural or very low-intensity development, or tracts reserved for future development, may exceed block limits provided development is arranged to allow future streets in compliance with these regulations and a logical pattern of re-subdivision can occur with minimal disruption of buildings, utilities, and other structures.
- (d) *Oversized Parcels.* Where oversized parcels are platted for special land uses or projects that involve large-scale buildings and development patterns, such as campuses, large-scale employment complexes, or regional commercial areas, blocks may be larger than specified in Table 24-3-1. Internal access streets shall mimic the block structure in Table 24-3-1, include the urban design amenity of streets in Table 24-3-2, and create logical extensions and connectivity to the public streetscape beyond the project.
- (e) In any case where streets are not required to connect by Table 24-3-1 through exceptions to this Section, alternative designs such as loops, eyebrows, closes, or courtyard layouts are preferred over dead ends and cul-de-sacs.



Figure 24-3-2 Internal Access Streets. Internal access streets used to mimic public street networks and streetscapes for over-sized parcels and large scale development (24-301.b.2.(d)).

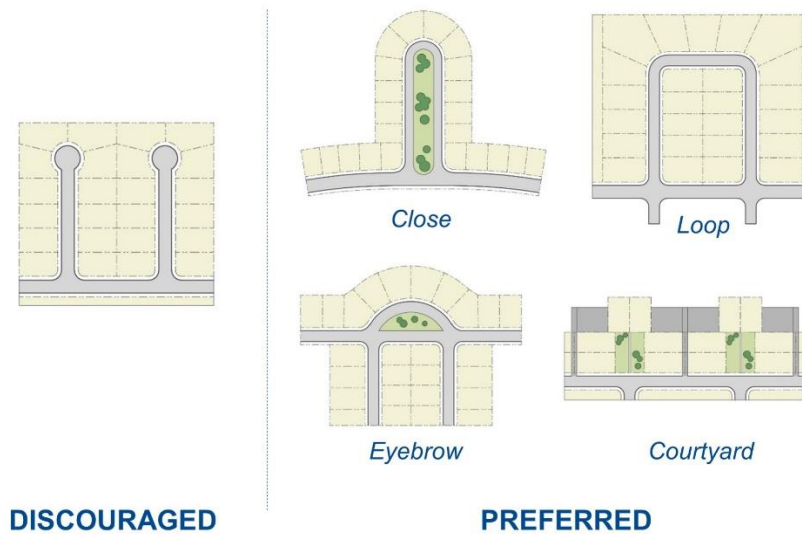


Figure 24-3-3 Disconnected Street Options. Where streets will not connect, blocks and lots should be laid out to limit the need for cul-de-sacs and maximize other options such as loops, closes, eyebrows and courtyard patterns. (24-301.b.2.(e)).

3. **Walkways and Bicycle Routes.** In any case where exceptions for larger blocks apply, or any other area where pedestrian and bicycle connections are important, such as adjacent to schools, parks, trail systems or community centers, the City may require pedestrian walkways or bicycle routes through blocks or at the end of any cul-de-sac. Connections shall be dedicated to the City and meet the City's trail standards or be common areas and meet the Trail or Pedestrian Passage design standards in Section 24-504.



Figure 24-3-4 Walkways and Bicycle Routes. Where streets will not connect or where larger blocks are platted, connections for pedestrians or bikes may be required through blocks or at the ends of disconnected streets. (24-301.b.3).

4. **External Connections.** Streets shall be planned to provide continuation to adjacent undeveloped and future growth areas at intervals of at least the maximum block length in Table 24-3-1, unless justified by an exception in 24-301.b.2. The City may require dedication of right-of-way and construction of streets extended to the boundary line of the property to be subdivided, or approve alternative arrangements for location and timing of construction that equally or better coordinate with anticipated future development of adjacent areas.

5. *Half Streets.* Street systems shall be laid out to eliminate or avoid new perimeter half streets between adjacent property owners. The full right-of-way width of streets shall be dedicated and half-streets shall only be accepted by the City when it conforms to the Transportation Master Plan.
 6. *Intersections and Offsets.* Streets shall be laid out to intersect subject to the following:
 - (a) Intersection angles should be as near as possible to right angles, and intersections less than 75 degrees are generally not acceptable.
 - (b) Oblique streets should be curved approaching an intersection and should be approximately at right angles for at least 100 feet prior to the intersection.
 - (c) Intersections should be generally aligned with existing intersections on the opposite side of the street, and offsets of the centerlines between 25 feet and 125 feet are generally not acceptable.
 - (d) Intersections of more than two streets at one point are generally not acceptable.
 7. *Alternative Compliance.* Alternative compliance to the street network standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and where the proposed network meets any of the following additional applicable criteria:
 - (a) Better coordinate streets and trail connections with adjacent development, and particularly considering a greater frequency of bicycle and pedestrian connections.
 - (b) Implement any officially approved transportation plan for a specific area.
 - (c) Emphasize unique natural features or better correspond to topography,
 - (d) Implement traffic calming in a manner that improves pedestrian and bicycle connections.
 - (e) Create gateways and focal points within the street network by unique arrangements of streets and blocks.
 - (f) Average block sizes for the project as a whole implement a comparable or greater degree of connectivity, particularly considering the frequency of collector and neighborhood connector streets that can extend beyond the project.
- c. **Street Types & Design.** The street types in this section provide typical cross sections to implement context-based street design, design “complete” streets, and result in multi-modal networks for the various contexts in Greeley, based on the policies of the Comprehensive Plan and Transportation Master Plan.
1. *Context & Type.* The street designs are grouped with the following design types for application to specific contexts:
 - (a) *Neighborhood Streets.* A neighborhood-oriented residential street type, appropriate where a higher level of neighborhood design amenity and neighborhood walkability is desired. It is characterized by large street trees, wide sidewalks, slow speeds, and occasional on-street parking. Neighborhood streets require a well-connected network to disperse traffic and slow speeds, so that no single street is burdened with high volumes and speeds.
 - (b) *Pedestrian Streets.* A pedestrian-oriented commercial or mixed-use street type, appropriate for all areas where walkability is a goal. It is characterized by narrow lanes, slow speeds, on-street parking, wide sidewalks, and large, well-designed pedestrian amenity zones that support social and economic activity along these streets. Pedestrian streets require a highly-connected network so that a variety of street design types can better support abutting uses and urban design characteristics, and ensure that vehicles and pedestrians have multiple alternative and direct routes to destinations.
 - (c) *Standard Streets.* A basic street type, appropriate generally where no particular development characteristics or urban design context warrant application of other street types. These streets accommodate peak anticipated vehicle traffic, but seek to balance and integrate other modes of transportation.
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2. *Alternative Compliance.* The design standards shown for each street type in Table 24-3-2: Street Types and Cross Sections, are typical. They may be modified based on context and according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
- (a) The Director shall consult with the Public Works Director to reconcile any planning, urban design, traffic, and engineering issues.
 - (b) In contexts where there is constrained rights-of-way, unusual topographic conditions, or unanticipated development pattern and traffic issues, specific elements of the cross section may be modified to best reflect the priorities for the street type expressed in sub-section c.1.
 - (c) Any official plan approved by the Planning Commission for streets, or applying specific street types or street sections to a particular area, shall be used by the Director and Public Works Director.
 - (d) The Director and Public Works Director may consult the guidance provided by the Transportation Master Plan, or any other street specification and design guides officially authorized by the City that meet the intent of this section.

Table 24-3-2: Street Types & Cross Sections

Street Type	ROW Width	Street Width [1]	Travel Lanes	Edge Condition [2]	Landscape Amenity	Sidewalk	Bicycle Facility [2]	Applicability / Functional Class
<i>Neighborhoods</i>								
Neighborhood Street	54'	30'	16' – 18' yield flow	7' parking both sides	7+ parkway	5'	N/A slow street / low volume	<ul style="list-style-type: none"> Local – Low Volume Local Residential 25' – 1-side parking; 20' – no parking
Neighborhood Connector	60'	32' - 34'	2 @ 9'-10'	7' parking both sides	8+ parkway	6' - 8'	6' bike lane (optional)	<ul style="list-style-type: none"> Local - Residential Minor Collector - Residential
Neighborhood Parkway [3]	90'	34' (+ 12' - 20' center median)	2 @ 10'	bike lane	10+ parkway 12' -20' median (optional)	8' -10'	6' - 7' bike lane	<ul style="list-style-type: none"> Minor Collector – Residential Major Collector – Residential Minor Arterial - Residential
Access Alley [4]	20'	14'-16' (< 40 units) 16'-18' (41+ units)	n/a	shoulder	n/a	n/a	n/a	<ul style="list-style-type: none"> n/a – internal to block
<i>Pedestrian (Walkable centers / Mixed Use areas)</i>								
Pedestrian Street	60' – 80'	36'	2 @ 10'	8' parallel parking both sides (angled optional)	4' – 8' amenity zone	8' -12'	N/A slow street / low volume;	<ul style="list-style-type: none"> Local Minor Collector
Avenue	90' - 100'	56'	4 @ 10'	8' parallel parking both sides (angled optional)	4' – 8' amenity zone	12' – 16'	6' bike lane (optional)	<ul style="list-style-type: none"> Minor Collector Major Collector Minor Arterial
Access Alley [4]	20'	18' – 20'	n/a	shoulder	n/a	n/a	n/a	<ul style="list-style-type: none"> n/a – internal to block
<i>Standard (Commercial / Industrial)</i>								
Standard Local	60'	36'	2 @ 11'	parking and/or bike lanes	7+ parkway	5' – 8'	6' bike lane (optional)	<ul style="list-style-type: none"> Local
Standard Collector	70'	36'	2 @ 11'	parking and/or bike lanes	8+ parkway	6' -10'	6' bike lane (optional)	<ul style="list-style-type: none"> Minor Collector
Standard Collector	90' – 100'	58'	4 @ 11'	bike lane	8+ parkway	8' -12'	6' – 7' bike lane	<ul style="list-style-type: none"> Major Collector
Standard Arterial	120+	72' (w/ 16' center median)	4 @ 11'	bike lanes	12+ parkway	8' - 12'	6' - 7' bike lane OR 12' multi-use trail (off-street)	<ul style="list-style-type: none"> Minor Arterial
Standard Arterial	130+	82' (w/ 16' center median)	6 @ 11'	curb & gutter	12+ parkway & 16' center median	12+ multi-use trail	12' multi-use trail (off-street)	<ul style="list-style-type: none"> Major Arterial

[1] Street width is back-of-curb measurement, with curb and gutter included street width where it is on-street parking or a travel lane. Where bike lanes are on the edge, the curb and gutter may need to be added to the width to provide a clear surface for bicycles.

[2] Configurations reflect typical cross sections; where bicycle lanes or angled parking is optional, or where both are provided, greater street and ROW widths may be necessary for proper configuration.

[3] On a Neighborhood Parkway, a center median is optional, but if not provided space shall be allocated to a wider parkway with additional trees.

[4] Access alleys may be located in an easement at the City's discretion and provided a property owner's association or other entity with financial and administrative capacity for maintenance is established.

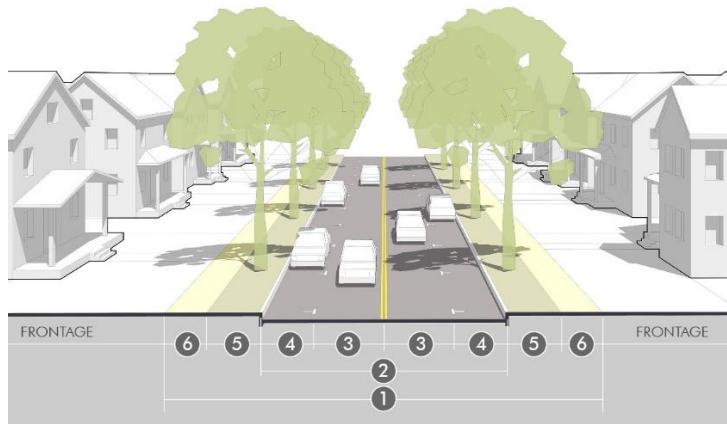
Neighborhood Street

①	ROW width	54'
②	Street Width	30'*
③	Travel Lanes	16' – 18' yield flow
④	Edge Condition	7' parking both sides
⑤	Landscape Amenity	7'+ parkway
⑥	Sidewalk	5'
⑦	Bicycles	N/A
Applicability		<ul style="list-style-type: none"> • Local – Low Volume • Local Residential



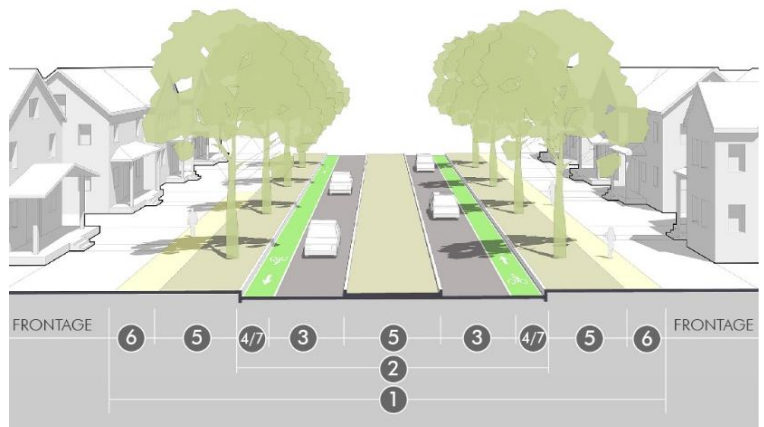
Neighborhood Connector

①	ROW width	60'
②	Street Width	32' – 34'
③	Travel Lanes	2 @ 9' – 10'
④	Edge Condition	7' parking both sides
⑤	Landscape Amenity	8'+ parkway
⑥	Sidewalk	6' – 8'
⑦	Bicycles	6' bike lane (optional)
Applicability		<ul style="list-style-type: none"> • Local • Minor Collector



Neighborhood Parkway

①	ROW width	90'
②	Street Width (curb-to-curb)	34' (+median width)
③	Travel Lanes	2 @ 10'
④	Edge Condition	bike lane
⑤	Landscape Amenity	10'+ parkway 12' – 20' median (optional)
⑥	Sidewalk	8' – 10'
⑦	Bicycles	6' – 7' bike lane
Applicability		<ul style="list-style-type: none"> • Minor Collector • Major Collector • Minor Arterial



Access Alley (Residential)

①	ROW / Easement width	20'
②	Street Width	14 – 16' (< 40 units) 16' – 18' (41+ units)
③	Travel Lanes	N/A
④	Edge Condition	shoulder
⑤	Landscape Amenity	N/A
⑥	Sidewalk	N/A
⑦	Bicycles	N/A
	Applicability	N/A – internal to block

**Pedestrian Street**

①	ROW width	60' – 80'
②	Street Width	36'
③	Travel Lanes	2 @ 10'
④	Edge Condition	8' parallel parking (angled optional)
⑤	Landscape Amenity	4' – 8' amenity zone
⑥	Sidewalk	8' – 12' min.
⑦	Bicycles	N/A
	Applicability	<ul style="list-style-type: none"> • Local • Minor Collector

**Avenue**

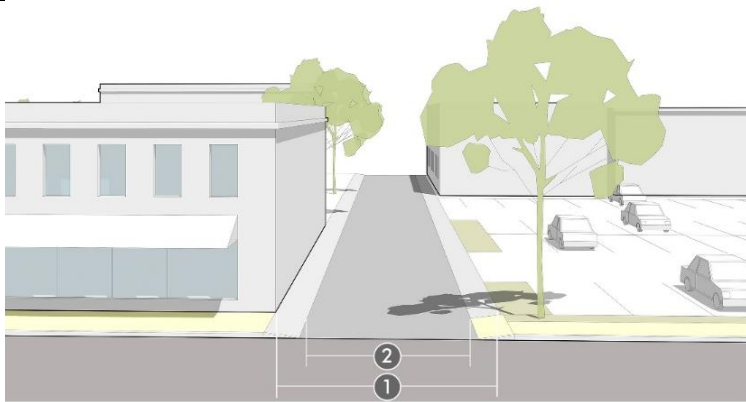
①	ROW width	90' – 100'
②	Street Width	58'
③	Travel Lanes	4 @ 10'
④	Edge Condition	8' parallel parking both sides (angled optional)
⑤	Landscape Amenity	4' – 8' amenity zone 12' -20' median (optional)
⑥	Sidewalk	12' – 16' min.
⑦	Bicycles	6' bike lane (optional)
	Applicability	<ul style="list-style-type: none"> • Minor Collector • Major Collector



	• Minor Arterial	
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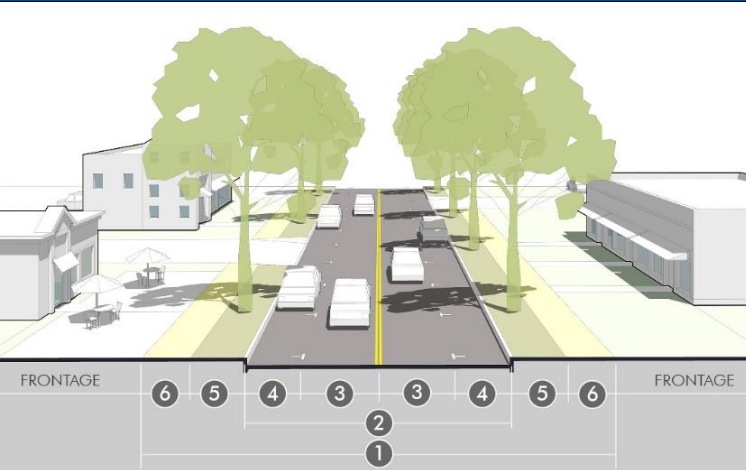
Access Alley (Commercial / Industrial)

①	ROW /Easement width	20'
②	Street Width	18' – 20'
③	Travel Lanes	N/A
④	Edge Condition	shoulder
⑤	Landscape Amenity	N/A
⑥	Sidewalk	N/A
⑦	Bicycles	N/A
	Applicability	N/A – internal to block



Standard Local

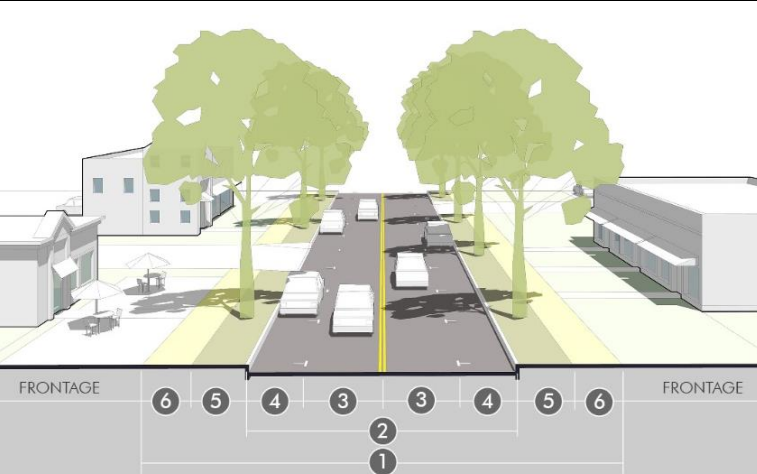
①	ROW width	60'
②	Street Width	36'
③	Travel Lanes	2 @ 11'
④	Edge Condition	Parking and/or bike lanes
⑤	Landscape Amenity	7'+ parkway
⑥	Sidewalk	5' – 8'
⑦	Bicycles	6' bike lane (optional)
	Applicability	• Local



A 3D perspective rendering of a 'Standard Local' street layout. The street is shown from a high-angle perspective, looking down its length. It features a central travel lane with a yellow center line, flanked by parking lanes and sidewalks. Large green trees are planted along the sidewalks. Buildings are visible on both sides of the street. At the bottom of the image, a horizontal bar contains circled numbers 1 through 6, corresponding to the layout elements defined in the table. The numbers are arranged as follows: 6, 5, 4, 3, 3, 4, 5, 6. Below the central '3' and '3' are the numbers 2 and 1, respectively. The word 'FRONTAGE' is written on the left and right sides of the bar.

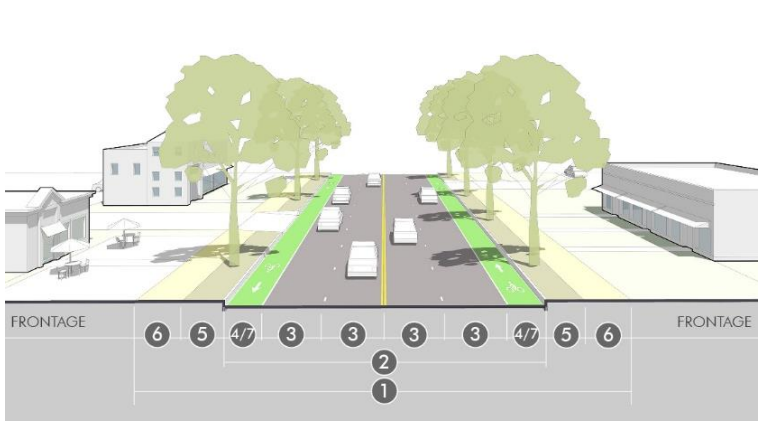
Standard Collector (Minor)

①	ROW width	70'
②	Street Width	36'
③	Travel Lanes	2 @ 11'
④	Edge Condition	Parking and/or bike lanes
⑤	Landscape Amenity	8'+ parkway
⑥	Sidewalk	6' – 10'
⑦	Bicycles	6' bike lane (optional)
	Applicability	• Minor Collector

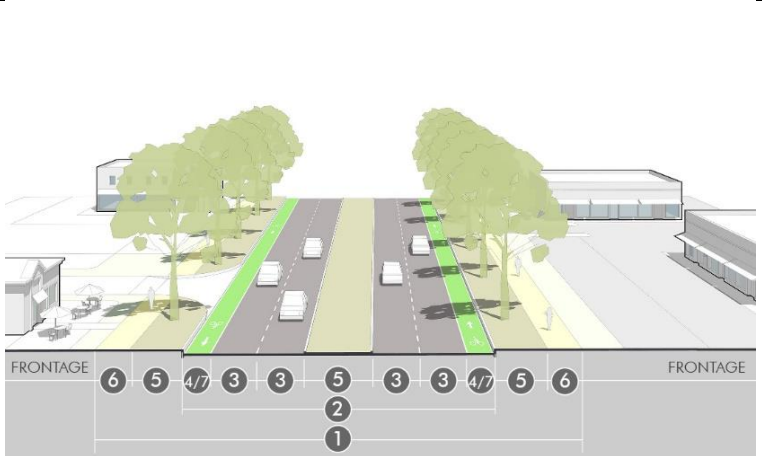


Standard Collector (Major)

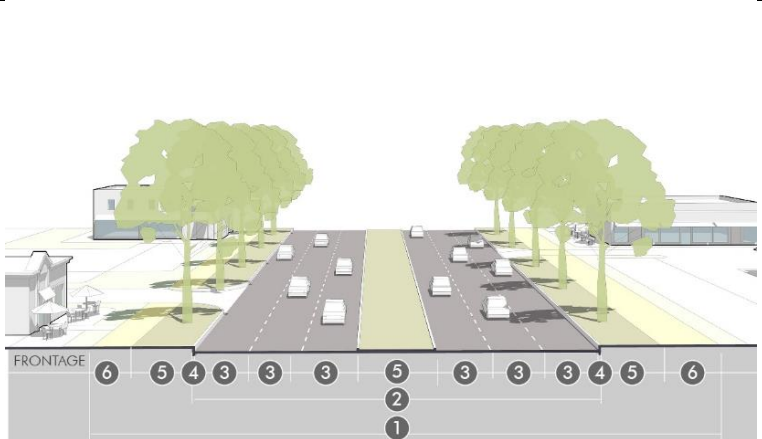
①	ROW width	90' – 100'
②	Street Width	58'
③	Travel Lanes	4 @ 11'
④	Edge Condition	bike lane
⑤	Landscape Amenity	8'+ parkway
⑥	Sidewalk	8' – 12'
⑦	Bicycles	6' – 7' bike lane
	Applicability	• Major Collector


Standard Arterial (Minor)

①	ROW width	120'+
②	Street Width	72' (w/ median)
③	Travel Lanes	4 @ 11'
④	Edge Condition	bike lanes
⑤	Landscape Amenity	12'+ parkway 16' center median
⑥	Sidewalk	8' – 12'
⑦	Bicycles	6' – 7' bike lane OR 12' multi-use trail (off-street)
	Applicability	• Minor Arterial


Standard Arterial (Major)

①	ROW width	130'+
②	Street Width	82' (w/ median)
③	Travel Lanes	6 @ 11'
④	Edge Condition	Curb & gutter
⑤	Landscape Amenity	12'+ parkway 16' center median
⑥	Sidewalk	12' multi-use trail
⑦	Bicycles	12' multi-use trail (off-street)
	Applicability	• Major Arterial



- d. **Intersection Design.** Intersections shall generally be designed according to the Greeley Design Criteria and Construction Specifications for streets. The subsections below provide specific and additional considerations to align intersection design with the development patterns and public realm design of a particular area.

1. **Corner Radii.** In order to balance the competing interest of vehicle turning movements and the safety and distance of pedestrians crossing the street, the Director and Public Works Director may approve decreases from the corner radii specified in the Design Criteria and Construction Specifications based on the following considerations:
 - (a) The context of a particular development, and in particular, whether walkable development patterns are a priority.
 - (b) The impact that the specified radii has on increasing the distance that pedestrians must cross.
 - (c) The desired speeds of vehicles in the roadway and the desired speeds and volume of turning vehicles.
 - (d) The connectivity of the street network and whether vehicles have multiple alternative routes that minimize frequent turning movements at one particular location.
 - (e) The effective turning radius of vehicles considering other features of the specific cross section, including bicycle lanes, on-street parking or other configurations that impact the actual path of turning movements.
 - (f) The likelihood that large vehicles will make frequent turning movements at a particular location, compared with the ability of over-sized vehicles or unusual turning movements to safely encroach into other areas of the street.
 - (g) Other design guides or industry manuals officially authorized by the City that meet the intent of this section.
2. **Sight Distance.** Proper lines of sight shall be maintained at all intersections and all vehicle connections to the street. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street, or 15 feet back from the flow line where no specific point is evident, to all points 2.5 feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersecting street specified in Table 24-3-4, Clear Sight Distance.

Table 24-3-4: Clear Sight Distance

Class & Speed of Intersecting Street	Left Y Distance	Right Y Distance
Arterial 30 – 50+ MPH	150'	75'
Collector 30-35 MPH	120'	75'
Local 25 – 30MPH	100'	60'

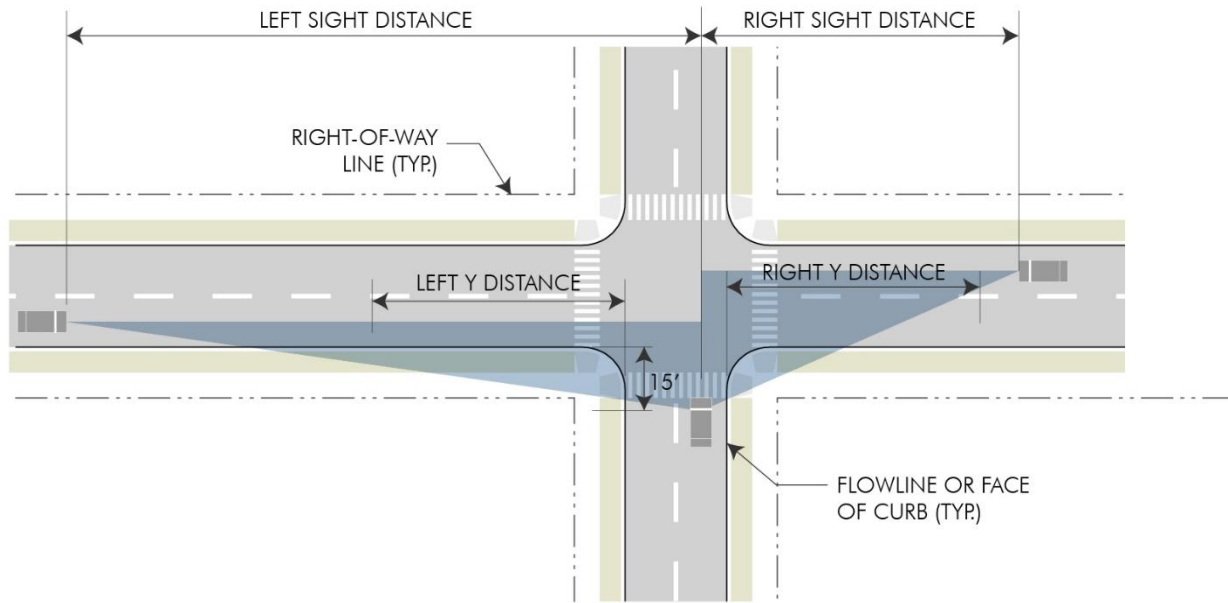


Figure 24-3-5 Clear Sight Distance

- (a) These distances are typical to be used under normal conditions and may be modified by the Traffic Engineer to protect the public safety and welfare under exceptional conditions.
 - (b) No building, structure, vegetation or other type of visual obstruction shall be placed or maintained within the triangle created by the centerline of the street intersection, the stopping point on the approaching street, and the sight distance specified in Table 24-3-6 to the centerline of the intersecting street.
 - (c) Street trees, light poles or other limited narrow obstructions are allowed within the sight triangle provided they do not have any foliage, limbs, or other broad obstructions between 2.5 and 8 feet and are no closer than 20 feet to the intersecting right-of-way line.
 - (d) Fully controlled intersections where signalization establishes and prioritizes safe turning movements may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the Director and Public Works Director.
- 3. **Crosswalks.** All intersections and crosswalks shall be designed to address conditions at each specific location, based on the guidance in the Transportation Master Plan and applicable standards in the Design Criteria and Construction Specifications. In general or where this guidance does not provide more specificity, sidewalks or trails intersecting with public streets or other vehicle access shall have crossings meeting the following standards:
 - (a) Curb ramps meeting Americans with Disability Act (ADA) accessibility standards and guidelines shall provide a direct, non-diverted approach from the sidewalk along the block into the designated or protected crossing area.
 - (b) Crossings on collector streets or higher classification shall be considered for enhanced crosswalks including pavement markings, bulb outs, signalization, refuge islands or other traffic-calming measures that are appropriate to the context of the intersection.
 - (c) Where blocks exceed more than 700 feet between intersections or at other locations of high pedestrian activity, mid-block crossings shall be considered.

Mid-block crossing designs and locations are subject to a specific recommendation and approval of the Director and Public Works Director.

- (d) Any crosswalk over 80 feet, or any other significant pedestrian crossing, may require a pedestrian refuge in the median at the discretion of the Director and Public Works Director.
- 4. **Turn Lanes.** Turn lanes for left or right turn movements may be required for specific intersections, based on an approved traffic study and with consideration by Director and Public Works Director. Requirements for turn lanes should be based on careful consideration of the context balancing the impact of crossing distances for pedestrians, vehicle turning speeds, and prioritization of other planning, urban design, and traffic engineering issues. In general, this space should come from reconfiguration of the space within the roadway width near the intersection (i.e. within median space, narrowing lanes, or limiting on-street parking) rather than claiming space from the pedestrian area or streetscape, or rather than widening the road and right-of-way.
- e. **Traffic Calming.** In order to meet the desired speeds throughout the street network, to manage volumes in association with the street network, and to meet the City's Complete Streets policies and intent of this section, traffic-calming strategies may be required in street plans. Traffic calming may include bulb outs and curb extensions, medians and islands, neck downs, vertical diverters, enhanced or raised crossings, and other speed management techniques approved by the Director and Public Works Director. [See *National Association of City Transportation Officials Guidelines*.]
- f. **Engineering and Construction Specifications.** All other engineering specifications, horizontal and vertical alignment, design details, and technical or construction specifications for constructing streets shall be covered by the City of Greeley's Design Criteria and Construction Specifications for streets, and administered by the Public Works Director.

24-302 Parks & Trails

- a. **Intent.** The intent of this section is to:
 - 1. Emphasize open and civic space design as a key determinant of Greeley's community image and unique identity.
 - 2. Integrate parks and trail systems, and other common areas into the patterns of streets and blocks to create a coordinated public realm.
 - 3. Value the design, function and appropriate location of different types of open space, rather than solely the quantity of space.
 - 4. Consider the context and multiple functions that open spaces can serve to support development including ecological, recreation, aesthetic and urban design functions.
 - 5. Promote good civic design and create focal points for the community, district, neighborhood or development site.
 - 6. Integrate natural systems into the design of public or common open spaces to improve stormwater management, protect water resources, preserve ecosystems, and improve sustainability efforts.
 - 7. Implement Greeley's Parks, Trails, and Open Lands Master Plan, other plans for natural areas and trails, and coordinate the design and location of other open and civic spaces with these plans.
- b. **Required Park Dedication.** All residential subdivision applications shall dedicate land suitable for the development of parks according to the formula in Table 24-3-5: Park Land Dedication. Where no suitable land is available in the proposed development, the City may accept the cash-in-lieu equivalent of the land value. This requirement shall also apply to any rezoning or use by

special review for residential uses that is not associated with a plat application, and where a previous plat application was not required to dedicate land or pay a cash-in-lieu equivalent.

Table 24-3-5: Park Land Dedication

	Dedication Requirement	Formula
Total Acre Requirement	9.75 acres / 1,000 people	Units x 2.7 people / unit x 0.00975 acres / person
Neighborhood Park	3.25 acres / 1,000 people	Units x 2.7 people / unit x 0.00325 acres / person
Community Park	3.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0035 acres / person
Sports Complex	1.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0015 acres / person
Regional Park	1.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0015 acres / person

1. The city reserves the right to adjust the acreage requirement between the four park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required based upon recommendations by the Cultural, Parks and Recreation Department.
2. Existing dwelling units within a subdivision shall be excluded from the calculation of the park dedication requirement.
3. Where a final unit count cannot be determined until subsequent stages of a project, land dedication shall be based on an assumed average density. Multifamily density shall be assumed at 20 dwelling units per acre but may be adjusted by the City where more specific information on the site, developable area or anticipated building types exist.
4. Land proposed for park dedication shall be clearly identified on any submitted plat including the number of acres for each site and the total acreage proposed for city park dedication within the project.
5. The dedication shall be by warranty deed, and the title shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of dedication. The applicant shall provide the City with a title insurance policy in the City's name and a certified survey at the time of conveyance.
6. Land dedicated for parks shall include adequate site access, installation of curb, sidewalks, and storm drainage systems, and the necessary water rights or other available water service to provide for irrigation and drinking water.
7. Community park and/or sports complex park land shall be dedicated to the City prior to recordation of the first final plat for the subdivision as defined by the preliminary plat. Neighborhood park land shall be dedicated at the time of the final plat for the area to be served by the neighborhood park.

- c. **Cash-in-lieu of Dedication.** Cash-in-lieu of land dedication may be used when the City determines the cash value of land to be more appropriate in satisfying the needs of the proposed subdivision than land within the proposed subdivision. Typical cases include small developments, locations with disadvantageous topography or access, or developments that already have adjacent facilities that could be expanded to satisfy the need created by the proposed development.

1. The City will adopt a pre-determined per acre cash-in-lieu of land for parks amount, that may be administratively adjusted periodically and will be available on file with the Community Development Department. The pre-determined amount will be based on a mass appraisal performed by an independent qualified appraiser using generally accepted appraisal practices. As an alternative to the City's predetermined cash-in-lieu amount, the applicant may submit a proposal for determination of the cash-in-lieu amount. The proposal shall supply supporting information, including at least one report by an independent, qualified appraiser using generally accepted appraisal practices. The supporting information supplied must be adequate to allow the City to evaluate the proposed amount. If the City determines that the alternate proposal is not adequately supported, the City's predetermined cash-in-lieu amount will be applied.

2. The cash-in-lieu amount will be paid at the time the plat is recorded, unless otherwise determined by the City and agreed to in a subdivision improvement agreement.
 3. The City may adjust the cash-in-lieu requirement between the types of open and civic space in this code, or based on any policies of the Parks, Trails, and Open Lands Master Plan.
 4. The City may accept combinations of cash and dedication where only a portion of the required dedication can be met by acceptable park sites within the project. The required cash value shall be pro-rated to the amount of required land not dedicated and accepted.
- d. **Trails & Natural Areas.** The City may require or the applicant may offer trails and natural areas for public dedication in addition to the land for parks and rights-of-way. Based on the recommendations of the Parks, Trails, and Open Lands Master Plan, and other plans of the Culture, Recreation and Parks Department, the City may accept the dedication, and may credit this dedication to the parks requirement where it equally or better meets the intent of this section.
- e. **Neighborhood Features & Common Area Systems.** Land dedication, or cash-in-lieu of dedication parks is not intended to replace, discourage, or prohibit the creation of pocket parks, civic spaces, or other open lands features operated and owned by a homeowners' association or other governing entities for any other public, common, or private purpose. Section 24-504 includes requirements for Neighborhood Features and Common Areas. These areas shall be coordinated with the design and location of street networks, parks and trails to better leverage a system of parks, trails, open lands, and civic spaces throughout the area.

24-303 **Blocks & Lots**

- a. **Intent.** The intent of the blocks and lots standards is to:
1. Ensure the proper arrangement of blocks and lots to complement the street network, parks and trail system, and neighborhood features and common areas.
 2. Arrange blocks, lots and development in a manner that is least disruptive to existing topography and capitalizes on inherent natural characteristics of the land as defining features.
 3. Coordinate access and utilities for each lot in association with larger systems of streets and infrastructure.
 4. Promote appropriate site, building and frontage designs in relation to streetscapes and open spaces.
 5. Ensure that all lots are buildable according to this code, that all sensitive, hazardous or other non-buildable areas are preserved from development, and that all non-developed out lots or other parcels serve an urban design or planning function in relation to the overall development pattern.
- b. **Block & Lot Arrangement**
1. *General Layout.* All blocks shall be laid out to have two tiers of lots unless dictated by existing development patterns outside of the control of the project or by access management on major arterial streets or railroad rights-of-way. In these cases, streetscape standards, trails, or common areas should be used to create buffers and transitions where the rear of lots would abut these areas.
 2. *Hazards and Unbuildable Areas.* Blocks and lots shall be arranged to avoid hazards and unbuildable areas including steep grades, unstable or expansive soils, lands with inadequate drainage or subject to flooding, and natural drainage areas. These areas shall be incorporated into open and civic space systems, restricted tracts or out lots, or otherwise mitigated to eliminate hazards.

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3. *Block Size & Patterns.* The maximum block length and size shall be based on the street connectivity standards in Section 24-301.b.
 4. *Lot Patterns.* All lots shall front on a public street, or on an internal access street or common area open space where specifically allowed by these regulations. Lots shall meet the standards for the zoning district, or where applicable for the specific permitted building types. All side lot lines shall generally be perpendicular to front lot lines, or radial to any curves along the front lot lines. Other irregular lot patterns shall only be permitted where they are used to integrate patterns of buildable lots into the overall block structure and to provide consistent relationships of buildings and lots to the streetscape.
 5. *Addressing.* All lots and other parcels shall require an address following City address policies and guidelines, including streets and street names.
 6. *Easements.* All blocks shall include easements for all utilities, required improvements, and access necessary to serve each lot.
 - (a) Easements shall be granted by the owner to the appropriate entity, according to the needs and specifications of that entity.
 - (b) Easements shall be coordinated with each entity early in the platting process to ensure proper arrangement of blocks, lots and building sites.
 - (c) In general, easements and any associated structures or facilities shall be located on the most remote and least visible portions of sites. Where available, alleys shall be used for easements and services. Otherwise, easements and associated facilities shall be located along rear lot lines, remote corners, and other low-visibility joint lot lines.
 - (d) In cases where block, lot and building patterns necessitate easements and facilities along the side or front lot lines, additional design and screening may be required to ensure appropriate relationships to frontages and streetscapes.
 7. *Drainage.* Where a subdivision is traversed by a watercourse, drainage way or stream, blocks shall be laid out in coordination with these features.
 - (a) A pedestrian or bikeway easement may be required where drainage areas interrupt the block structure more than permitted in Section 24-301.b, or where the City determines the area is appropriate for active recreation or transportation uses.
 - (b) All necessary rights-of-way and easements shall be dedicated to the City or other public entity to preserve the hydrologic, environmental, or stormwater function of the watercourse, drainage way or stream.
 - (c) Access for service vehicles shall be incorporated into the design of any drainage areas or easements internal to the block structure or common areas.

24-304 Required Improvements

- a. **Intent.** The intent of this section is to:
 1. Ensure that all improvements necessary to serve lots within a subdivision are constructed, inspected or otherwise assured of completion prior to the issuance of permits and final approvals.
 2. Prevent the location or design of a subdivision from placing an undue burden on public utility systems and community facilities serving other areas.
 3. Provide appropriate apportionment of costs, and offset higher net costs or premature costs to the public resulting from subdivisions.
 4. Protect against subdivisions where soil, subsoil or flooding conditions would create potential dangers to public health or safety.
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5. Coordinate subdivisions and construction of required improvements with other anticipated improvements or with future growth.
- b. **Timing of Improvements.** All required improvements shall be provided in one of the following ways:
1. *Construction Prior to Building Permit.* Improvements may be constructed and certified record drawings of as-built shall be submitted to the City and certified that it was built as shown and to city specifications by:
 - (a) the contractor;
 - (b) the project surveyor; and
 - (c) the project engineer
 2. *Financial Guarantee.* The applicant may defer any improvements by submitting a financial guarantee for 125% of the total cost of improvements based on approved design or construction plans.
 - (a) The guarantee shall be in a form and for an amount acceptable by the City.
 - (b) Any deferral of streets shall require all weather surfaces of concrete, asphalt or road base placed on the lip of the curb and gutter for interim access of construction and emergency vehicles.
 - (c) All improvements for the particular phase of the plat shall be installed prior to a certificate of occupancy for any part of the phase.
 - (d) Upon submittal and acceptance of as-built drawings for the improvements, the City may release the financial guarantee, but retain 20% for the 2-year warranty period.
 3. *Subdivision Improvement Agreement.* The City and the applicant may enter into a subdivision improvement agreement recorded in association with an approved plan that more specifically defines the type, timing, and guarantees for required improvements.
- c. **Required Improvements.** The following improvements and plans are required for all subdivisions. All improvements are subject to the City or other responsible entities' standards, plans, and specifications for improvements.
1. Survey monuments;
 2. Sanitary sewer main lines and service lines to each lot;
 3. Water main lines and service lines to each lot;
 4. All non-potable mains and services to required lots'
 5. Fire Hydrants
 6. Storm sewers, culverts, detention facilities, bridges and any other approved storm drainage components, or elements required by a Stormwater Management Plan.
 7. Dust Abatement and Erosion Control Plan; and
 8. Perimeter Treatment Landscape Plan.
 9. Utilities (telephone, electrical service, gas lines and cable television). All utilities shall be installed underground and be in place prior to any postponed street or alley surfacing. Above-ground facilities necessarily appurtenant to underground facilities or other installation of peripheral overhead electrical transmission and distribution feeder lines or other installation of either temporary or peripheral overhead communications, distance, trunk or feeder lines may be above ground. No curb, gutter or sidewalk shall be installed until all utilities are provided.
 10. Streets, Alleys and Sidewalks. All streets shall be paved and all other improvements such as sidewalk, bike paths, curb and gutter shall be installed as required. In cases where an existing street has not been brought up to City specifications the street shall be paved and all other improvements such as sidewalk, bike paths, curb and gutter shall be installed in order to meet City specifications. If any subdivision is located adjacent to any existing street right-of-way, the applicant shall improve at least the adjacent half of the street according to City specification.

11. Street signs (on residential projects only);
12. Street Lights
13. All other improvements required as a condition of approval of the plat or contained within the subdivision improvement agreement shall be completed.

d. **Procedures for Improvements.** To ensure that all required improvements are built according to City specifications, the construction process shall generally take the following steps:

Table 24-3-9: Procedures for Improvements	
<i>Step 1: Construction permit application</i>	<ul style="list-style-type: none"> Plans and specifications, submitted by the applicant. Warranty for improvements submitted per Section 24-304.e.. Staff review and scheduling of pre-construction coordination meeting.
<i>Step 2: Construction permit issued</i>	<ul style="list-style-type: none"> Release of grading permits Release of ROW permits
<i>Step 3: Initial Inspection</i>	<ul style="list-style-type: none"> Permittee notifies the City of completion of construction as permitted. As-built drawings submitted by the permittee, certified by the contractor, surveyor and project engineer. Any major changes to the as-built drawings shall be reflected and recertified prior to Final Acceptance. City inspects and issues a punch list for any necessary deficiencies or maintenance. If no punch list items, or after punch list completed, Preliminary Acceptance by the City and Certificate of Substantial Completion issued. City maintenance begins, but permittee financial responsibility for defects, maintenance and repairs continues. Two year warranty period begins
<i>Step 4: Intermediate Inspection</i>	<ul style="list-style-type: none"> Option of the City. Any point at least 120 days prior the expiration of warranty period.
<i>Step 5: Final Inspection (30 – 60 days prior to expiration of warranty period)</i>	<ul style="list-style-type: none"> Permittee submits request for Final Acceptance Certificate Punch list issued for any outstanding items to be completed before end of the 2-year warranty. If no deficiencies identified, Final Acceptance Certificate issued Release of warranty authorized (unless cash deposit option used, which is non-refundable)

e. **Warranty.** All public improvement infrastructure, perimeter landscaping treatment improvements and common area improvements shall provide a two-year warranty period covering design and construction defects.

1. Warranty shall be one of the following, at the option of the permittee and subject to approval of the form by the City:
 - (a) Warranty Bond for 20% of total construction cost of required improvements
 - (b). Letter of Credit for 20% of total construction cost of required improvements
 - (c) Cash deposit for 1% of total construction cost of required improvements that is non-refundable. A cash deposit is an administration fee and shall not be construed as creating any type of insurer/insured relationship or subject the City to the provisions of Title 10, C.R.S.
2. The warranty amount shall be based on an estimate provided by the applicant, or the Director may determine an alternate amount based on relevant similar projects and comparable improvements.
3. The City may approve the construction permit in clearly defined, logical phases of construction, and may accept the apportioned warranty prior to the beginning of each phase.
4. The use of the warranty shall be restricted for the repair, replacement, completion and maintenance of all improvements subject to the construction permit, including detention facilities, perimeter landscaping and open space.

5. If the City uses any of the warranty, the permittee shall replace that amount used prior to being issued any new construction permits, either for the affected specific project or any other projects in which the permittee has an interest.
6. The City may extend the two-year warranty for all or a portion of the amount if major items have not been repaired/replaced to the City's satisfaction.
7. At least once each year, the City Engineer shall review the use of all cash payment funds received by the City pursuant to this Section. After review, the City Engineer shall report to the City Manager and City Council, and make recommendations regarding the cash payment fund including transfers of fund balances to the General Fund.
8. After final inspection and final acceptance, and at the end of the 2-year warranty period, the City shall release the permittee from any Warranty Bond or Letter of Credit. If the warranty is by cash deposit, this amount is not refundable.

24-305

Adequate Public Facilities

- a. **Intent.** The intent of the adequate public facilities standards is to:
 1. Anticipate and evaluate the incremental and long-term impact of development on broader public and community facility needs.
 2. Identify opportunities to integrate plans for public and community facilities into the planning and design of proposed land divisions.
 3. Consider the location of public and community facilities in coordination with the initial planning considerations for streets, open spaces, blocks, and lots, so that needed facilities are appropriately located prior to the premature commitment of these areas to conflicting development patterns.
 4. Ensure that public facilities needed to serve new development are available concurrent with development, and maintain service levels in existing areas as new development occurs.
 5. Apportion appropriate costs for the impact of new development on existing and planned public facilities.
 6. Provide the opportunity to negotiate implementation of public or community facilities beyond the impact of the particular project, where the lack of facilities may otherwise constrain potential future development.
 7. Promote fiscal responsibility for all public entities by coordinating the planning, design and financing of public facilities with the impact generated from proposed development.
- b. **General Requirements.**
 1. *Public Facility Plans.* Public facilities shall be provided consistent with the following adopted City documents:
 - (a) Comprehensive Plan;
 - (b) Water, Sewer, and Non-potable Water Master Plans;
 - (c) Comprehensive Storm Water Master Plans;
 - (d) Transportation Master Plan;
 - (e) Development Fee Study;
 - (f) Parks, Trails, and Open Space Master Plan; and
 - (g) Other adopted documents related to City capital improvements.
 2. *Service Area Map.* Available services shall generally mean it is existing, or funds are allocated to construct or service implementation of the facility in the current 2-year city budget cycle. The City shall update the existing and budgeted service area map at least once each year. [include appropriate cross reference to map].
 3. *Project Impacts.* Individual projects will be evaluated for adequacy based on specific studies provided by the applicant and accepted by the City that demonstrate:
 - (a) The location of the proposed development relative to existing facilities and service;
 - (b) The ability of the project to access those facilities and services; and
 - (c) The capacity of existing facilities and services to serve the new project while maintaining acceptable levels of service for existing development.
 4. *Other Provisions.*
 - (a) Finding of adequate facilities does not exempt the applicant from paying impact fees provided in Section 24-305.d.
 - (b) Nothing in this Section shall limit the City from denying an application where it otherwise determines that adequate public facilities will not be in place concurrent with the application, despite the effect of any of the requirements or options provided in this Section.

- (c) Nothing in this Section shall prohibit any other public entity from establishing fees that apportion the appropriate contribution for the impacts on planning, design and land acquisition for facilities needed due to the development.

c. **Specific Adequacy Standards.** In addition to being consistent with the public facility plans in Section 24-305.b.1, adequacy of specific public facilities shall be evaluated as follows. City analysis and project-specific studies of the impact, demand and capacity of existing facilities will be required to make a final adequacy determination.

1. *Fire.* Fire service is considered adequate if the proposed development is located within a 1.38 mile radius of an existing, operational fire station. This requirement is based on the analysis that one fire station is needed for every 30,000 people generally living in a six-square-mile area, as applied in the Comprehensive Plan. Proposed developments including land uses that pose a high risk of fire may be subject to more stringent requirements.
2. *Parks.* Park facilities are considered adequate if the proposed development is located within a half-mile radius of a neighborhood park and within a one-mile radius of a community park, where the park is not separated from the proposed development by an expressway, facility or natural feature. Regional parks, trails, natural areas, or sports facilities are not included in the analysis unless they contain facilities equivalent to those available in neighborhood parks.
3. *Police.* Police service extends to the City limits and adequacy shall be determined according to call response times relevant to the proposed development location.
4. *Sanitary Sewer.* Sewer facilities are considered adequate if the proposed development is connected to a sewer line that is eight inches or larger in diameter with sufficient system capacity as defined by the City.
5. *Water.* Water facilities are considered adequate if the proposed development has sufficient connection to existing water lines that are eight inches or larger in diameter with sufficient system capacity.
6. *Storm water.* Storm water facilities are generally considered adequate if the site can safely convey storm water runoff to a regional storm water detention facility with sufficient capacity as defined by the City. If the City determines that the proposed development cannot safely convey runoff to an adequate storm water system, adequacy requirements shall be met with detention facilities constructed on site.
7. *Transportation.* Transportation facilities to support new development are generally considered adequate if the proposed development is connected to a collector or arterial road or expressway (or will be connected at the time the improved arterial or collector is constructed within the two-year budget cycle) constructed to an acceptable cross-section with sufficient capacity to serve the development as defined by the City.

d. **Impact Fees.** To mitigate project impacts on City service systems beyond the improvements required in Section 3.04 Required Improvements, developers shall pay standard impact fees established by Title 6, Chapter 15 of the Greeley Municipal Code

1. If the facility is currently inadequate, sub-standard, or not existing, the impact fee shall be paid at the time of final plat. For purposes of economic development, the City may defer the impact fees for commercial and industrial development until the time of a building permit.
2. Impact fees where adequate facilities are existing shall be paid at the time of building permit.

3. As an alternative to the fee, the City may accept the applicant constructing or upgrading of any facility to the standards of this Section.
4. **Exceptions.** The City Council may waive requirements that the developer absorb the development costs identified through the adequacy analyses outlined above, and obligate the City to pay said costs only if all of the following conditions are true:
 - a. The project meets City economic development goals as defined in Chapter 4.52 of the municipal code;
 - b. The cost benefit analysis has been prepared by the applicant and accepted by the City; and
 - c. The City Council has identified an adequate mechanism for funding mitigation of impacts at the time of development.
- e. **Reimbursement Agreements.** Applicants constructing required improvements for their property, or other adequate public facilities to serve their project, may be required to oversize the facilities to serve areas larger than their project based on planned future facility for the City. The City may require the applicant to enter into reimbursement agreements established elsewhere in the municipal code and according to the policies and procedures of the department responsible for the facility.
- f. **Dedication of Land.** The City may require the dedication of land to the City or other government entity with jurisdiction over public and community facilities, for parks, open space, public safety facilities, or other public or community facilities.
 1. The requirement shall be based on an official master plan of the entity having jurisdiction over the facility identifying the general location and extent of the facility, or some other documented need for the facility that is available for public review.
 2. The dedication must be included on the preliminary plat or a condition of approval of the preliminary plat.
 3. Acceptance of the dedication shall be agreed to in writing by the entity having jurisdiction over the site or facility prior to approval of the final plat or through approval of the final plat if dedication is to the City.
 4. Dedication of land for community facilities beyond the impact of the application may be credited to the required impact fees based on a detailed analysis and documentation showing costs of land.

Reserved Sections 24-306 through 24-400

Section 3. The Greeley Municipal Code shall be amended by adding thereto a new Chapter 4 – Zoning Districts and Uses of Title 24 to read as follows:

Chapter 4. Zoning Districts & Uses

24-401	District Intent & Applicability
24-402	Allowed Uses
24-403	Accessory Uses
24-404	Specific Use Standards
24-405	District Performance Standards

24-401 District Intent & Applicability

- a. **Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings. The relationship to the Comprehensive Plan is listed to guide the applicability of all zoning districts, but is not determinative in any case without considering the rezoning criteria in Section 24-204.

Table 24-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p>H-A – Holding-Agriculture. The H-A district is intended for properties which have been annexed to the City and are either being used for agricultural purposes or have little or no immediate. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.</p>	<p>Limited application as a pre-development area or for agriculture uses in Rural Neighborhoods</p>
<p>R-E - Residential Estate. The R-E district is intended for very low density residential living with detached houses on larger lots or in rural patterns. The district permits limited institutional uses and less intense rural uses that are compatible with low density living. Due to the dispersed development intensity, this area receives lower levels of infrastructure and public service, and should have limited application unless mixed with an overall pattern of housing options.</p>	<p>General application in Suburban Neighborhoods.</p> <p>Limited application in other Neighborhoods for large lot options on the edges of walkable patterns; or in Rural Neighborhoods as part of conservation and open space patterns.</p>
<p>R-L- Residential Low Density. The R-L district provides residential living (detached houses) in lower-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities. Alternatively, it may be used for single-family areas integrated into walkable or urban neighborhood patterns.</p>	<p>General application Suburban Neighborhoods</p> <p>Limited applicability in Mixed-use, Legacy Urban, and Downtown Neighborhoods if integrated into walkable patterns.</p>
<p>R-M – Residential Medium Density. The R-M district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood settings allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.</p>	<p>General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods.</p> <p>Limited Application in Suburban and Rural Neighborhoods, as part of housing mix or creating walkable neighborhoods.</p>
<p>R-H – Residential High Density. The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods; Multi-modal Corridors; and Mixed-use High-intensity Areas.</p> <p>Limited Application in Suburban Neighborhoods, as part of housing mix or creating walkable neighborhoods.</p>
<p>R-MH – Residential Micro-Housing District. The R- MH district provides residential living for smaller format manufactured, mobile, or other small-format residences in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>Limited application on a project specific basis, considering context and design. (See Section 24-505 for specific applicability).</p>
<p>C-L - Commercial Low Intensity. The C-L district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods. Uses are compatible with residential living in terms of scale, operation, intensity, and format. This district is generally located near and well-integrated with residential neighborhoods an</p>	<p>General application in Employment, Industrial, and Commercial Areas</p> <p>Limited Application in Mixed-use Areas, Multi-modal Corridors, of Centers if integrated into walkable patterns</p>

Table 24-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
along minor arterial streets, or is located as a transition between more intense commercial areas and neighborhoods..	
C-H - Commercial High Intensity. The C-H district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.	General application in Employment, Industrial, and Commercial Areas Limited Application in Mixed-use Areas, Multi-modal Corridors, of Centers if integrated into walkable patterns
MU-L - Mixed Use Low Intensity. The MU-L district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting, intended for small-scale, neighborhood serving activity centers tightly integrated with and serving the daily needs of adjacent neighborhoods (typically under 15 acres before transitioning to other supporting and compatible uses and districts)	General Application in Neighborhood Centers; Downtown Center; Mixed-use Areas; and Employment, Industrial, and Commercial Areas Limited Application in Mixed-Use High Intensity Areas; Regional Centers, and Multi-modal Corridors
MU-H - Mixed Use High Intensity. The MU-H district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting that complements higher-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination. (Typically between 15 and 40 acres before transitioning to other supporting and compatible uses and districts.)	General Applicability in Mixed-Use High Intensity Areas; Regional Centers; and Multi-modal Corridors Limited applicability in Downtown Center; and Employment, Industrial, and Commercial Areas.
I-L –Industrial Low Intensity. The I-L district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.	General application in Employment, Industrial, and Commercial Areas; and Airport Areas. Limited application in Centers; Mixed-use Areas; and Multi-modal Corridors.
I-M - Industrial Medium Intensity. The I-M district provides employment, manufacturing and distribution uses and a moderate scale, intensity and format, that is more compatible with high-intensity commercial uses that require a moderate degree of vehicle and freight access from arterial streets, highways or rail corridors.	General application in Employment, Industrial, and Commercial Areas; and Airport Areas. Limited application in Multi-modal Corridors
I-H – Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application Employment, Industrial and Commercial Areas, and Airport Areas
C-D Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in Open Lands and Natural Areas, or any other natural area warranting conservation and integration into development patterns.
See Chapter 10 for Special Area and Overlay Districts and Chapter 11 for Supplemental Standards in all districts.	

- b. **Official Zoning Map.** The boundaries of the districts are shown on the official Zoning Districts Map on file with the Community Development Department. Electronic copies and files of this map shall reference the “Official Copy” on file with the Community

Development Department, but any copy should be verified with the Department before materially relying on any electronic or other representative copy of the map.

24-402 Allowed Uses

- a. **Use Table.** Table 24-4-2 establishes permitted uses for each zoning districts. These uses and development standards are established to implement the intent of these district, permit a compatible range of uses within each district, and facilitate complimentary transitions between districts.
1. The table identifies uses as;
 - (a) Permitted uses (P) subject to staff review and/or site plan approval to confirm compliance with general district and building standards applicable throughout this code.
 - (b) Use by special review (S) subject to the review process and criteria in Section 24-206.
 - (c) Uses not permitted in the district (blank).
 - (d) Uses not specifically listed in the Table shall be presumed to be prohibited, except if the Director determines that a use is similar to and has similar impacts as a use listed in the Table, then the Director may make a written determination as to the category and review required for the use.
 2. Other accessory or temporary uses may be permitted according to the standards of Section 24-403, Accessory Uses.
 3. Uses listed in the table, or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 24-404, Use-specific Standards.
 4. Uses in the table are more specifically described in Section 24—402.b., Description of Uses.
 5. Uses distinguished by scale are based on gross leasable area (GLA) of the uses space within buildings, size of the lot (acre), or other specified building or site features.

Table 24-4-2: Zoning Districts & Uses														
Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Residential Uses														
Single-family Dwelling	P	P	P	P		S	S	P	P				P	
Two-family dwellings			P	P		S	S	P	P					
Row House dwellings			P	P		S	S	P	P					
Multi-family Dwellings			P	P		S	S	P	P					
Mixed-use dwelling				S		P	P	P	P					

Table 24-4-2: Zoning Districts & Uses

P = Permitted Use S= Use by special review blank = prohibited Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Animal Care – General (indoor, 5K-20K GLA or boarding)						S	P	S	P	P	P			
Animal Care – Large (outdoor or > 20K GLA)										P	P			
Animal Care – Stables (> 5 boarded animals)										S	S		S	
Auction Houses (excludes livestock)										P	P	P		
Automobile - Gas Station Limited (up to 8 pumps)						S	P	S	P	P	P	P		
Automobile - - Gas Station General (9 – 20 pumps)							P		S	P	P	P		
Automobile Gas Station Large (21+ pumps)							S			P	P	P		
Automobile - Repair/Service Limited (up to 3 service bays; < 0.5 acre)						S	P	S	P	P	P			
Automobile - Repair/Service General (4-6 service bays; 0.5 – 1.0 acre)							P		P	P	P			
Automobile - Repair / Service Large (7+ service bays; > 1 acre)							S			P	P			
Automobile - Repair / Service for Heavy vehicle and Equipment											P	P		
Automobile - Sales / Rental Limited (< 0.5 acre)						S	P			P	P			
Automobile - Sales / Rental General (0.5 – 1.0 acre)							P			P	P			
Automobile - Sales / Rental Large (> 1.0 acre)							S			P	P	P		
Child Care Home (accessory / home occupation)	P	P	P	P	P	P	P	P	P	P	P	P		
Child Care Center / Pre-School						P	P	P	P	S	S	S		
Drive-through services - Accessory						See Section 24-403.e.								
Entertainment / Even Establishments							P		P	P	P			
Food & Beverage – Bar Limited (< 3K GLA; < 100 seats)							P	P	P	P	P			
Food & Beverage – Brewery / Winery; Bar General							P		P	P	P			
Food & Beverage – Restaurant Limited (< 5K GLA; < 100 seats)						P	P	P	P	P	P			
Food & Beverage – Restaurant Quick Serve							P	S	S	P	P			
Food & Beverage – Restaurant General (5K+ GLA)							P		P	P	P			
Lodging – Short Term Rental	P	P	P	P	P	P	P	P	P	P			P	
Lodging – Bed & Breakfast (up to 5 rooms)				S		P	P	P	P	P				
Lodging – Inn (6 to 40 rooms)							P	S	P	P				
Lodging – Hotel/Motel Small (41+ rooms)							P		S	P				
Medical – Limited (< 5K GLA; no emergency service)						P	P	P	P	P				
Medical – General (5K – 20K GLA; no emergency service)						S	P	S	P	P				
Medical – Large (> 20K GLA; or emergency service)							P		P	P				
Medical - Hospitals						S	P		P	P				
Mortuaries and Funeral Homes						P	P	P	P	P	P			
Office – General (< 20K GLA)						P	P	P	P	P	P	P		

Table 24-4-2: Zoning Districts & Uses

Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Office – Large (20K+ GLA)							P	S	P	P	P			
Pawn Shops							P			P	P			
Personal Service – Limited (< 5K GLA; < 1.0 acre)						P	P	P	P	P	P			
Personal Service – General (5K+ GLA; 1.0+ acre)							P		P	P	P			
Recreation – Indoor Limited (< 5K GLA; < 0.5 acre)						P	P	P	P	P	P			
Recreation – Indoor General (5K - 20K GLA; 0.5 – 1.0 acre)							P	S	P	P	P			
Recreation – Indoor Large (> 20K GLA; > 1.0 acre)							P		S	P	P			
Recreation – Outdoor Limited (no lights; < 0.5 acre)						P	P	P	P	P	P			
Recreation – Outdoor General (no lights; 0.5 – 1.0 acre)							P			P	P			
Recreation – Outdoor Large (lights or > 1.0 acre)							S			S	S	S		
Recreation – RV and Travel Trailer Park							S			S	S			
Recreation – Outdoor Racetrack											S	S		
Retail – limited (< 3K GLA)						P	P	P	P	P	P			
Retail – General (3K – 20K GLA)							P	S	P	S	S			
Retail – Large (20K – 100K GLA)							P		S	S	S			
Retail – Warehouse (> 100K GLA)							S		S	S	S			
Retail – Outdoor Limited (> 25%; > 0.5 acre)							P	S	P	P				
Retail – Outdoor General (25% - 50%; 0.5 – 1.0 acre)							P		S	P				
Retail – Outdoor Large (> 50%; > 1.0 acre)							S			P	P			
Retail – Outdoor Nurseries and Greenhouse							P		P	P	P			
Retail – Outdoor Flea Market or Swap Shop											P	P		
Industrial Uses														
Auto Dismantling, Junk & Salvage Yards												S		
Commercial Services – Limited (up to 9 vehicle fleet)							P			P	P	P		
Commercial Services – General (11 – 20 vehicle fleet)							S			P	P	P		
Commercial Services – Large (21+ vehicle fleet)										S	P	P		
Concrete and Asphalt Batch Plants											P	P		
Crematoriums										P	P	P		
Foundries												S		
Gravel & Mineral Extraction, Batch Plants														S
Grain & Feed Elevators & Supply												S		
Livestock Auctions												S		
Manufacturing – Limited / Artisan (< 5K GLA)						S	P	P	P	P	P	P		
Manufacturing – General (5K – 100K GLA)										P	P	P		

Table 24-4-2: Zoning Districts & Uses

P = Permitted Use S= Use by special review blank = prohibited Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Manufacturing – Large (> 100K GLA)											P	P		
Manufacturing – Food & Beverage Minor (up to 3 acres)							P		P	P	P	P		
Manufacturing – Food & Beverage Major (3+ acres)											S	S		
Manufacturing – Chemical Plant											S	S		
Manufacturing – Rendering, Slaughter & Packaging												S		
Oil & Gas Operations	See Section 24-1102 for standards and procedures applicable in all districts													
Research & Testing Labs							P		P	P	P	P		
Warehousing / Storage – Indoor Limited (< 50K GLA; < 1.0 acre)							P		S	P	P	P		
Warehousing / Storage - Indoor General (50K-200K GLA; 1.0 – 5.0 acre)							P			P	P	P		
Warehousing / Storage – Indoor Large (> 200K GLA; > 5.0 acres)							S			S	P	P		
Warehouse / Storage– Distribution Center										S	P	P		
Warehouse / Storage – Outdoor Limited (< 1.0 acre)							S			S	P	P		
Warehouse / Storage – Outdoor General (1.0 + acre)										S	P	P		
Warehouse / Storage – Bulk Storage of Flammable Liquids and Gases											P	P		
Waste Management – Recycling Collection Small						S	P	S	P	P	P	P		
Waste Management – Recycling Processing & Collection							P			P	P	P		
Waste Management – Refuse & Transfer Station											S	S		
Water & Waste Water Treatment Plants											P	P		
Well Drilling Companies											P	P		
Wireless Communication Facilities	See Section 24-1101 for standards and procedures applicable in all districts													

- b. **Description of Uses.** This section provides descriptions of uses of land and buildings associated with Table 24-4-2 Allowed Uses. It is organized by Categories and Types of uses. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most equivalent described use considering:

- (1) The similarity of the use in terms of scale, impact, and operations to other described uses;
- (2) The typical building format and site design associated with the use based on relevant and established examples; and
- (3) The compatibility of the use with other allowed uses in the zoning district, and the potential for the use to contribute to the intent of the zoning district.

Any uses that may not be interpreted as equivalent to a use in Table 24-4-2 is not anticipated by these regulations and may only be allowed by a text amendment.

1. *Residential Dwelling.*

The Residential Dwelling category is the principal use of land and buildings for dwelling units. A dwelling unit is one or more connected rooms, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease as a single unit on a monthly basis or longer, physically separated from any other room or dwelling units which may be in the same structure and served by no more than one gas meter and one electric meter. The arrangement and extent of dwelling units depends on the zoning district uses and building types:

Dwelling, Single-family. A residential building designed and used as a single detached dwelling unit by one family, other than a mobile home. Typical building types are detached houses, with variants based on lot sizes. The term single-family residence shall include a manufactured home which:

- (1) Is partially or entirely manufactured in a factory;
- (2) Is installed on an engineered permanent foundation; and
- (3) Is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401, et seq., as amended, and all regulations enacted pursuant thereto, including any local modifications as are expressly allowed by federal law, or which has been certified by the State of Colorado as being in compliance with the requirements of the Uniform Building code, as adopted by the State of Colorado and as is enforced and administered by the Colorado Division of Housing.

Dwelling, Two-family. Residential building designed to accommodate 2 primary dwelling units in a building designed and scaled to be compatible with detached houses, and which may commonly be referred to as a duplex or multi-unit house (with two units). Two-family buildings that share a single common wall may be on a single lot, or may be platted as separate lots along the common wall line subject to the building code and platting restrictions. All other two-family dwellings shall be on a single lot. Duplex / multi-unit houses shall have a scale, design, orientation, access, and entrance features that maintains the appearance and form similar to a detached house.

Dwelling, Row House. A multi-unit residential building designed for 3 to 8 dwelling units each sharing a common wall with the abutting units. Each unit has its own private entry presenting an outward appearance on the frontage as distinct units in a single building. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to building code and platting restrictions.

Dwelling, Multi-family. A residential building that contains three or more dwelling units, or group of similar buildings in a complex. Typical building and lot types include multi-unit houses (provided they maintain the scale, design, orientation, access and entrance features similar to a detached house), small apartments, medium apartments, large apartments, apartment complexes, and mixed-use buildings with residential uses.

Dwelling, Mixed-use (apartment over commercial / service). A residential use in a building designed for street level retail, service or employment uses, and where dwelling units are accommodated on upper stories, or otherwise separated from the principal commercial function of the building.

Dwelling, Established Residential (all types). Any residential building and use, legally established at when it originated but where new development of the same use or similar building type is no longer permitted in the zoning district. These uses shall be permitted so that continued use and further investment in the building and use is not discouraged.

Dwelling, Accessory Unit. A dwelling unit that is secondary and accessory to a principal dwelling unit and on the same lot. Accessory dwelling units may be in the same building as the principal dwelling unit (basement or attic apartments) or in a detached accessory structure (garage apartment or “granny flat”).

Mobile / Manufactured Home Park. A parcel of land planned and designed for multiple home sites for the placement of manufactured, mobile or other small homes, and used for the principal dwelling of households for long-term residency. These communities include internal common areas, circulation systems and accessory uses and facilities to support the community. Dwellings may either be located on home sites designated within a larger project or on single lots owned through appropriate condominium procedures or platted under certain conditions.

Boarding House & Single Room Occupancy. A residential building is used to accommodate boarders or roomers as the primary residential dwelling, and whose occupants shall have common access to facilities such as kitchen, bathroom, dining areas, or community areas. Boarding and single-room occupancies houses shall be rented or leased on a monthly basis or longer, and not include hotels, motels and lodges.

Farming. The production of crops such as vegetables, fruit trees or grain; the growing of trees and shrubs for landscape purposes; and the raising of farm animals such as poultry or swine, as limited by the standards for accessory keeping of livestock. Farming shall not include the commercial raising of animals, commercial production of milk, commercial pen feeding (feed lots) or the commercial feeding of garbage or offal to swine or other animals.

Residential Care - Group Home. A residential building operated as a single primary dwelling which provides residency, supervision, and other services for up to 8 persons who are in need of special care due to being developmentally disabled, mentally ill, 60 years of age or older, or due to physical condition, illness, or social or behavioral problems. Group homes require up to 2 residential caregivers, and shall be licensed by, operated by, or owned by a governmental agency or non-profit qualified to provide care and supervision. Group homes shall not include alcoholism or drug treatment centers, work release facilities or other housing facilities serving as an alternative to incarceration and shall not house more than one individual per dwelling who is required to register as a sex offender under the provisions of Section 18-3-412.5, C.R.S

Residential Care – Assisted Living. A residential building or planned community operated as the primary residence for persons who do not have an illness, injury or condition that requires 24-

hour care or supervisions, but who need social, physical, and therapeutic and recreation support for daily living. Support services are accessory to the residential use and character of the buildings and area, and do not require 24-hour staffing, other than security. Typical examples include assisted living, group homes larger than 8 individuals, and retirement communities.

Residential Care - General. A residential or institutional building, or group of buildings, designed to provide a primary or interim residence and health care for persons who require care on a full-time basis. Medical support, rehabilitative services, and counseling is provided by professional, nursing and medical staff on site. Accessory support uses include meals, therapeutic services, transportation and recreation. Typical examples include nursing homes, long-term care facility, continuing care facility, congregate care communities, or hospices.

Residential Care – Institutional. A residential or institutional building operated by a government, non-profit, charitable or religious organization providing temporary housing, food, counseling and other support services to persons at risk, on an interim basis and with transitional, protective, or rehabilitative goals. Security and supervisory services are required on-site. Typical examples include emergency shelters, missions, rehabilitation residence, halfway houses.

2. *Public / Civic*

The Public / Civic use category is the use of land and buildings to serve public or community interest by enhancing the daily cultural, social, or recreation needs for residents and neighborhoods. It can include uses generally available to the public at large, community uses structured by voluntary affiliation, or private uses limited by property ownership or membership. It includes the following types:

Assembly. A civic use designed to serve the community for regular or periodic events, including worship, social, cultural, recreation, and accessory uses associated with organized civic or institutional activities.

Assembly – Limited (up to 499 occupancy). A place of assembly designed and located to serve nearby neighborhoods, typically designed for up to 499 people. Examples include small neighborhood association clubhouse, meeting hall, or small religious facility.

Assembly – General (500 - 1,500 occupancy). A place of assembly designed and located to serve the broad community at large, typically designed for 500 – 1,500 people. Examples include a community/recreation center, small event hall, or large religious facility.

Assembly – Large (1,501+ occupancy, or outside). A place of assembly designed and located to serve as a destination for the city or region, typically designed for more than 1,500 people, or where any facility is designed for outside assembly. Examples include an auditorium, large event hall, major worship hall, convention and conference center, or any assembly use with a small outside amphitheater.

Cemeteries and Columbarium. A public or civic use where land or buildings are used for the burial of the deceased and dedicated for interment purposes, including gravesites or buildings used for the internment of ashes of cremated dead.

Golf Courses & Country Clubs (no lights). A public or civic use and designed and dedicated for playing the game of golf, run by a public agency or a private club operated on a membership basis. This includes accessory facilities and structures related to playing golf, but shall not include any lights, activities, or associated events not compatible with outdoor recreation in a residential setting. (See Recreation – Outdoor for commercial recreation activities).

Libraries, Museums, Public or Quasi-public. A public or civic use which provides resources and exhibits to support education, culture, and information exchange open to the public at large.

Police, Fire Stations, Ambulance Dispatch & Storage. A public use that supports the community at large by through public health and safety, protective or related services. Examples include police and fire stations, dispatch, and related facilities, or similar government and quasi-government buildings and grounds.

Parks, Open Spaces & Common Areas. Any parcel or area of land or water permanently reserved for public and/or private use and enjoyment, which is generally open, undeveloped, and characterized by natural features and landscape enhancements, except for facilities to serve the social, recreational, aesthetic, or environmental function of the space. (See Section 24-302 and 24-504 for standards applicable to all districts.)

School. A public or civic building designed, constructed, or used for education or instruction in any branch of knowledge.

School, adult (business, trade). A public or private school primarily teaching useable skills to adults, including, but not limited to, business, vocational, driving and trade courses.

School, compulsory. A public or private elementary, junior high or high school licensed by the state and which meets state requirements for providing compulsory education.

Schools – University / College. A public or private institution dedicated to post-secondary education.

Transportation – Bus, Taxi, or Transit Station. A public transportation facility designed for the transfer, pick-up and drop-off of passengers traveling by bus, taxi, trolley, or similar low-impact means, including with buildings or associated passenger convenience facilities, distinguished from public stops accommodated in the design of the right-of-way.

Transportation - Freight & Maintenance Yard. An area and/or building where storage, maintenance, or dispatch of vehicles used for public transportation occurs, or any other similar high-intensity activities associated with public transportation.

Transportation – Airport, Heliport, or Helipad. Any area of land or water designed for the landing and take-off of aircraft for business or commercial purposes, including all necessary facilities for passenger and cargo loading, maintenance and fueling facilities and housing of aircraft. This includes any area used by helicopters for landing and take-off, passenger and cargo loading.

Transportation – Public Parking. A parcel of land where the principle use is to park vehicles whether on a fee basis operated by a public or private entity or whether to support an adjacent use or business located on a different lot. Parking may be on a surface lot or in a structure.

Transportation – Towing Service. A parcel of land used for the storage, impoundment, and retrieval of vehicles that have been towed.

Utilities – Limited. Any aboveground structure or facility, excluding buildings, which is owned by a governmental entity or any entity defined as a public utility for any purpose by the state public utilities commission, and used in connection with delivery of utility services to nearby lots and other areas, with maximum heights of towers and accessory structures under those permitted by the zoning district. Examples include accessory utility structures that served customary needs of the uses in the zoning district.

Utilities – General. Any aboveground structure or facility, which is owned by a governmental entity or any entity defined as a public utility for any purpose by the state public utilities commission, and used in connection with delivery of utility services to nearby lots and other areas, with maximum heights of towers and accessory structures above those permitted by the zoning district. Examples include substations or other facilities that support the storage and generation of facilities.

Utilities – Lines over 33KVA, overhead. Any utility that utilizes overhead lines that transmit above 33 kilo volt amperes.

Utilities – Co-generation or Power Plants. A facility which is owned by a governmental entity or any entity defined as a public utility for any purpose by the state public utilities commission, and used for generating of power for distribution to sub-stations or other general accessory distribution facilities.

3. *Commercial.*

The Commercial use category is the use of land and buildings for entities engaged in sale of products or services, the limited production and distribution of products, or other administrative or support services to help businesses. It includes the following types of uses:

Adult business. Any store, establishment, tavern, club or theater having a substantial portion of its stock in trade, books, magazines or other periodicals; video movies, films, slides or photographs; instruments, devices or paraphernalia; or live performances, which are characterized by their emphasis on matters depicting, describing, or related to specified anatomical areas or specified sexual activities. For the purposes of this definition, a business

shall not be considered an adult business if it carries less than 20 percent of its stock in adult materials and it prevents the public from viewing or observing merchandise or products that depict specified anatomical areas or specific sexual activities, as may be displayed by the products or on the packaging.

1. *Specified anatomical areas* means:

- (a) Less than completely and opaquely covered human genitals, pubic region, buttocks and female breast above or below a point which would expose any portion of the areola; and
- (b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

2. *Specified sexual activities* means:

- (a) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast;
- (b) Human genitals in a state of sexual stimulation or arousal;
- (c) Sex acts, actual or simulated, including intercourse, oral copulation or sodomy;
- (d) Masturbation, actual or simulated; or
- (e) Excretory functions as part of or in connection with any of the activities set forth in subsections (2)a through d of this definition.

Animal Care. A commercial use that provides care and medical or non-medical services for domesticated animals, including boarding, training, breeding, showing, treatment, grooming, or sale. Animal care is further refined by the scale and intensity of the operations, as follows (for Non-domesticated animals and livestock, see *Farming, and limits on the accessory keeping of Livestock*):

Animal Care - Limited. A small office or facility providing animal care that involves less than 5,000 square feet of commercial area, all activities occur indoors (except routine daily pet care), and any overnight boarding is limited to that necessary for medical care or observation. Examples include a veterinary office, pet grooming or training, and small animal day cares.

Animal Care – General. A moderate sized office or facility providing animal care that is between 5,000 to 20,000 square feet of commercial space, or that involves animal boarding. Examples include a veterinary clinic, animal shelters, and indoor commercial kennels.

Animal Care – Large. A large office or facility providing animal care that is more than 20,000 square feet of commercial space, or has significant outdoor activity including boarding kennels or play areas where animals may ordinarily be kept and . Examples include domestic animal hospitals, large facilities for pet daycare, and large commercial/outdoor kennels

Animal Care – Stable (>5 boarded animals). A commercial use for the keeping, boarding and/or training of horses, ponies, llamas, mules or other animals which may be used for riding purposes, for compensation and which may include an arena.

Auction House. A business that facilitates the buying and selling of assets, such as works of art, collectibles, household estate items, and other personal property. Auction House excludes selling of livestock.

Automobile – Gas Station. A specific retail use engaged in the sale of fuel to the general public, and may involve limited accessory sales of convenience goods. This use may be combined with accessory vehicle service and repair uses, subject to the service bay limitations stated below. Vehicle – Gas Station uses are further refined by the scale, format and intensity as follows.

Automobile - Gas Station, Limited (up to 8 pumps). A vehicle gas station limited to no more than 8 fueling stations, no more than 2 service islands, no more than 2 accessory vehicle service bays and no more than 1,500 square feet of accessory retail or service areas. Examples include small, neighborhood service stations.

Automobile - Gas Station, General (9-20 pumps). A vehicle gas station limited to between 9 and 20 fueling stations, no more than 5 service islands, no more than 3 accessory vehicle service bays and no more than 5,000 square feet of accessory retail or service areas. Examples include general stores and gas stations.

Automobile - Gas Station, Large (21+ pumps). A vehicle gas station that contains more than 20 fueling stations, more than 5 islands, and up to 4 accessory vehicle service bays and no more than 5,000 square feet of accessory retail or service areas. Examples include a large convenience center and gas station, or truck stops and travel centers.

Automobile – Repair / Service. A specific service use engaged in motor vehicle and mechanical equipment maintenance and repair services, and accessory retail sale of supplies and accessories. Automobile Repair / Service is further refined by scale, format and intensity as follows:

Automobile – Repair / Service – Limited (up to 3 service bays; 0.5 acre max.). An automobile service and repair use limited to no more than 3 vehicle service bays, all vehicles are under 1.5 tons G.V.W, where all work and storage of equipment and supplies occurs indoors, and where on-site or overnight storage of vehicles is limited and requires no special site accommodations other than ordinary parking areas. Sites are limited to no more than 0.5 acres. Examples include a small machine shop, mechanic, lubricant center, tire store, auto glass installation or audio or alarm installation.

Automobile – Repair / Service – General (4-6 service bays; 1.0 acre max). An automobile service and repair use that involves 4 to 6 service bays, all vehicles are under 1.5 tons G.V.W, where all work and storage of equipment and supplies occurs indoors, but where on-site or overnight storage of vehicles may be stored outdoors on the lot. Sites are limited to no more than 1.0 acre. Examples include large mechanic shop, lubricant center, tire store, non-accessory car wash, or an auto body shop.

Automobile – Repair / Service – Large (7+ service bays; 1.0+ acres). An automobile service and repair use that involves 7 or more service bays, all vehicles are under 1.5 tons G.V.W, where all work and storage may occur outdoors and where on-site or overnight

storage of vehicles and outdoor storage is typical. Sites are more than 1.0 acres. Examples include large service center, auto body and frame repair facilities, transmission and engine overhaul yards, or automobile painting facilities.

Automobile – Repair / Service for Heavy Vehicles & Equipment. An automobile service and repair use engaged in the maintenance and repair of motor vehicles, recreational vehicles or boats, commercial vehicles, heavy equipment and other vehicles over 1.5 tons G.V.W., and other similar uses where services typically involve outside storage or work. Examples large vehicle maintenance, large truck or boat wash, and equipment yards.

Automobile – Sales / Rental. A commercial business engaged in the sale, lease, or rental of automobiles. Automobile – Sales / Rental is further refined by scale, format and intensity as follows:

Automobile – Sales / Rental – Limited (< 0.5 acres). An automobile sales / rental facility on less than ½ acre that uses outdoor vehicle storage at a similar scale to a small-site commercial parking area. Examples include an automobile broker that may have little or only temporary on-site storage, or a small car rental office.

Automobile – Sales / Rental – General (0.5 - 1.0 acres). An automobile sales / rental facility on between ½ and 1.0 acre, where outdoor vehicle storage occupies a large portion of the site. Examples include a small car dealership, or a larger rental car facility.

Automobile – Sales / Retail Large (> 1 acre). An automobile sales / rental facility on more than one acre that includes significant amounts of outdoor vehicle storage. Examples include a large car dealership or car or truck rental facility

Child Care Home. A residential dwelling licensed by the Colorado Department of Human Services to provide child care services as a home occupation and an accessory use to the operator's principal residence. The facility may provide care for up to 12 children, and subject to greater restrictions based on Colorado Department of Human Services licensing rules as an accessory use to the operator's principal residence.

Child Care Center. A commercial use that provides care for children outside of the home, or any care for more than 12 children.

Entertainment / Event Establishment. A commercial use that rents facilities and grounds for special events, concerts, social functions, or other large gatherings. This use does not include any events that are accessory to an otherwise permitted civic, institutional, or commercial use.

Food & Beverage. A specific service and retail use engaged in the business of serving prepared food and/or beverages to the public for immediate consumption. Food and beverage uses are further refined by scale, format and intensity based on the following:

Food & Beverage – Bar Limited (Under 3K; under 100 seats). A food & beverage use where a significant portion of the business, in sales and in hours of operation, involves

the sale of alcoholic liquors by the drink for consumption on premises, and food services is secondary or accessory. The limited use requires under 3,000 square feet and under 100 seats to ensure compatibility with other neighborhood-serving or small-scale uses in terms of intensity of activity and hours of operation.

Food & Beverage – Brewery / Winery; Bar General. A food & beverage use where a significant portion of the business, in sales and in hours of operation, involves the sale of alcoholic liquors by the drink for consumption on premises, and may include accessory craft manufacturing of alcoholic beverages. This general use is of a scale and intensity that frequently has accessory live entertainment or events and where the scale and intensity of the use is more compatible with general commercial uses.

Food & Beverage - Restaurant Limited (under 5K; under 100 seats). A small scale restaurant under 5,000 square feet and under 100 seats at full capacity.

Food & Beverage – Restaurant Quick Serve. A food and beverage use where the food is served from a counter ready to eat with no significant table service, and where the customer turnover will be high due to any combination of accessory drive-through services, carry out orders, or quick sit-down services

Food & Beverage - Restaurant General (5K+). A large scale restaurant with over 5,000 square feet of commercial area or over 100 seats.

(for accessory drive-through facilities see Section 24-403.e.)

Lodging. A commercial use providing accommodations for temporary, short-term overnight occupancy on at least a 24-hour basis, and accessory uses associated with typical guest services such as food service, recreation or similar accommodations to support overnight-guests. Lodging is refined to the following scales based on building type, format and intensity of use.

Lodging – Short Term Rental. The rental of a dwelling unit, or portion thereof, for less than one month.

Lodging – Bed & Breakfast (up to 5 rooms). A small residential building used for lodging, meals, and shared living space between the primary occupants and patrons and includes at least 2 but no more than 5 rooms.

Lodging – Hotel / Motel Small (6 to 40 rooms). A small commercial or large residential building providing lodging and includes at least 6 but no more than 40 rooms.

Lodging – Hotel / Motel General (40+ Rooms). A large commercial building providing lodging and includes 41 or more rooms.

Medical Care. A commercial service use providing medical, dental, or physical health or wellness care to the public. This use type is further categorized by the following formats.

Medical Care – Limited (Under 5K). A medical care use offering routine outpatient services, that occupies less than 5,000 square feet of diagnostic or treatment area, includes no surgical or in-patient facilities, and operates in normal business hours. Examples include a small doctor or dentist office, eye-care center, or urgent care center that is accessory to a larger retail or pharmacy use.

Medical Care – General (5K – 20K). A medical care use offering routine outpatient services, that occupies between 5,000 and 20,000 square feet for diagnostic or treatment areas, includes no inpatient facilities, and operates in normal business hours. Examples include a larger doctor or dentist group practice, small clinic or analytical lab, or small outpatient urgent care or surgical center.

Medical Care – Large (>20K). A medical care use offering a full range of services that occupies over 20,000 square feet for diagnostic or treatment areas, and may include emergency care, surgical services or other inpatient treatment. The use may include accessory retail, food service, pharmacy or wellness/fitness uses. Examples include small hospital, remote surgical centers, or large clinic or analytical labs.

Medical Care – Hospitals. A medical care use with a full range of diagnostic, surgical, and emergency services, and occupies a large commercial building or multiple buildings arranged around a campus that serves a greater region. It includes a wide range of accessory office, lab, and retail uses related to patron, patient, and visitor needs. Examples include a large hospital or regional medical center campus.

Mortuaries and Funeral Homes. A building used for human funeral services, which may contain space and facilities for services used in preparation of the dead for burial; the storage of caskets, urns, and other related funeral supplies; and the storage of funeral vehicles. Funeral homes shall not include crematoriums as accessory uses.

Office. A commercial use focused on employment and engaged in the administrative, professional, clerical or management aspect of business or professional services that typically do not have frequent or unscheduled on premise interaction with the public or clients. Office uses are further refined by the scale and format of buildings based on the following:

Office – General (under 20K). An office use in a small commercial building with under 20,000 square feet, typically within one moderate-sized building

Office – Large. (20K+). An office use in a large commercial building or multiple buildings in a complex or campus, with over 20,000 square feet.

Pawn Shops. A commercial use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

Personal Service. A commercial use engaged in the business of providing personal or professional services to the public that may include frequent or unscheduled interaction with clients or customers on-premises. Examples include barbershop or beauty salon, travel agency,

small equipment repair, tailor, bank or personal financial services. Service uses are further refined by scale, intensity and format based on the following:

Personal Service – Limited (under 5K; under 1 acre). A service use under 5,000 square feet, typically in line with other small-scale uses in a multi-tenant commercial building or in mixed-use building on a site of less than 1 acre.

Personal Service – General (5K+; 1+ acre). A service use between of 5,000 square feet, in a small freestanding building or part of a large mixed-use building

Recreation. A commercial service use engaged in the business of providing daily or regularly scheduled activities for entertainment, leisure activities, training and instruction, or exercise, offered to the public through individual, membership, or group arrangements. This use type is further refined by the scale, format and intensity as follows:

Recreation – Indoor, Limited (< 5K; < 1.0 acre). An indoor recreation/entertainment use that involves a building less than 10,000 square feet. Examples include a small bowling alley, fitness club, billiard hall, or dance or yoga studio.

Recreation – Indoor, General (5K – 20K; 0.5 – 1.0 acre). An indoor recreation/entertainment use that involves a building between 10,001 square feet and 40,000. Examples include a large bowling alley, a small sports and recreation center, a small theater, large health club or fitness center, or small shooting range.

Recreation– Indoor Large (> 20K; > 1.0 acre). An indoor recreation/entertainment use that involves a building more than 40,000 square feet. Examples include a large sports and recreation center, skating ring, or theater complex.

Recreation– Outdoor, Limited (no lights; < 0.5 acre). An outdoor recreation use that involves less than 2 acres of active outdoor recreation grounds. Examples include a small pickle ball center, batting cages, or small community center.

Recreation/Entertainment – Outdoor, General (no lights; 0.5 – 1.0 acre). An outdoor recreation use that involves less between 2 and 5 acres of active outdoor recreation grounds. Examples include miniature golf, swimming pool, tennis center, small band shell or amphitheater.

Recreation/Entertainment – Outdoor, Large (lights or > 1.0 acre). An outdoor recreation use that involves more than 5 acres of active outdoor recreation grounds. Examples include waterpark, drive-in theater, shooting range, driving range, sports and athletic complex.

Recreation – RV and Travel Trailer Park. An outdoor recreation use providing overnight accommodations within a large open area for recreational purposes and may involve associated accessory buildings or facilities for parking RVs on a temporary basis for recreation or vacation purposes.

Recreation – Outdoor Racetrack. An outdoor recreation use for racing of any motorized vehicles.

Retail. A commercial use primarily engaged in the sale of products for final use to the general public with frequent interaction of patrons or consumers on premises. Retail uses are further refined by scale, intensity and format based on the following:

Retail – Limited (< 3k). A small-scale retail use contained in a building with under 3,000 square feet of gross leasable area.

Retail – General (3K-20K) A retail use contained in a building with at least 3,000 but less than 20,000 square feet of gross leasable area.

Retail – Large (20K – 100K). A large-scale retail use contained in a building with at least 20,000 but less than 100,000 square feet of gross leasable area.

Retail – Warehouse (100K+). A large-scale retail use contained in a building with at least 100,000 square feet of gross leasable area.

Retail – Outdoor Limited (less than 25%; up to 0.5 acres). A retail use where a small portion of the merchandise is displayed permanently outside, limited to no more than 25% of the merchandise area being outside and limited to sites no more than 0.5 acres. Examples include a garden center, statuary store, or small equipment dealer. This does not include accessory outdoor sales and display areas that may be permitted as an accessory use to an otherwise permitted use or seasonal events that may be permitted through a temporary use permit.

Retail – Outdoor General (less than 50%; up to 1 acre). A retail use where a significant portion of the merchandise is displayed permanently outside, limited to no more than 50% of the merchandise area being outside and limited to sites no more than 1.0 acres. Examples include a lumber yard, large equipment rental or dealer, or small landscape supply store.

Retail – Outdoor Large (over 50% or more than 1 acre). A retail use where a substantial portion of the merchandise is displayed permanently outside, including more than 50% of the merchandise area being outside or sites more than 1.0 acres. Examples include a, equipment sales lot, boat or recreational vehicle sales lot, large machine or farm implement sales yard.

Retail – Outdoor Nurseries and Greenhouses. A retail use engaged in the sale of plants and other living vegetation, and where substantial portions of the merchandise is displayed outside.

Retail – Outdoor Flea Market or Swap Shop. A retail use where a large number of vendors will display merchandise indoors or outdoors on a short term or interim basis.

4. *Industrial.*

The Industrial use category involves the use of land and buildings for businesses engaged in the production, processing, storage or distribution of goods, which may have potential impacts beyond the site due to the types of activities, the physical needs of the site or facility, the types of materials used, or the delivery and access operations. Depending on the scale, intensity, and operations of these uses they may not be compatible with other uses or buildings, and may need special districts, more careful location criteria, and/or increased site design or operational limitations in order to be more generally applicable in the City.

Auto Dismantling, Junk & Salvage Yards. An industrial use for collecting, storing or selling scrap metal or discarded material or for collecting, dismantling, storing, salvaging or demolishing vehicles, machinery or other material and including the sale of such material or parts.

Commercial Services. A business engaged in service to other businesses and industries, or engaged in services to the general public but where industrial uses support the service, or where services dispatched from a central location for storage of vehicles, equipment, or merchandise. Examples include plumbing, exterminators, HVAC repair, janitorial services, commercial laundry services, or other similar uses.

Commercial Services – Limited (< 10 vehicle fleet). A small-scale commercial service use with limited outdoor storage needs and with a vehicle fleet less than 10 vehicles, where surface parking and vehicle storage needs are similar to other general commercial uses.

Commercial Services – General (10 – 20 vehicle fleet). A commercial service use where outdoor storage is necessary or with a vehicle fleet between 10 and 20 vehicles, requiring dedicated areas for storage of vehicles during down times or off hours.

Commercial Services – Large (21+ vehicle fleet). A large-scale commercial service use that may have substantial outdoor storage needs or with vehicle fleet is more than 20 vehicles, requiring large areas for storage of vehicles or equipment.

Concrete and Asphalt Batch Plant. A facility or equipment used in mixing the dry warm aggregate, padding and asphalt for homogeneous mixture at the required temperature, typically in association with a street, large parking area or other large-scale construction project, sometimes on a temporary or interim basis.

Crematoriums. A place for the cremation of human or animal remains.

Foundries. An industrial use for producing castings in molten metal.

Gravel & Mineral Extraction, Batch Plant. The process of extracting metallic or nonmetallic mineral deposits from the earth and crushing, separating or otherwise processing the extracted mineral deposits into a useable form.

Grain & Feed Elevators & Supply. An industrial use that stores grain and similar agriculture and feed products in bulk for storage, processing, or distribution to other locations.

Livestock Auction. A business that facilitates the buying and selling of livestock, including showing, housing, and otherwise caring for livestock to facilitate the purchase.

Manufacturing – Limited / Artisan (under 5K). A small-scale manufacturing use converting prepared materials into finished products. The activities produce little or no byproducts such as smoke, odor, dust, or noise discernable from outside of the building where deliveries and distribution are made by general consumer delivery services requiring no special large truck access, and where products are made available to the general public. Uses occupy buildings or spaces under 5,000 square feet of gross leasable area. Examples include artists' studios, small wood or metal shops, craft manufacturing, small bakery, or other similar small-scale assembly of finished products.

Manufacturing – General (5K – 100K). A manufacturing use converting prepared materials into finished products or parts. The activities produce little or no byproducts such as smoke, odor, dust or noise are discernable from outside of the building, and where distribution and delivery needs occur through light to moderate commercial truck access. Examples include small equipment or commodity assembly, production of consumer products, or similar businesses.

Manufacturing – Large (100K+). A large-scale manufacturing use converting raw or previously prepared materials into other materials or finished products. The activities may produce byproducts such as noise, dust, smoke or odor, but are mitigated to limit impacts beyond the property boundary. Outside storage and activities may be necessary, and distribution and delivery needs involve frequent or large truck access. Examples include large-scale manufacturing or fabrication plants, large equipment assembly, metal fabrication plants, chemical laboratories or other similar high-intensity manufacturing or distribution operations.

Manufacturing - Food and Beverage Minor (up to 3 acres). A manufacturing establishment primarily for packaging, producing or processing foods for human consumption that meets the definition of *food and beverage processing (major)* but which also dedicates a portion of the building footprint's square footage (a minimum of ten percent [10%], up to fifty percent [50%]) to sales of food, beverages and/or other retail for on-premises purchase and/or consumption; and which occupies a site of three (3) acres or less; and which cannot generate offensive odors, emissions, traffic or other off-site impacts or shall otherwise be considered a major food processing facility.

Manufacturing - Food and Beverage Major (3+ acres). A manufacturing establishment packaging, producing or processing foods for human consumption and certain related products and includes, but is not limited to the following: (1) bakery products, sugar, and confectionary products (except facilities that produce goods only for on-site sales and not wider distribution); (2) dairy products processing; (3) fats and oil products (not including rendering plants); (4) fruit and vegetable canning, preserving and related processing; (5) grain mill products and by-products; (6) meat, poultry, and fish canning, curing and byproduct processing (not including

facilities that also slaughter animals); and (7) miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants.

Manufacturing – Chemical Plant. An industrial use primarily engaged in the storage, processing, production, and distribution of chemicals on a large scale, where chemical reactions are used to transform materials for use in other industrial or business applications.

Manufacturing – Rendering, Slaughter & Packaging. An industrial use where waste products and livestock carcasses are converted into industrial fats.

Oil and Gas Operations means exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, recompletion, reworking or abandonment of an oil and gas well, underground injection well or gas storage well; production operations related to any such well including the installation of flowlines and gathering systems; the generation, transportation, storage, treatment or disposal of exploration and production wastes; and any construction, site preparation or reclamation activities associated with such operations. See Section 24-1102 for specific definitions, standards, and procedures related to oil and gas uses.

Research & Testing Labs. A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

Warehouse / Storage. An industrial use engaged in the business of keeping goods and products for interim or long-term periods for personal or business uses, or for the distribution to other businesses and industries, including any logistic services related to this business such as labeling, bulk packaging, inventory control, or light assembly. Warehouse and storage uses are refined further based on the scale, format and intensity as follows:

Warehouse / Storage – Indoor Limited (< 50K; up to 1 acre). A warehouse / storage use where individuals store personal property in units or space leased or rented on a periodic basis and where all storage are accessed from within the principal building. Examples include small indoor self-storage mini-warehouses, or small commercial warehouse.

Warehouse / Storage – Indoor / General (50K – 200K; 1-5 acres). A warehouse / storage use for businesses or larger personal products where all items are stored indoors. Examples include large indoor self-storage mini-warehouse, large commercial warehouses, and long-term garages.

Warehouse / Storage – Large (200K+; 5+ acres). A large-scale warehouse / storage use for long-term storage of products or supplies, and where access and truck traffic is not frequent.

Warehouse / Storage – Distribution Center. A large-scale facility where goods or products are stored on-site temporarily for the purpose of delivery to a retailer or final destination, and where the nature of the operation has frequent daily truck traffic. Such

facilities may include automated systems, office space and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory.

Warehousing / Storage – Outdoor Limited (up to 1 acre). A storage use for the public where individuals store personal property in units leased or rented on a periodic basis and where all storage is inside but individual units may be accessed directly from the outside. Examples include small outdoor self-storage mini warehouses or small equipment storage yard.

Warehouse / Storage – Outdoor General (1+ acre). A storage use for the public or other businesses where large-scale household items or machinery, commercial products, raw materials, or supplies are stored on an outdoor lot. Examples include large outdoor self-storage mini warehouse, boat or RV storage, building supply lots or similar industrial supply storage yards.

Warehouse / Storage – Bulk Storage of Flammable Liquids and Gases. The use of grounds for storing tanks used for gasses or liquefied petroleum, often as a distribution point for further shipment or processing or re-use at other locations.

Waste Management – Recycling Collection Small. A small-scale disposal point for recyclable or reusable materials, where items are dropped in bins that protect them from the elements, eliminate them from view of surrounding areas, and otherwise mitigate any noise or odor. These facilities are solely for temporary drop off and storage, until weekly or daily pick up of the materials, can bring them to a separate location for further procession or disposition.

Waste Management – Recycling Processing & Collection. A large-scale disposal point for recyclable or reusable material, where longer-term storage or processing of materials may occur on site.

Waste Management – Refuse & Transfer Station. A facility for the purposes of separation, aggregation and/or compaction of solid waste prior to delivery to a landfill.

Water & Waste Water Treatment Plant. An industrial use used to treat and process water and wastewater for further distribution or disposal.

Well Drilling Companies. A business that stores, supplies, operates or distributes machinery and equipment used for drilling wells.

Wireless Communication Facilities. A pole, tower, or antenna for the purposes of transmitting and receiving communication signals, other than that accessory to a principal use of the property. Wireless communication facilities include monopoles and towers with attached appurtenances such as microwave dishes and antennae, rooftop, wall- and ground-mounted microwave dishes and antennas. See Section 24-1101 for specific definitions, standards, and procedures applicable in all districts.

24-403 Accessory Uses

In addition to the general use and development standards applicable to all districts, permitted uses may include other accessory uses. This section provides basic performance standards for all accessory uses and some specific standards for particular accessory uses.

- a. **Accessory Uses, Generally.** All principal uses shall include accessory uses subject to the following general standards:
 1. The use and any structure is clearly incidental and subordinate to an allowed use and customarily associated with the allowed use.
 2. The use is on the same lot as the principal use or otherwise clearly associated with an active principal use.
 3. The use is compatible with the general character of the area and comparable in scale and intensity to uses of other property in the vicinity.
 4. No use or structure may be constructed, maintained, or conducted in a way that produces noise, vibration, noxious odor or material, any visible light, glare or other visible impacts that are harmful, damaging or disturbing to the adjacent property.
 5. Any structures or site design elements to support the use can be screened or located to minimize impact on adjacent property or are not significantly different from what is typical for other allowed uses in the district.
 6. There are no unusual traffic patterns or increases in operational activity that impact the use and design of streets and public spaces differently than other allowed uses.
 7. All uses and structures are conducted in a way that is consistent with the intent and objectives of all other design and development standards applicable to the property.
- b. **Accessory Dwelling.** Accessory dwellings are permitted as an accessory use to a principal dwelling as indicated in Table 24-4-2, and subject to the following additional standards:
 1. One accessory dwelling may be permitted per lot only when associated with a detached house or duplex/multi-unit house.
 2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
 3. The accessory dwelling shall not exceed 60 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
 4. All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.
 5. A detached accessory structure shall meet all development and design standards for the building and lot in Chapter 5, Residential Development Standards.
 6. The accessory dwelling shall be compatible with principal building, and whether within the principal building or in a detached structure, be clearly subordinate to

the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling.

- c. **Home Occupation.** Home occupations may be accessory to a primary residential use on the lot and shall meet all of the following standards:

1. The occupation shall be limited to residents of the dwelling and no other employees may be at the site for the purpose of conducting any part of the business operation. If the resident applicant is not the homeowner, the homeowner shall provide authorization with the permit application.
2. Areas dedicated to the use and storage for a home occupation shall not exceed more than 20% of the habitable floor area of the dwelling, except as may be required for state-licensed child care home.
3. All activity shall be conducted with an enclosed living area, accessory building, or the garage, except as required for state-licensed in-home family child care.
4. Any materials or equipment used in the home occupation that is not customary to a residential use shall be stored within an enclosed structure.
5. No alteration of the exterior of the principal residential building or site shall be made which changes the residential character of the building or site, including use of colors, materials, construction, lighting or signs.
6. No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood. In general, this shall be limited to:
 - (a) No more than 1 customer vehicle parked at the property at a time, except for drop off of children for child care or instruction;
 - (b) No more than 10 client visits per week, except for drop off of children for child care or instruction.
 - (c) Delivery of products or materials is limited to that normally associated with residential purposes.
 - (d) All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.
 - (e) Only one vehicle, not to exceed one-ton capacity, and one trailer which cannot exceed 15 feet, may be related to and used in conjunction with the home occupation and shall be parked on-site except for customary agricultural vehicles and equipment at rural homes.
7. No equipment, machinery or operation shall be used in such activities that is perceptible off the premises because of noise, smoke, odor, dust, glare, radiation, electrical interference or vibration.
8. There shall be no retail operations that result in regular or intermittent customer visits to the home, except for the sale of agricultural produce at a rural home, where all merchandise was produced on site.
9. The property shall be in compliance with all other building codes and property maintenance standards.
10. Use of utilities shall be limited to that normally associated with residential purposes.

11. All home occupations shall require a permit issued by the Director according to the following:
 - (a) An application form and materials shall be submitted to the Community Development Department;
 - (b) Notice of a permit application shall be posted and mailed to all abutting or other affected property owners according to Section 24-201.f.
 - (c) The applicant shall submit the application concurrently to the Finance Department for approval of a business license.
 - (d) A permit may be approved by the Director upon a finding that all criteria are met, and the Director may require any additional conditions of limitations to ensure that the criteria continue to be met;
 - (e) A permit shall be valid for three years, but may be renewed for subsequent three-year periods;
 - (f) A permit is valid only for the original applicant, and is not transferable to another person or to another location;
 - (g) The Director may revoke a permit for non-compliance with these criteria, violation of any conditions of the approval, misinformation or misrepresentation in the application, or a change in the nature or extent of the use, or any other circumstance that violates the public health, safety, and welfare.
 12. Any home occupation not meeting these criteria, or otherwise denied a permit by the Director, may only be approved according to Section 24-206, Use By Special Review.
- c. **Livestock.** The limitations in Table 24-4-3: Animal Unit Equivalency Chart shall apply to the keeping of livestock as an accessory use to farming, residential uses, or any other use involving livestock. This chart shall not be used in a cumulative fashion. For example, in the H-A Zone, there is a maximum of 2 animal units permitted per acre. These animal units may be derived from a combination of animals, but in no event shall it exceed the maximum of 2 animal units per acre.

Table 24-4-3: Animal Unit Equivalency Chart			
Animal Species	Max Animals Per Acre (by species)		Animal Unit Equivalent
	H-A zone	Other zone	
Slaughter, feed & dairy cattle, bison, elk, llamas, horses, mules, burros, yaks, alpacas	2	1	1.0
Swine, butcher & breeding - over 55 lbs.	4	4	0.5
Sheep, lamb, goats	4	4	0.5
Turkeys	10	5	0.2
Chickens, broiler & layer; rabbits	20	10	0.1
Total Cumulative Animal Units Allowed Per Acre (combined species)		H-A district	2.0
		Other zones	1.0

- Young stock, less than 50% of adult weight, reduces the above equivalency factor by one-half).
- "Per acre" refers to areas specifically devoted for animal use.)

- d. **Satellite & Communication Equipment.** The following provisions shall apply to the installation of devices and structures used to transmit and receive radio, television or communication signals, except residential satellite dish installations which are three feet or less in diameter, residential single-pole or tower roof or ground-mounted television, or amateur radio antennas:
1. The placement of all equipment shall conform to all standards of the zoning district and overlay district, and shall not be located in any required setback or on any structure unless architecturally screened.
 2. The maximum overall height for a ground-mounted antenna shall be as established for building height in the applicable zoning district. The height of a roof-mounted antenna, combined with the building height, shall not exceed the maximum building height in the applicable zoning district.
 3. The operation of the antenna shall not cause interference with any electrical equipment in the surrounding neighborhood, such as television, radio, telephone or computers unless exempted by federal regulation.
 4. The antenna shall be a single, non-reflective color.
 5. The antenna shall be sited to assure compatibility with surrounding development and not adversely impact the neighborhood, and screened according to Section 24-803.
 6. The antenna and equipment shall be accessory to the principal use of the lot or site.
- e. **Accessory Drive-Through.** Drive-through or drive-up service accessory to an allowed commercial use is permitted subject to the following standards:
1. This section applies to buildings and sites designed for orders to be taken from a customer in a car, where they wait in a queuing area, and then receive products or services delivered to the car from a service window or station. It does not apply to businesses that provide carry-out or to-go products where there is no specific site design or structural facilities dedicated to vehicle service.
 2. Accessory drive-through or drive-up services shall be limited to the following districts:
 - (a) Non-food and beverage service – C-L, MU-L, C-H, MU-H, I-L, and I-M
 - (b) Food & beverage service – C-H, MU-H, I-L, and I-M
 3. The service area shall not substantially expand the traffic or vehicle circulation otherwise necessary for access, parking and circulation to serve the site. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets this criteria.
 4. Vehicle service facilities shall avoid potential pedestrian/vehicle conflicts on the site and along the streetscape.
 - (a) Adequate stacking spaces for automobiles shall be provided on site and outside of setbacks to eliminate any impact on public streets.
 - (b) Stacking areas shall generally accommodate at least 5 vehicles, but may be modified for greater or lesser stacking dependent on the use or the context of the site, provided no stacking shall impede vehicle access or circulation on the site or in the right of way.
 - (c) Circulation, stacking and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building from public streets and from internal streets or parking areas. .

- (b) No access or queuing area shall be provided between the building and the street on any street designed to walkable street standards in Section 24-301 (Pedestrian or Avenue street types), or on “Walkable A” frontage type in Section 24-603. Use of alleys, internal access and the rear of buildings for drive-through services is required to preserve the streetscape design and development patterns of these areas.
 - 5. Service areas and windows shall be located on the most remote wall that is practicable, considering adjacencies to public-streetscapes, residential property, or other sensitive adjacent areas.
 - (a) No service area, speaker, ordering station, or pick-up window shall be located within 100 feet of any residentially zoned property, or otherwise be audible from residentially zoned property or the public right-of-way,
 - (b) Signs, circulation areas, and lighting elements shall not be create any negative impacts on the public right-of-way or adjacent residential property.
 - (c) Additional screening or buffers may be required beyond the standards of Section 24-803 in order to ensure compatibility.
 - 6. The Director may require any other drive-through service area that does not clearly meet these standards and criteria to be reviewed subject to the procedures and criteria for Use by Special Review in Section 24-206.
- f. **Craft Manufacturing.** Production, storage, and distribution of products, or other on-site manufacturing, is allowed accessory to an otherwise allowed commercial use, provided:
 - 1. The manufacturing area is no more than 50% of the building area, and any outdoor storage is limited to all applicable site design and screening standards.
 - 2. The entire site is limited to less than 1 acre.
 - 3. That all manufacturing areas, warehousing, shipping and distribution facilities are clearly subordinate to the principle commercial use, and all manufacturing is to support the principal use.
 - 4. No byproducts such as smell, waste, smoke or noise results from the manufacturing that is distinctly different or of greater intensity than the principle use.
 - 5. Traffic, customer, and shipping patterns and activities from the manufacturing use are not distinctly different from the principle commercial use in terms of intensity and hours of activity.
 - 6. Examples include microbrewery, bakery, furniture shop, art studio, or similar retail uses with limited and subordinate on-site manufacturing.

Otherwise such uses are only permitted as a principle manufacturing use.
- g. **Outdoor Storage, Non-residential.** Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:
 - 1. In the C-L, MU-L, and MU-H districts, the storage area shall be located behind the front building line of the principal building.
 - 2. The storage area shall be fully screened from residential property or public spaces according to the standards and design requirement of Section 24-803 and no materials shall be stacked higher than the screening.

3. The storage area shall be located on the most remote section of the site or building as possible, but no closer than 30 feet to any street or right-of-way and outside of required setbacks in all cases.
4. Outdoor storage areas shall be limited to:
 - a. No more than 300 square feet in the C-L district.
 - b. No more than 500 square feet in the MU-L or MU-H districts.
 - c. No more than 30% of the building footprint in the C-H and I-L districts.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free surface may be used in the I-M and I-H district.
6. Alternatives to these accessory use limits may only be approved by the Director through site plan review procedures in Section 24-207.

h. **Outdoor Display and Service Areas.** Outdoor display and service areas accessory to an allowed commercial use, such as sidewalk seating and dining or sidewalk sales are allowed subject to the following conditions:

1. Outdoor display and service areas shall be located on the same lot as the principal use or along the street frontage immediately abutting the use in the case of street front buildings.
2. Outdoor display areas shall be limited to no more than 20% of the ground floor area of the principal use, and outdoor service areas shall be limited to no more than 50% of the interior service area.
3. Display and service areas shall not be arranged where they interfere with pedestrian or building access or clear vision areas. When located on public, common or private sidewalks accessing the building, at 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall remain clear and unobstructed..
4. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
5. The area shall be screened from view along any property line abutting a residential use or district according to Section 24-803.
6. A site plan shall be provided for any outside display or service area more than 400 square feet, lasting more than seven consecutive days, or more than four separate occurrences per year. A site plan shall show the location, area, and dimensions of the display area, and specifications for all lighting, fencing, screening or temporary or permanent structures.
7. In reviewing the site plan, conditions or performance standards to mitigate noise, visual or operational impacts may be added by the Director to address specific sites or contexts.

i. **Temporary Construction & Sales Offices.** Temporary construction or sales offices that are accessory to a permitted development project shall provide the following:

1. The lot shall be within or adjacent to the construction site, or located so that access from the site does not impact public streets or surrounding uses. A sales office shall be limited to sales for the subject site.
2. Temporary office structures shall be architecturally compatible with surrounding uses and may be permitted on the site until 75% of the project is built out.

3. All structures and materials shall be removed within one month after occupancy of the project.
4. If the sales office is intended as a model home, it shall be completed to meet all Building and Zoning Code requirements.

j. **Temporary Uses.** Uses that may not otherwise be interpreted as being permitted by Table 24-4-2, or accessory uses in Section 24-403, may be permitted through a Temporary Use Permit, provided they are accessory to a principal use of the site or building. Temporary uses on property without a principal use shall be considered under the change of use provisions as a principal use, and are required to meet all applicable standards of the zoning district.

1. *Permit.* An application for a permit shall be submitted by the owner, or an agent of the owner with written permission from the owner at least 10 days prior to the desired issue date.
 - (a) The permit shall have a specified start and end date not more than 90 days per year or be based on a schedule that includes no more than 90 days per year.
 - (b) The applicant shall submit a complete description of the event or activity, including anticipated traffic, hours and peak times of operation, access and circulation plans, the ability to accommodate fire and police access, and any need for special protection or other public safety, health and welfare needs.
 - (c) The applicant shall submit a plan identifying the extent of the grounds, gathering places and circulation routes, any streets or public spaces to be dedicated to the event, the location of all structures, equipment or other accessory facilities, and any utility needs for these structures, equipment or fixtures.
 - (d) The Director may extend the permit one time for up to an additional 30 days. The extension shall only be permitted based on circumstances not foreseeable at the time of the original permit and provided no problems have arisen under the original permit.
2. *Standards.* All activities and any temporary structures shall meet the zoning district setbacks and standards, with the exception of the following:
 - (a) Outdoor vendors may operate according outdoor vendor regulations and standards contained in Title 8, Chapter 5 of the City's Code
 - (b) Parking requirements shall generally be met for the principal use and the temporary use, except that the Director may account for any existing and underutilized parking, the duration of the event, and any transportation management when considering the permit criteria.
 - (c) Garage sales for residential property are not subject to the standards of this section or required to get a permit, provided:
 - (1) It is operated by the owner or resident of the property;
 - (2) It is for goods not acquired specifically for resale; and
 - (3) It is limited to no more than 3 consecutive days, and no more than 2 events per calendar year.
3. *Criteria.* A temporary use permit shall be evaluated based on the following, in addition to all other general procedures and criteria for site plans in Section 24-207:
 - (a) The proposed use is of a scale, intensity and format that is ordinarily occurring in the vicinity considering the size, anticipated traffic, hours of operation and duration of the event.
 - (b) The anticipated traffic and parking can be handled by the existing street network, site access and lot layout, or the applicant has demonstrated sufficient management strategies and procedures to mitigate any potential negative effects on the area.
 - (c) The degree of potential negative impacts on adjacent property, and in particular the likelihood of the event violating the general District Performance Standards in Section 24-405. The applicant may submit mitigation plans for any potential

- impacts, including limiting hours of operation, buffers and screening, transportation management, or other evidence or plans to accommodate concerns and limit impacts on surrounding property owners or residents.
- (d) The use shall comply with all other applicable codes, licenses, or other public health, safety, and welfare requirements.
- (e) The location subject to the temporary use permit shall be restored to its original condition upon the earlier of the expiration of permit or end of operation, except that permanent improvements made to the location may remain with the property owner's written consent.
- (f) The Director may impose any other conditions on a permit necessary to protect the public health, safety, and welfare.
- (g) Any temporary use permit that does not meet these criteria may only be approved through the procedures and criteria for a Use by Special Review, in Section 24-206.

24-404 Specific Use Standards

- a. **Mixed-use Dwelling.** In districts where mixed-use dwellings are allowed uses, the following standards shall apply to a building or structure with two or more different uses, one of which shall be residential:
 - 1. In the commercial zoning districts, at least 50 percent of the ground floor of a mixed-use building shall be in a nonresidential land use. In the R-H Zoning District, no more than 50 percent of the total gross floor area of a structure containing a mixed-use, including basement area, shall be devoted to nonresidential uses.
 - 2. In the R-H zone, only commercial uses permitted in the C-L district are allowed, and they may be further conditioned, limited or prohibited through the Use by Special Review process in Section 24-206. Mixed-use dwellings in commercial and mixed-use zones may include any commercial use permitted within that zoning district.
 - 3. The design and character of all buildings and sites shall be compatible with the predominant character of the surrounding neighborhood. The operating characteristics of a nonresidential land use in a predominantly residential neighborhood shall be compatible with the residential uses. For the purposes of this section, operating characteristics shall include, but not be limited to, hours of operation, lighting, noise and traffic.
- b. **Residential Care.** When residential care is a permitted or use by special review, they shall meet the following conditions to ensure they are integrated into neighborhoods, have a non-institutional nature, and maintain the residential character.
 - 1. *Residential Care – Group Home.*
 - (a) Group homes shall meet all of the residential design standards applicable in the particular district, and any alterations to support the group living shall be done in a discrete way in accordance with the design standards.
 - (b) In the R-L and R-M districts, no group home shall be located less than 750 from another existing group home.

- (c) Group homes shall be supervised at all times, and may include up to 2 resident care givers.
 - (d) Group homes shall be licensed by, operated by, or owned by a governmental agency or non-profit qualified to provide care and supervision.
 - (e) Group homes shall not include alcoholism or drug treatment centers, work release facilities or other housing facilities qualifying as residential care – institutional.
2. *Residential Care – Assisted Living, General, and Institutional:*
- (a) The use shall be located on a collector street or higher, or otherwise located as a transition between the neighborhoods and other non-residential or mixed-use areas.
 - (b) In residential districts, the building(s) and site shall meet all residential design standards so that the use, building and site is compatible with the neighborhood in terms of scale and intensity of activity.
 - (c) Any facilities necessary to serve the residents, guests or support the staff, that are non-residential in nature shall be located on the most discrete portions of the site and building, and otherwise designed and screened to mitigate impacts on adjacent property according to Section 24-803.
- c. **Animal Care.** All animal care facilities shall comply with the following:
- 1. All animal care businesses shall provide proof of compliance with all standards and licenses required by local or state animal care and control laws.
 - 2. Any facility that provides boarding shall provide the following:
 - (a) Adequate shelter from the elements for the animals.
 - (b) Adequate facilities for preventing the escape of animals from the premises.
 - (c) Adequate facilities for keeping the animal environment clean and free of filth.
 - (d) Confinement and treatment of animals shall be in a manner that is humane and appropriate, which enclosures where the animal spends the majority of the day or where there is otherwise not access to an outside animal run, shall meet the requirements of Table 24-4-4: Animal Boarding Standards, which do not include required exercise areas:

Table 24-4-4: Animal Boarding Standards		
Animal Size	Minimum Kennel Area Floor Space*	Height
Extra-small dogs up to 10" high	4.5 s.f	<ul style="list-style-type: none"> ▪ Min. 18 inches ▪ At least 1.5 times height of animal at shoulder. ▪ Max. Required: 48 inches
Small dogs up to 16" high	6.0 s.f.	
Medium dogs up to 22" high	9.0 s.f.	
Large dogs up to 26" high	12.0 s.f.	

Table 24-4-4: Animal Boarding Standards

Animal Size	Minimum Kennel Area Floor Space*	Height
<i>Extra-large dogs up to 30" high</i>	16.0 s.f.	
<i>Giant breeds over 30" high</i>	18.0 s.f.	

* Calculated as:(length of dog in inches + six) (squared) divided by 144 times two equals required floor space in feet

3. Dog runs and exercise areas shall meet the following minimum space requirements:
 - (a) The length of the runs and exercise areas shall be a minimum of three times the length of the dog from the tip of its nose to the base of its tail; the width shall allow the dog to turn around easily; and the height shall be 1½ times the height of the dog at the shoulders, with the maximum height required of 48 inches, the minimum of 18 inches.
 - (b) Indoor/outdoor runs that have the primary enclosure and the exercise area in combination shall for measuring purposes be considered an exercise run and shall be measured from the extreme inside to the extreme outside for length determination.
 - (c) Outdoor or indoor runs used as a combined primary enclosure and exercise area shall be measured from one extreme end to the other extreme end for length. The same criteria will apply to freestanding runs used for exercise areas only.
 - (d) Each dog housed in the specified primary enclosure must be provided the opportunity to exercise for a minimum of 60 minutes over a 24-hour period.
4. Adequate supervision of the animals in the kennel facility must be present to the following standards:
 - (a) There must be a minimum of one human supervisor (at least 16 years of age), present at all times and able to directly view each enclosure or common area where dogs from different owners are commingled.
 - (b) If more than 15 dogs are housed in a common area or enclosure, there must be at least one adult supervisor present for each 15 dogs housed within each enclosure or common area, with a maximum of 60 dogs housed in any enclosure or common area at a single time.
 - (c) Where after-business hours or overnight boarding care is provided, the applicant must provide an animal care and supervision plan if human supervision is not provided during this period. Such plan must address how animal care and emergency needs will be managed in the absence of human supervision.
5. Commercial businesses for which the principal use is either a pet shop or grooming operation, a pet management plan may be submitted in lieu of compliance with the confinement and exercise standards within this section. The plan must demonstrate compliance with local and state animal care and welfare

standards, and include a description of the alternate accommodations related to area, location, duration of enclosure periods, and access to food, water and shelter.

d. **Automobile Gas Stations.** All automobile gas station uses shall comply with the following:

1. No more than one access drive shall be permitted for each street frontage.
2. All light sources, including canopy, perimeter and flood lights and lenses, shall be shielded or fully recessed within the roof canopy so that light is contained on-site.
3. If on-site convenience store or other retail or service component is provided, the design, location and operation of these facilities shall be compatible with the design, location and operation of the gas station.
4. The maximum height of a canopy shall be 20 feet for flat roofs and 24 feet for pitched roofs.. Canopies shall be architecturally compatible with the principal building and all other accessory structures on the site with the same or complementary materials, architectural style and colors. The material used on the underside of the canopy shall not be highly reflective. Setbacks for the canopy shall be measured from the outside edge of the canopy.
5. Adequate stacking space shall be provided on-site without using any portion of the adjacent street or alley for stacking. Stacking shall not occur in required setbacks.
6. Dispensing pumps and adjacent parking, fueling or service areas shall not be located within the property setbacks.
7. If the convenience store, gas station or auto repair use is immediately adjacent to residential zoned property or existing residential uses on at least two sides, the hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. daily.

e. **Automobile Repair / Service.** All automobile repair / service uses shall comply with the following:

1. Areas for overnight vehicular storage shall be enclosed or screened from the view of adjacent properties and the public right-of-way except when located in the Industrial - Medium Intensity (I-M) or Industrial -High Intensity (I-H) zones.
2. Where a automobile repair / service use abuts residential uses or residential zones, a minimum 20-foot side yard setback and a minimum 25-foot rear yard setback shall be provided.
3. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles shall be located outside any structure.
4. Landscaping, screen walls, berms, placement of the use or other site design techniques shall be used to screen cars being serviced or waiting for service and to screen overhead doors from view from the public right-of-way.
5. Auto repair uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any auto repair use shall be compatible with surrounding uses in form, materials, color and scale. The location, size and design of the auto repair use shall be compatible with and have minimal adverse impact on the use of surrounding properties. Overhead doors shall be constructed of non-reflective materials.

- f. **Automobile Repair / Service - Car & Truck Washes.** Uses that include car or truck washes as an accessory or principal use shall comply with the following:
1. Bays shall be located so that they are perpendicular to the public right-of-way or screened from view if on a corner site.
 2. No auto repair shall be conducted within a car or truck wash bay.
 3. All-over spray shall be contained on-site.
 4. Operating characteristics of car and truck washes, such as hours of operation and the use of lighting, shall be conducted in such a manner that is compatible with surrounding land uses.
 5. Other applicable requirements for car and truck washes may be found in the city's storm drainage and water department standards and criteria.
- g. **Bed & Breakfasts.** All bed and breakfast uses shall comply with the following:
1. Cooking facilities, including stoves, hot plates or microwave ovens, shall not be permitted in guest rooms.
 2. Meals or food served in the bed and breakfast shall be prepared in a central kitchen on-site and served solely for bed and breakfast occupants.
 3. Individual rooms in a bed and breakfast shall not be rented more than twice during a 24-hour period.
- h. **Manufacturing – Food & Beverage Minor.** All minor food and beverage manufacturing uses shall comply with the following:
1. Commercial elements of the use shall be visually and physically accessible to the public realm and designed as the most prominent aspect of the site. Commercial elements include the sale of food, beverages or other retail for on-premises purchase or consumption. The use of architecture, sidewalks, landscaping and parking shall be to define and emphasize these commercial components while de-emphasizing the manufacturing and other aspects of the facility.
 2. Loading and storage areas, where otherwise allowed by this Development Code, shall be separated from public entrances and areas associated with the commercial elements of a minor food and beverage processing facility and shall be located at the rear of the facility and screened from rights-of-way and off-site uses, to the extent feasible.
 3. Traffic by heavy trucks or rail shall be separated from public entrances and areas to avoid regular conflicts with the public and commercial aspects of the use.
 4. Environmental impacts, such as odor, heat, glare, noise, vibration and other such emissions or impacts shall be reasonably contained on-site and not discernable at or beyond the property line. The inability to confine such impacts to the site would qualify this use as a major food processing use.
 5. The applicant for a minor food and beverage processing facility shall demonstrate that a portion of the building footprint's square footage, equal to or greater than ten percent and no more than 50 percent, is dedicated to sales of food, beverages or other retail or services for on-premises purchase or consumption.
 6. All other applicable site and building design standards applicable in the particular district or location shall be met.

i. **Waste Management – Recycling Collection Small.** All small recycling collection uses shall comply with the following:

1. The facility shall be installed as an accessory use to an existing multifamily development, commercial or industrial land use.
2. Facilities shall not be located within 100 feet (excluding right-of-way) of any residential zoning district.
3. The facility shall be no larger than 300 square feet and occupy no more than five parking spaces, excluding space that will be periodically needed for removal of materials or exchange of containers, and one parking space for an attendant, which shall be located outside setbacks.
4. All permanent or temporary structures shall be set back at least 10 feet from any public right-of-way, shall be located so that pedestrian or vehicular circulation is not obstructed, and otherwise located in a manner to limit adverse impacts on adjacent property and the public streetscape.
5. The facility shall accept only glass, metals, plastic containers, papers and similar items; or may be a collection point for donation of reusable, non-perishable household items such as books or clothing.
6. No power-driven processing equipment shall be used except for reverse vending machines.
7. Containers shall be constructed and maintained with durable waterproof and rustproof material, covered when the site is not attended, and shall be of a capacity sufficient to accommodate materials collected and collection schedule. All material shall be stored in the unit and shall not be left outside of the unit when unattended. The facility shall be placed on asphalt or concrete and shall not impact any landscaping or landscaped areas.
8. The facility shall be maintained in a clean and sanitary manner, free of litter and any other undesirable materials.
9. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling containers.

j. **Waste Management – Recycling Processing & Collection.** Recycling collection facilities that do not meet the small facility limits, or all recycling processing and collection uses shall be limited to industrial districts and comply with the following:

1. The facility shall not be adjacent to a parcel designated or planned for residential use.
2. Structure setbacks shall be those provided for the zoning district in which the facility is located.
3. All exterior storage of material shall be in sturdy containers that are covered, secured and maintained in good condition. Outdoor storage shall be screened by a six-foot solid fence or wall. No storage, excluding truck trailers, shall be visible above the height of the wall or fence. No outdoor storage shall be permitted in zoning districts that do not permit outdoor storage.

4. The site shall be maintained clean, sanitary and free of litter and any other undesirable materials and shall be cleaned regularly of loose debris. Containers shall be clearly marked to identify the type of material that may be deposited, and the facility shall display a notice stating that no material shall be left outside the recycling containers.
5. Space shall be provided on-site for a minimum of five vehicles to circulate and to deposit recyclable materials and for employee and commercial vehicle parking.
6. All containers provided for after-hours donation of recyclable materials shall be at least 100 feet from any residential use or zoning district and constructed of sturdy rustproof construction with sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials.
7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification, informational and directional signs shall meet the sign standards of the zoning district.
8. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials.
9. The site shall be secured from unauthorized entry and removal of materials when attendants are not present.
10. Hazardous materials, dead animals or yard waste shall not be considered recyclable material, except as otherwise provided in this Development Code.

24-405 District Performance Standards

All principal and accessory uses in non-residential districts shall be operated in a manner that meets the performance standards in Table 24-4-5, Non-residential District Performance Standards.

Table 24-4-5: Non-residential District Performance Standards				
	C-L, MU-L	C-H, MU-H, I-L	I-M	I-H
Limits on hours of operation for businesses	6AM – 10PM	n/a	n/a	n/a
No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building.	☑	☑		
No smoke or particulate matter shall be produced that is a number 1 or darker on the Ringelmann chart	☑	☑	☑	
No vibration or concussion which is perceptible without instruments at the property line	☑	☑	☑	
Dust, fly ash, radiation, gases, heat, glare or other effects shall not be produced which are obviously injurious or damaging to humans or property beyond the property line;	☑	☑	☑	☑
Lighting	See Section 24-603.e			

Reserved Sections 24-406 through 24-500

Section 4. The Greeley Municipal Code shall be amended by adding thereto a new Chapter 5 – Residential Development Standards of Title 24 to read as follows:

Chapter 5. Residential Development Standards

24-501	Intent & Applicability
24-502	Residential Development Standards
24-503	Residential Design Standards
24-504	Neighborhood Features & Common Areas
24-505	Courtyard Pattern
24-506	Residential Micro-Housing District

24-501 Intent & Applicability

- a. **Intent.** The Residential Development Standards have the following intent.
1. Improve the appearance and livability of neighborhoods with good civic design, and reinforce the distinct character of different neighborhoods based on their context.
 2. Design and locate parks, trails and other open spaces as focal points that shape neighborhood character.
 3. Design walkable neighborhood streetscapes, with slow traffic speeds, well-connected sidewalks, and shade and enclosure provided by street trees.
 4. Orient all buildings and lots to the public street or to common open spaces that serve as an extension of the streetscape and public realm.
 5. Promote human-scale buildings and create active social spaces along the streetscape.
 6. Provide housing variety within neighborhoods and among different neighborhoods, and ensure compatible transitions between different building types.
 7. Promote lasting and sustained investment in neighborhoods with quality design.
- b. **Applicability.** The standards in this Chapter provide lot, building development, and design standards, and generally apply to all residential development except:
1. Where stated, some sections may only apply to specific building types, specific districts or specific scales of projects;
 2. The Character Overlay established according to Section 24-1007 may modify standards for a particular area;
 3. Residential development may be further impacted by the standards for Areas of Ecological Significance in Section 24-1004 or Hillside Development Standards in Section 24-1009; or
 4. Any use-specific standards in Chapter 4 may require a more specific or different standard for a particular use.

24-502 Residential Development Standards

- a. **Building Types and Lot Standards.** The development standards for residential districts shall be based on the different building types permitted in each district, as specified in Table 24-5-1, Residential District Building Type & Lot Standards. The design standards in other sections of this article may further specify the design and location of each building type in a specific context.

Table 24-5-1: Residential Building Type & Lot Standards

Zoning Districts						Building / Lot Types	# of Primary Units	Development Standards							
H-A	R-E	R-L	R-M	R-H	R-MH			Lot Standards			Minimum Setbacks ^[5]			Building Height	
								Area	Width ^[1]	Lot Open Space	Front ^[2]	Interior Side	Corner Side ^[1]		Rear
■						Agriculture Acreage	1	40 + ac.	300'+	n/a	35'	25'	25'	50'	30'
	■	■	■	■		Detached House – Estate Lot	1	13K + s.f.	100'+	30%	25'	5'	15'	20'	30'
		■	■	■		Detached House – Standard Lot	1	6K + s.f.	60' – 99'	30%	25'	5'	15'	20'	30'
		■	■	■		Detached House – Medium Lot	1	4.5K + s.f.	45' – 59'	25%	25'	5'	10'	20'	30'
			◇	■		Detached House – Small Lot	1	3K + s.f.	35' – 44'	20%	10'	5'	10'	20'	30'
			◇	◇	■	Detached House – Small Format	1	1.5K + s.f	25' – 34'	15%	10'	3'	8'	10'	40'
			■	■		Multi-unit House – Standard Lot	2-4	6.5K + s.f. 2K s.f. per unit	60' - 99'	25%	25'	5' ^[3]	10'	20'	30'
			■	■		Multi-unit House – Medium Lot	2-3	4.5K + s.f. 2K + per unit	45 – 59'	20%	25'	5' ^[3]	10'	20'	30'
				■		Multi-Unit House – Small Lot	2	3K + s.f.	35' – 44'	15%	10'	5' ^[3]	10'	20'	30'
			■	■		Row House – Standard Lot	3-8	1.5K + s.f. per unit	21' – 30' per unit	12%	10'	5' ^[3, 4]	10'	10'	40'
				■		Row House – Small Lot	3-8	1K + sf. per unit	14' – 20' per unit	10%	10'	5' ^[3, 4]	10'	10'	40'
			◇	■		Apartment – Small Lot	3-12	4.5K – 10K s.f.	40' – 79'	10%	10'	5' ^[4]	10'	10'	40'
				■		Apartment – Medium Lot	13-24	10K – 30K s.f.	80' – 150'	15%	10'	5' ^[4]	5'	10'	50'
				□		Apartment – Large Lot	25+	30K s.f. – 2 ac.	150'+	20%	25'	10' ^[4]	15'	10'	70'
				■		Apartment – Complex. Medium	29 du / ac.	2 ac. – 5 ac.	150' +	25%	25'	10' ^[4]	10'	20'	40'
				□		Apartment – Complex. Large	45 du / ac.	5 + ac.	300' +	30%	25'	20'	20'	25'	60'
□	□	□	□	□	□	Civic		30K + s.f.	100' +	40%	25'	5'	20'	20'	40'
■	■	■	■	■	■	Accessory Buildings		See Residential Accessory Buildings in Section 24-502.c							
			■	■		Accessory Buildings		See 24-403.b. for ADUs							

■ Allowed

◇ Limited to projects that meet the housing diversity requirements of Section 24-502.d.

□ Civic buildings and uses, and Apartments – Large Lot or Large Complexes shall only be located on collector or arterial streets in residential districts.

Zoning Districts: H-A Holding-Agriculture; R-E Residential Estate; R-L Residential Low Density; R-M Residential Medium Density; R-H Residential High Density; R-MH Residential Micro-Housing

[1] Corner lots shall add at least 5' to the required lot width. Otherwise, lot width ranges shall determine the applicable building type standards within a category

[2] Front setbacks shall be modified based on context and the Frontage Design standards in 24-503.b.

[3] Rowhouses and side-by-side Multi-unit Houses (i.e. duplex), may be platted for individual ownership of the unit and lot, with a 0' interior side setback as provided in section 24-502.b.1.(a).

[4] Row Houses, Small Apartments, and Medium Apartments shall have a 10' side setback when abutting lots with a detached house; Large Apartments / Apartment Complexes shall have a 20' side setback when abutting lots with a detached house.

[5] Buildings that require a certificate of occupancy shall be setback at least 250' from an oil/gas facility, and 50' from a well that has been plugged and abandoned. Buildings that do not require a certificate of occupancy shall be setback 150' from a tank battery or oil/gas well (unless plugged and abandoned). See Section 24-1102 Oil & Gas.

b. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 24-5-1: Residential Building Type & Development Standards.

1. *Lot and Building Configurations.*

- (a) Row Houses and side-by-side Multi-unit Houses (i.e. duplexes) may be configured as a single project, provided the lot and building cumulative meet any per lot standards; or as individual lots with a 0-foot interior side setback, provided the building includes a party wall meeting building code standards. Individual ownership of units on a commonly owned lot are subject to the platting requirements in 24-202.
- (b) Side lot easements between abutting lots may be granted in association with a plat to have the effect of “zero lot line” patterns. Easements for exclusive use of the side yard may be granted to the abutting owner to meet the lot open space requirements and design standards in Section 24-503 for the grantee, yet maintain the required setbacks from the platted lot line for each building in Table 24-5-1 for the grantor. Easements shall be private agreements and account for all access and maintenance scenarios for the lots, open space, and buildings.
- (c) The front setbacks for each building may be modified according to the frontage types and Frontage Design Standards in Section 24-503.b.
- (d) Lots may be configured in a Courtyard Pattern as provided in Section 24-505.

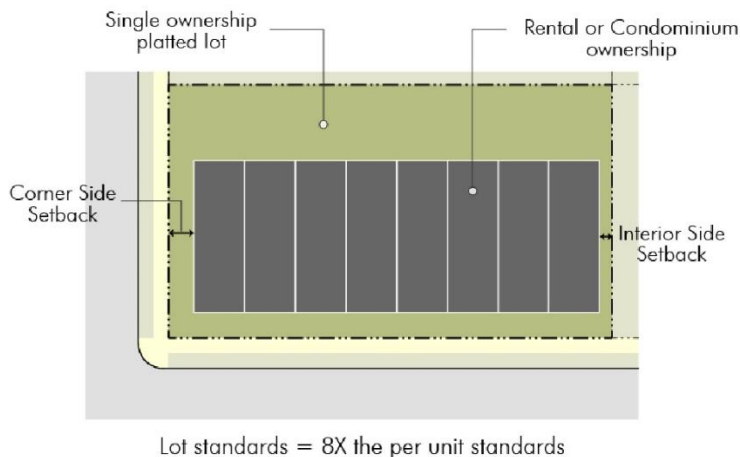


Figure 24-5-3 Row House & Duplex Lot Standards
The building and lot standards for Row Houses or Side-by-side Multi-unit Houses (duplexes) can be applied to allow the same building configuration to be owned as individual lots and units (platted 0' party wall), owned as individual units on a common lot (condominium), or owned as a single project (rental of units), subject to required platting procedures. (24-502.b.1.(a))

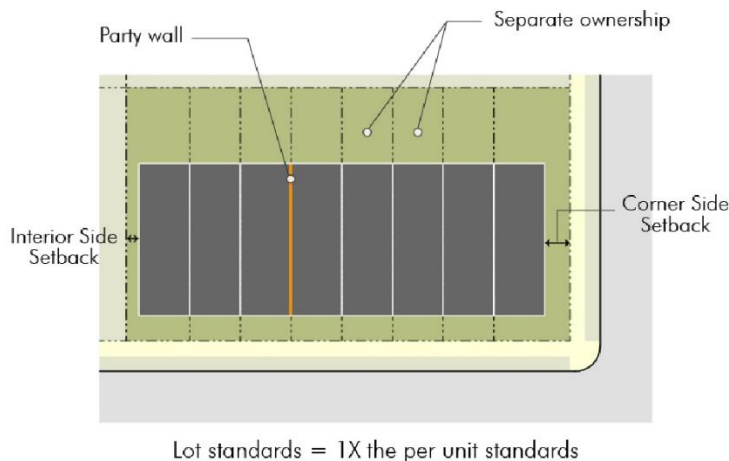




Figure 24-5-4 Side Lot Easements

Side lot easements may be used to provide more contiguous areas to meet the lot open space requirements, and have the effect of a zero lot line configuration. (24-502.b.1.(b))

2. **Setback Encroachments.** The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
 - (a) Primary entrance features may encroach beyond the required front building line, as specified in Section 24-503.b.
 - (b) Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 3 feet from any lot line. This exception shall be limited to no more than 20% of the total area of a building elevation.
 - (c) Unenclosed decks or patios at or below the first floor elevation may extend into the rear or side setback but no closer than 5 feet to any lot line. Where a roof is provided, it shall only be single story and shall remain unenclosed with at least 65% open and unobstructed on 3 sides.
 - (d) Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located in easements or rights-of-way, subject to the design standards of those specific authorizations.
 - (e) Any other accessory use or structure within the setback, not specified in Section 24-502.c, shall have a setback of at least 1/3 its height from the property line.
3. **Height Exceptions.** The following are exceptions to the height limits in Table 24-5-1:
 - (a) Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

- (b) Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are cumulatively less than 20% of the building footprint may extend up to 50% above the actual building height.
- (c) Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes, provided they are screened according to the standards of this code.

- c. **Accessory Buildings - Residential.** Accessory buildings shall be permitted in association with, and on the same lot as, a principal building or use, subject to the standards in Table 24-5-2, Residential Accessory Structures, and to the following additional limitations.

Table 24-5-2: Residential Accessory Structures				
Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	<ul style="list-style-type: none"> ▪ 1 / lot; ▪ + 1 / each 10k s.f.; ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 120 s.f. max 	<ul style="list-style-type: none"> ▪ 12' max 	<ul style="list-style-type: none"> ▪ 0' side or rear; ▪ 5' if on a concrete slab or similar foundation; and ▪ Behind the rear building line of the principle structure
Secondary Building (detached accessory building)	<ul style="list-style-type: none"> ▪ 1 / lot ▪ 2 / lot, over 1 ac.; ▪ 1 / principal building (apartments) 	<ul style="list-style-type: none"> ▪ 50% of principal building footprint, up to 1,200 s.f. max. 	<ul style="list-style-type: none"> ▪ 25' max, but no higher than principal structure. 	<ul style="list-style-type: none"> ▪ 5' from side and rear; ▪ 20' from street side; and ▪ At least 12' behind the front building line of the principal structure
Any building over 12' high or more than 250 square feet shall meet the design standards in Section 24-502.c.2.				
Out-building (large storage building, barns, etc.)	<ul style="list-style-type: none"> ▪ 1 / lot over 1 ac. ▪ + 1 / each 3 ac. ▪ Maximum of 4 	<ul style="list-style-type: none"> ▪ 2,000 s.f. max ▪ 5,000 s.f. max in H-A 	<ul style="list-style-type: none"> ▪ 25' max ▪ 60' max in HA 	<ul style="list-style-type: none"> ▪ 10' from side and rear; ▪ 30' from any street side; and ▪ Behind the rear building line of the principal structure
Applies to detached houses and civic / institutional uses only				

1. **Generally.**
 - (a) All accessory buildings shall be at least 6 feet from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
 - (b) Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.
 - (c) Minor accessory structures 120 square feet or less, and not on a foundation or slab do not have a required side or rear setback, but should be movable and are otherwise placed "at risk" by the owner with regard to any easements, fence, or screening requirements.
2. **Secondary Building Standards.** In any residential district, secondary buildings over 250 square feet shall or over 12 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
 - (a) The wall height shall be no more than 9 feet above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
 - (b) The roof peak or other top of structure shall not exceed 22 feet above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 feet for shed roofs or pitched roofs below a 6:12 pitch.
 - (c) The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof forms.

- (d) Secondary buildings with vehicle access directly from an alley or shared easement may be built on the lot line at the alley or shared easement.

- d. **Housing Diversity.** Individual projects shall meet the following housing diversity guidelines based on the scale and context of the project. Diversity shall be based on the categories and building types indicated in Table 24-5-3, and be applied according to Table 24-5-4. The guidelines shall be met by one or a combination of the following:
1. Use a mix of housing types permitted in the zoning district, or propose more than one zoning districts within the project.
 2. The Director may waive this requirement where there is an existing mix of housing within ¼ mile of the project that provides a comparable mix of housing considering the size, price points, and types of housing.
 3. The Director may approve alternative compliance if the applicant submits evidence that achieving the mix unreasonable based on industry data and conditions beyond the applicant's marketing information.

Table 24-5-3: Housing Categories & Building Types

Category I: Detached Houses	Category II: Missing Middle Housing	Category III: Multi-family and Mixed Use
<ul style="list-style-type: none"> ▪ Detached House - Estate Lot ▪ Detached House - Standard Lot ▪ Detached House - Medium Lot 	<ul style="list-style-type: none"> ▪ Detached House – Small Lot ▪ Detached House – Compact / Small Format ▪ Multi-Unit House – Standards Lot ▪ Multi-unit house – Medium Lot ▪ Row house – Small Lot ▪ Row house – Large Lot ▪ Apartment - Small 	<ul style="list-style-type: none"> ▪ Apartment – Medium ▪ Apartment – Large ▪ Apartment – Complex (medium / large) ▪ Apartment – Mixed-use Building

Table 24-5-4: Housing Diversity

Project Scale	Required Mix
< 50 Units	no requirement
50 - 150 Units	<ul style="list-style-type: none"> ▪ At least 2 building types ▪ No more than 70% of one type
151 - 300 Units	<ul style="list-style-type: none"> ▪ At least 3 building types ▪ No more than 50% of one type ▪ At least 20% Category II
301+ Units	<ul style="list-style-type: none"> ▪ At least 4 building types ▪ No more than 50% of one type ▪ At least 30% from Category II

- e. **Fences & Walls.** Fences and walls in residential districts shall be limited to the sizes and locations in Table 24-5-5, Residential Fences & Walls, and the following additional standards.

Table 24-5-5 Residential Fences & Walls

Location	
Front <i>In the front setback or any location in front of Front Building Line.</i>	<ul style="list-style-type: none"> ▪ 3.5' high ▪ 3.5' – 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). ▪ Up to 8' for ornamental features at pedestrian entries.
Side and Rear <i>In the side, street side, or rear yard and behind the Front Building Line.</i>	<ul style="list-style-type: none"> ▪ 6' high ▪ A fence or wall outside of required setbacks (i.e. in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences <i>Any fence within 30' of a Collector or Arterial street right-of-way as part of Perimeter Landscape in Section 24-803.</i>	<p>Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards:</p> <ul style="list-style-type: none"> ▪ All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of Section 24-802. ▪ Expanses of over 100' shall be broken up by either: <ul style="list-style-type: none"> ○ Offsets of +/- 3' on 1/3 of length for every 150' span; or ○ Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e. wrought iron); or ○ Architectural pillars or posts (i.e. stone, or masonry) at least every 50'. ▪ Alternatives may be approved by the Director in association with the perimeter landscape plans for in Section 24-803, Streetscapes in 24-301, and Neighborhood Features & Common Areas (Trails) in 24-504.
All Locations	<p>All fences or walls along rights-of-way or easements shall be set back at least:</p> <ul style="list-style-type: none"> ▪ 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations. ▪ 2' from any sidewalk. ▪ 3' from the edge of any alley or similar vehicle access surface ▪ Fences or walls may only be located in the right-of-way or public easement by a revocable right-of-way permit from the Public Works Department

1. **General Fence & Wall Design Standards.**

- (a) All fences or walls located along common lot lines shall be located so the fence is on the property line, or at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
- (b) The finished side shall face adjacent property or any public right-of-way, public space, or common areas.
- (c) Any fence or wall in the floodplain shall also require a floodplain development permit.
- (d) All fence or walls shall be located and designed to comply with sight distance requirements of 24-301.d.2. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
- (d) Temporary fences for construction may be up to 6 feet tall or as otherwise specified in construction permits
- (e) All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, the following require a building permit when allowed by this code:
 - (1) Any fence or wall over 6 feet.
 - (2) Any retaining walls over 4 feet.

- (3) Walls in the setbacks over 6 feet shall only be permitted by alternative compliance in Section 24-208.
2. **Materials.** Fences and walls shall be consistent in character, materials and appearance with the architecture of the principal building(s) on the same lot. Fences and walls shall be constructed out of any of the following materials:
 - (a) Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
 - (b) Wrought iron or aluminum simulating wrought iron;
 - (c) Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
 - (d) Chain link or vinyl clad chain link, in the side or rear yard only and limited to 4 feet high, or up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over 8 feet remain free of opaque screens.

24-503 Residential Design Standards

- a. **Applicability.** The Design Standards shall apply to the R-L, R-M, and R-H zoning districts, and to any residential building type permitted in non-residential zoning districts. The standards shall specifically apply to the following circumstances:

Table 24-5-6: Applicability	
Activity	Applicability of Standards
Site or Landscape work on less than 50% of the lot	Standards only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance.
Site or Landscape work on 50% or more of the lot.	All site and landscape for the entire lot shall be brought into compliance with the standards.
Rehabilitation, remodeling or additions to buildings that add more than 200 square feet to the building footprint or mass, but less than 50%.	Standards only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is greater than 75% of the assessed value.
New primary structure; or Rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass.	All standards for the entire building and lot shall be met.
Ordinary Maintenance	The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

- b. **Frontage Design.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape, including building placement, lot access, garage extent and location, and entry features. Frontage Types designed according to the standards and design objectives of this subsection may be used to modify the front setback established in Table 24-5-1.
 1. **Design Objectives.** Frontage types shall be applied to meet the following design objectives:
 - (a) Enhance the image of neighborhoods by coordinating streetscape investment with private lot and building investment.

- (b) Design frontages to the particular context of the neighborhood, block and street.
 - (c) Coordinate development across several lots, considering the cumulative impacts on streetscapes from the frontage design of each lot.
 - (d) Orient all buildings and lot frontages to the streetscape, while still promoting effective transitions from public spaces to private spaces on the lot.
 - (e) Limit the impact on the neighborhood streetscape from frontages designed for car access, particularly on narrower lots or walkable streets and neighborhoods.
 - (f) Provide outdoor livable spaces that activate the streetscape.
 - (g) Use front entry features to reinforce neighborhood character, promote unique design with subtle variations to building patterns, and create consistent, human-scale connections to the streetscape.
2. **Frontage Design Standards.** Frontage types shall be designed according to the standards in Table 24-5-7, Residential Frontage Types & Design Standards. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives. Where multiple frontage types are permitted, the frontages should be similar for all lots on the same block face or gradually transition to different building placement and frontage types on adjacent lots. In general, the front building line of adjacent buildings shall not differ by more than 5 feet.

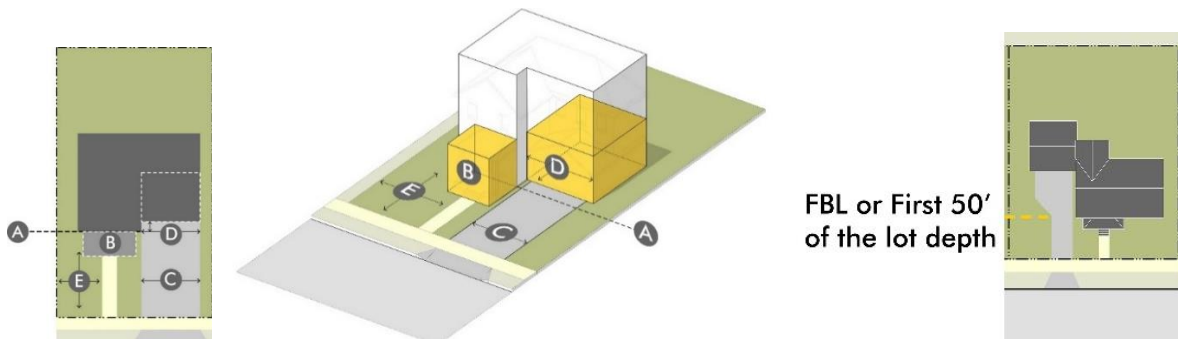
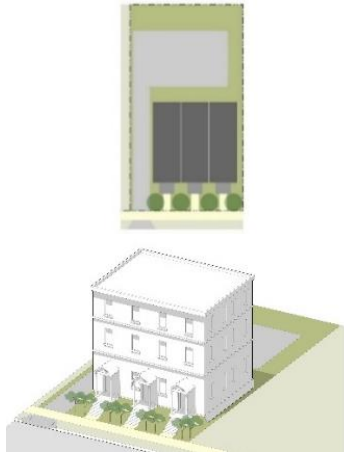
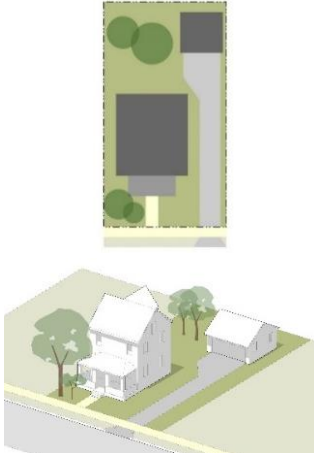
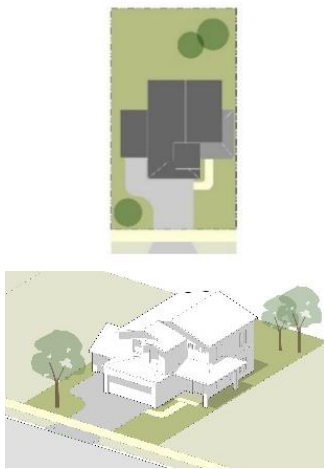


Figure 24-5-5 Frontage Design Standards

This diagram illustrates the key elements of frontage design in table 24-5-7: (A) front building line; (B) front entry features; (C) driveway widths; (D) garage extent and location, and (E) landscape areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block.

Table 24-5-7: Residential Frontage Types & Design Standards

Frontage Element		Terrace Frontage	Neighborhood Frontage	Suburban Frontage
				
Application	R-L	<input type="checkbox"/> Required frontage type for R-L in the Legacy Urban & Downtown Neighborhood areas		<input checked="" type="checkbox"/>
	R-M	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	R-H	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Front Building Line		10' – 25'	25' – 60'	25' +
Front Entry Feature		Required, See Section 24-503.b.5	Required, See Section 24-503.b.5	Required, See Section 24-503.b.5
Driveway Width		15% of lot width, up to 20' maximum	20% of lot width, up to 20' maximum	50% of lot width, up to 27' maximum
Garage Limitations		<ul style="list-style-type: none"> 20% of facade – must be at or behind FBL; Up to 35% if stepped back 12'+ from FBL 	<ul style="list-style-type: none"> 35% of facade – must be at or behind FBL; Up to 45% if stepped back 12'+ from FBL 	<ul style="list-style-type: none"> 65% of facade –no more than 12' in front of FBL
Landscape ^[1]		<ul style="list-style-type: none"> 60% minimum landscape; and 40% maximum hardscape. 	<ul style="list-style-type: none"> 70% minimum landscape; and 30% maximum hardscape. 	<ul style="list-style-type: none"> 50% minimum landscape; and 50% maximum hardscape

■ Required, default standard

□ Optional, alternative standard to be applied based on context

^[1] Landscape refers to allocation of space between front lot line and front building line. See Section 24-802 Landscape Design for planting requirements, standards, and specifications.

3. **Driveway Limits.** Driveway limits maintain active spaces along the frontage, preserve areas of streetscape landscape, and reduce curb cut width protecting sidewalks and curbside parking. The following standards apply to the driveway limits in Table 24-5-7:
- (a) Driveway width limits apply to the first 50' of the lot depth, or up to the Front Building Line, whichever is less.
 - (b) Any garage meeting the design standards in this Section may have a driveway expanded to the width of the entry, provided:
 - (1) The expansion extends no further than 20' from the garage entry;
 - (2) The expansion cannot be closer than 10' to the front property line; and
 - (3) The width of the driveway within the right of way and first 10' shall be reduced to no wider than 20' wide.
 - (c) In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
 - (d) All parking shall be outside of the frontage area, except detached houses or multi-unit houses may have one of the required parking spaces per unit in the driveway, provided it is at least 7 feet by 18 feet, entirely outside of the right of way, and does not interfere with any pedestrian area.

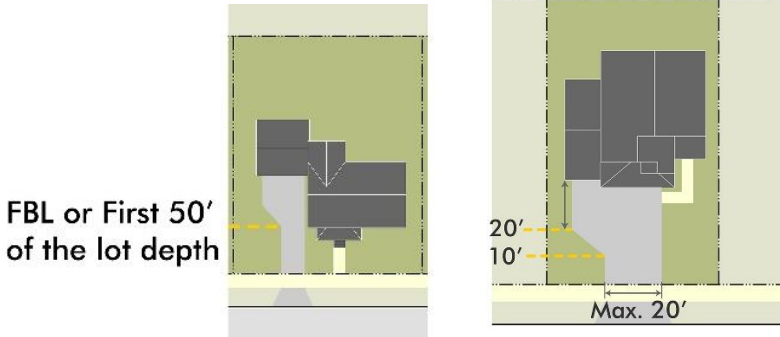


Figure 24-5-6 Application of Driveway Limits

Driveway limits shall apply to the first 50' or up to the Front Building line, whichever is less, except any front-loaded garage meeting these standards may have a driveway expanded to the width of the entry 20 feet in front of the entry. (24-503.b.3.(a) and (b)).

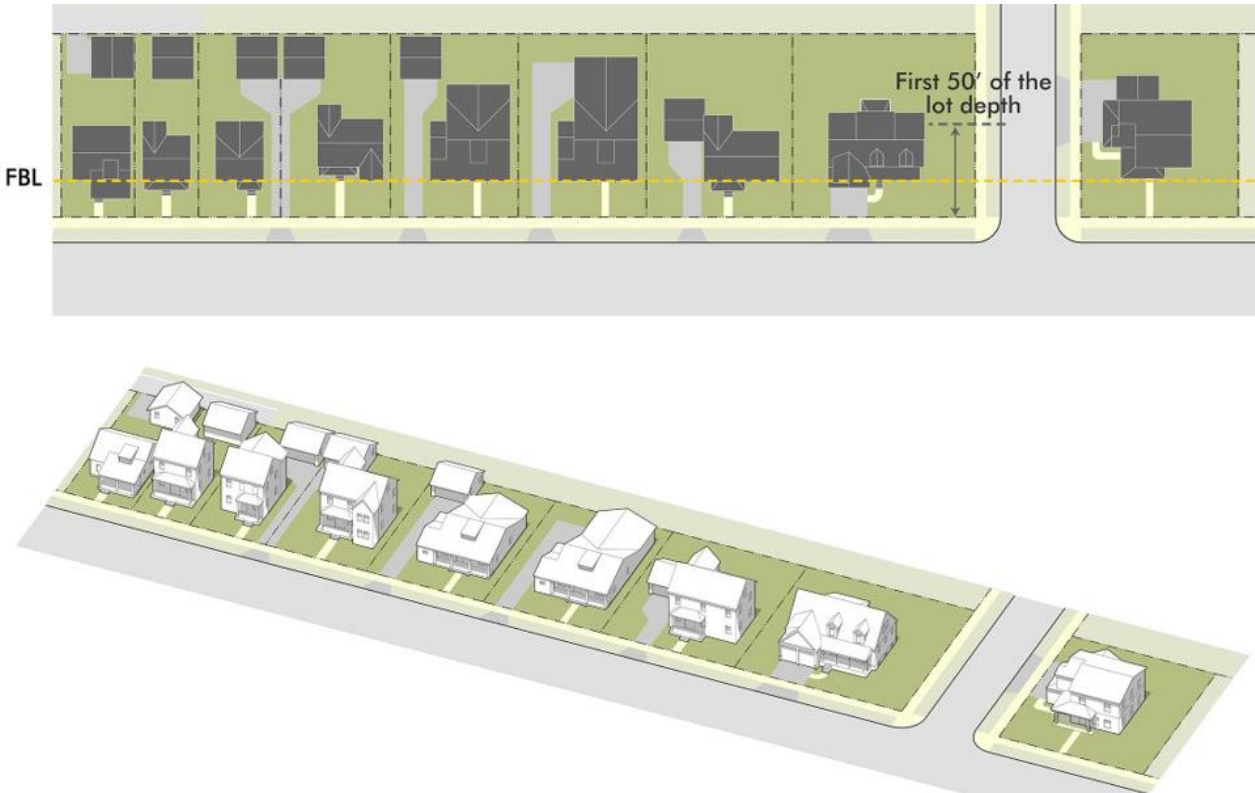


Figure 24-5-7 Driveway & Garage Options

Frontage type standards are based on lot widths to recognize both the proportionate and cumulative effect that frontage design elements have on the streetscape, and narrower or compact lots may be more limited. In these situations, options that reduce the car-orientation yet accommodate the convenience of access of vehicles should be used. Options include narrower entries, side entries, shared drives, common lanes, or internal block alleys. (24-503.b.3.(c).

4. **Garage Design:** Garage design reduces the extent; massing, and proximity and of front-loaded garages relative to the streetscape, and promote more human-scale building elements and active living areas along the frontage. The following standards apply to the garage limits in Table 24-5-7:
 - (a) Garage limits apply to front-loaded garages. Alternatives such as detached garages, side or rear-loaded garages, or attached garages that are accessed from the front but located on the rear of buildings are not subject to the limits.
 - (b) Garage limits shall be measured by the exterior walls of the floor plan or other clearly distinguished massing element on the front facade;
 - (c) Any front-loaded garage that is more than 35% of the elevation or that projects in front of the main mass of the house shall include at least 2 of the following features to reduce the scale and prominence of the garage:
 - (1) A front entry feature associated with the non-garage mass of the building that projects in front of or is no more than 4 feet behind the garage entry, and is at least 10 feet wide.
 - (2) The wall plane with a garage door is limited to no more than 200 square feet, and distinguished from other wall planes by the following:
 - i. At least one bay stepped back at least 2 feet; and/or
 - ii. Ornamental features such as canopies, eyebrows, or cantilevers distinguish the wall plane of any upper level gables or living space.

- (3) Garage doors and any other related wall planes have at least 15% windows, and other ornamental trim or accents are included on the doors and pillars related to the garage entry.

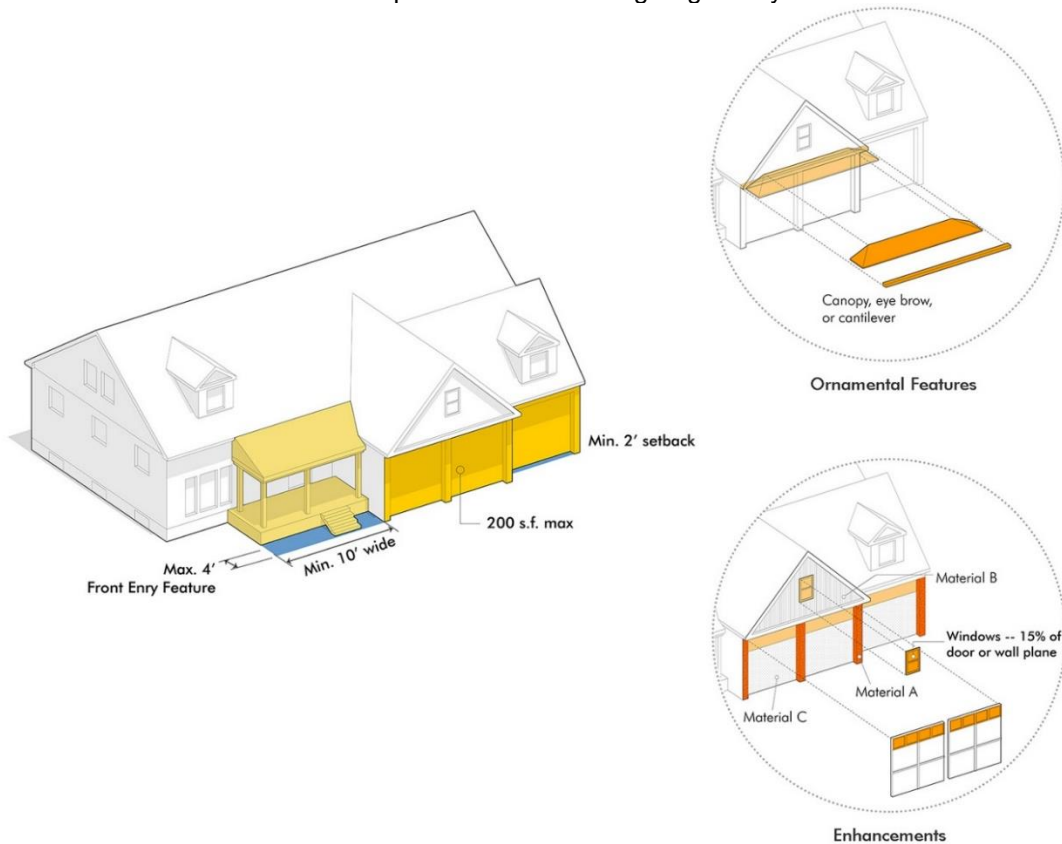


Figure 24-5-8 Front Loaded Garage Design

Where front-loaded garages project in front of the main mass or occupy a larger percentage of the elevation, design strategies can be used to reduce the scale and coordinate the garage entries with other livable spaces of the building. (24-503.b.4.)

5. **Front Entry Features.** The entry feature standards and design techniques in Table 24-5-8 shall be used where entry features are required by Frontage Types in Table 24-5-7, and are otherwise recommended to achieve the design objectives of this Section and to meet the standards of Table 24-5-9, Building Design Standards.

Table 24-5-8: Front Entry Features			
Design Element	Width	Depth	Details & Ornamentation
Porch	12' minimum	8' - 12'	<ul style="list-style-type: none">Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter.If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.
	Suburban Frontage may reduce porch to 48 s.f.; at least 4' in all directions.		
Stoop	6' – 12'	6' – 8'	<ul style="list-style-type: none">Decorative railing or walls along steps and side of stoop.Ornamental features accent the front entrance such as canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features.May be associated with a single-story enclosed front entry portico, projecting from the building.

Entry Court	12' +, but never more than 50% of facade	10' – 24'	<ul style="list-style-type: none"> ▪ Recessed entry within the building footprint. ▪ Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening. ▪ Ornamental pillars, posts or landscape accent the pedestrian entrance and create a gateway into the entry court.
General Design	<ul style="list-style-type: none"> ▪ All entry features shall have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk or street. For Suburban Frontage, this can connect via the driveway. ▪ All entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. ▪ Entry features shall be single-story, so that any roof structure and any ornamentation occur between 8' and 14' above the floor-level of the entry feature. ▪ Entry features meeting these standards may encroach up to 10 feet in front of the front building line, but never closer than 5 feet to a public or common property line, provided they are unenclosed with at least 65% open and unobstructed on all sides that project into the setback. ▪ Any building with more than 150 feet of front facade, or any side greater than 200 feet and permitted within 20 feet of the street, shall have 1 entry feature for every 100 linear feet of building frontage on the street. 		

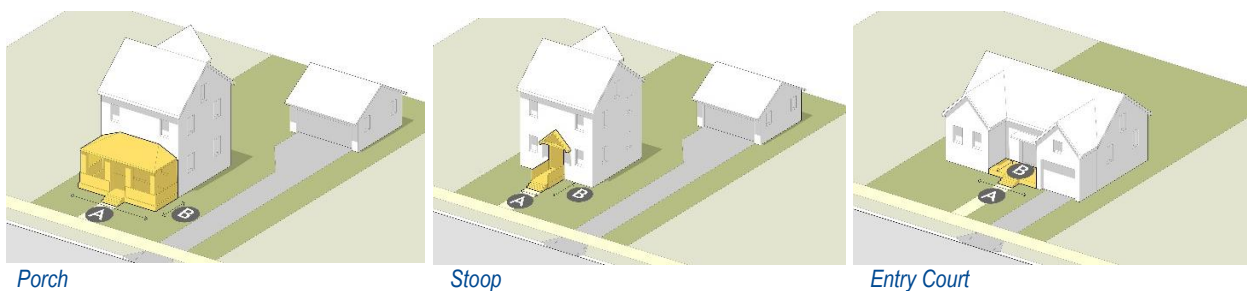


Figure 24-5-9 Front Entry Features - Types

The porch, stoop and entry court are three distinct types of entry features that create active, social spaces and human-scale details on the residential frontages. Spaces with a minimum width (A) and depth (B) specified in Table 24-5-8 provide usable social spaces, activate the streetscape and frontage, and contribute to the massing and modulation required by the building design standards.

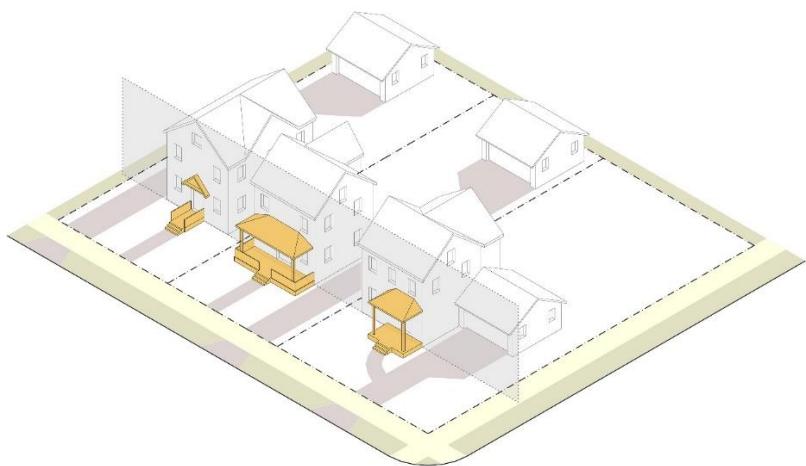


Figure 24-5-10 Primary Entry Feature - Encroachments

Front entry features meeting the standards of this section create social spaces that help activate streetscapes, and create a variety of human-scale details along blocks. These features may encroach into the front setback to improve the frontages along blocks. (24-503.b.5 / Table 24-5-8)

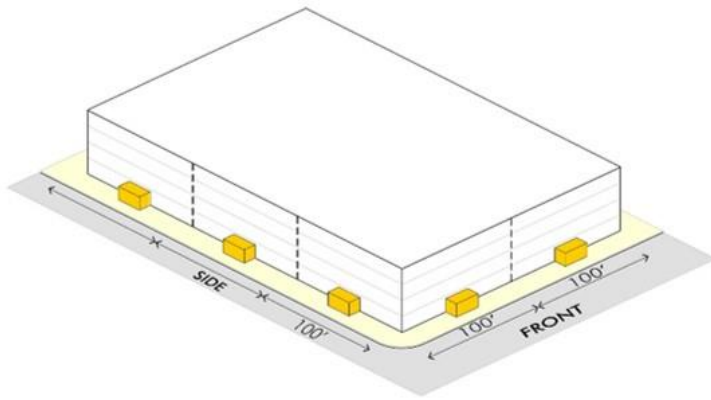


Figure 24-5-11 Primary Entry Feature - Large Buildings

Front entry features should be more frequently located on larger buildings with wall planes in close proximity to the street. This breaks up the building massing and activates the streetscape. (24-503.b.5 / Table 24-5-8)

5. **Alternative Compliance.** Alternative compliance to the frontage design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
 - (b) An alternative design allows the building, garage, and access to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - (c) The alternative preserves the streetscape landscape area and the curb areas available for on-street parking to the greatest extent practical.
 - (d) For detached houses or multi-unit houses alternatives to the driveway widths and setbacks may be approved for a required, accessory or guest parking space provided:
 - (1) No other reasonable alternative exists;
 - (2) It is limited to no more than 140 square feet of additional paved or all weather surfaces;
 - (3) The expanded paving is at least 10 feet from the front lot line if 45 degrees to perpendicular to the front, or at least 25 feet if 45 degrees to parallel to the front;
 - (4) All drainage and potential impacts on adjacent property are addressed; and
 - (5) The Director may require other design or landscape mitigation to ensure the parking and access is as discrete as possible,
 - (e) In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

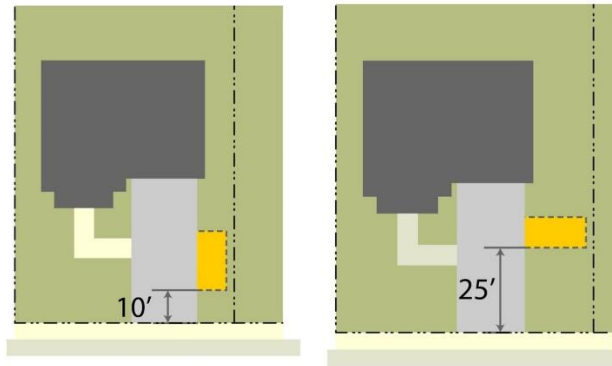
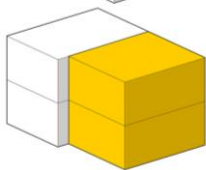
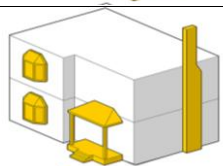
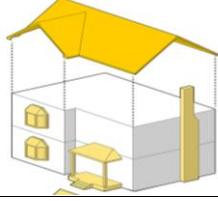
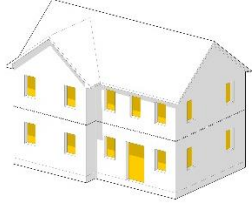
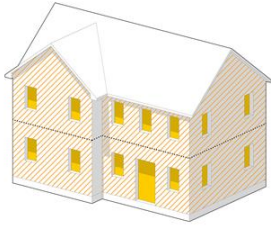


Figure 24-5-12 Accessory Parking Pad
To meet parking requirements, accessory parking pads may be approved by alternative compliance provided they minimize impacts on the streetscape and adjacent property. (24-503.b.5.(c))

- c. **Building Design.** Building design refines the scale and form of buildings beyond basic height, setback and lot coverage standards.
1. **Design Objectives.** The following design objectives shall be used in applying the building design standards in this Section.
 - a. Relate buildings to public realm and streetscape in a consistent manner and create a compatible massing along the block.
 - b. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
 - c. Use combinations of height, width, depth, and roof forms break down the building volume into smaller-scale masses
 - d. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions of adjacent development.
 - e. Use materials and human-scale architectural features to create depth, texture, variation and visual interest to walls, particularly on larger facades, along streetscapes, and near active open spaces or adjacent lots.
 - f. Encourage unique architectural expression, and promote the use of key details and design characteristics inherent in the chosen style for the building.
 - g. Promote enduring investments with the application of durable, quality materials.
 2. **Building Design Standards.** Table 24-5-9, Building Design Standards provides standards for massing and facade design. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives.

Table 24-5-9: Building Design Standards			
Design Detail	Building Type	Detached House (all), and Multi-Unit House	Row House, Apartment (all)
Wall Plane Limits. Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.		800 s.f. or 50 linear feet	1,200 s.f. or 70 linear feet
Blank Wall Limits. Maximum wall plane without modulation on at least 20% of the wall plane.		500 s.f. or 30 linear feet	800 square feet or 45 linear feet

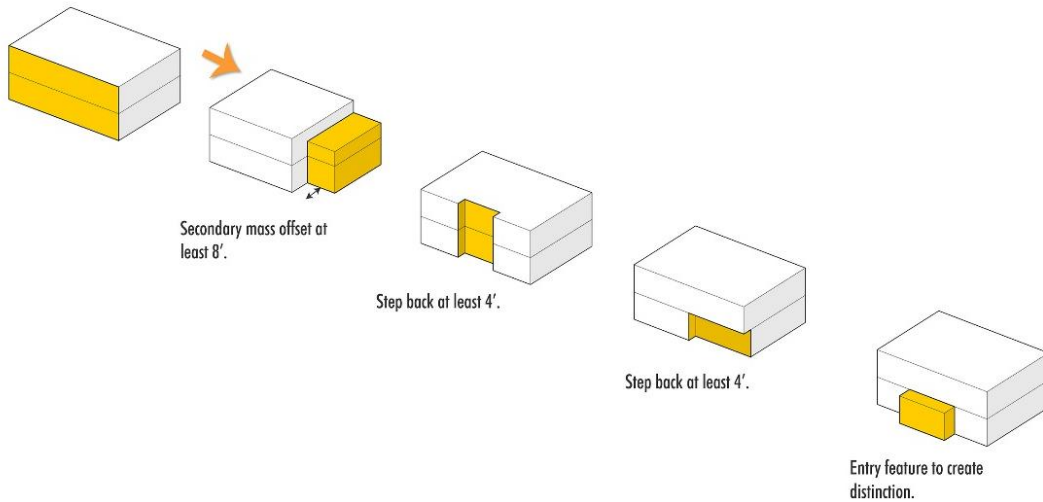
<p><i>Roof Pane Limits.</i> Maximum roof plane without offset of at least 2', complex planes, dormers or gables.</p>		<p>600 s.f. or 50 linear feet</p>	<p>1,000 s.f. or 70 linear feet</p>
<p><i>Transparency.</i> Minimum window and door openings per elevation (includes decorative trim, molding and casing)</p>		<p>Front – 20%; 15% 1-story Side – n/a, except 8% if side yard is > 2x required setback Street-side - 10% Rear - 8%</p>	<p>Front – 20% Side – 8% Street-side - 10% Rear - 8%</p>
<p><i>Materials</i></p>		<p>Primary Materials – 80% - 90% (limit 2 materials, no more than 80% of any one material) Secondary / Accent Materials - 10% - 20% (limit 2 materials)</p>	<p>Primary Materials: Lap siding (9" maximum board); vertical siding; alternative exposure pattern siding; brick, stone, stucco, synthetic / veneer brick or stone; and standing seam metal (roofs only) Secondary / Accent Materials: All primary materials, plus architectural metals, integrally tinted and textured masonry block; and wood or prefabricated synthetic trim or architectural details.</p>

3. **Wall Plane Limits.** Massing techniques use changes in the building footprint, height, or significant shifts in wall and roof planes to break down the volume of larger buildings. Wall planes that exceed the wall plane limits in Table 5-5 shall have at least 25% of the elevation differentiated by one or more of the following massing techniques:
- Break the building into distinct masses (primary mass, secondary mass, and wings), where portions of the building are offset from the main mass by at least 8 feet, or are otherwise be noticeably smaller and subordinate to the main mass.
 - Step back portions of the building or upper stories by at least 4 feet in association with meaningful outside space, such as a balcony, deck, patio or entry court.
 - Use cantilevers of upper stories that provide at least a 2 feet overhang of other portions of the wall plane.
 - Provide single-story entry feature that project at least 6 feet from the wall plane.
 - Articulate rooflines by stepping the roof, using gables and dormers, dropping eaves, and using prominent overhangs to create offsets and projections of at least 2 feet.
 - Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or offset secondary masses to create compatible massing with adjacent structures.

Figure 24-5-13 Wall Plane Limits

Wall planes over the size specified in Table 24-5-9 shall be broken up with a range of techniques so that at least 25% of the elevation is differentiated with distinct wall planes.(24-503.c.3.).

Min. 25% of elevation
has massing variation



Wall Plane Limits
Breaking up the volume with
variations in footprint or mass

4. **Blank Wall Limits.** Modulation uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall planes. Wall planes that exceed the blank wall limits in Table 24-5-9 shall use one or more of the following techniques so that at least 20% of the facade is distinguished with modulated elements:
 - (a) Create projections in the wall planes with bay windows, balconies, awnings, or canopies that project at least 2 feet from the wall plane.
 - (b) Create voids in the wall plane with step-backs of upper stories or balconies that recess at least 4 feet beyond the wall plane.
 - (c) Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between 2 inches and 2 feet from the wall and be at least 8 inches wide.
 - (d) Use color changes and accent materials to emphasize distinct components of the facade. Material and color changes should wrap corners and occur at the inside corner of a massing element, or occur in association with a significant trim or ornamentation to give a finished and unified appearance to the element.
 - (e) Break up remaining large expanses of blank walls with facade composition that considers the location and grouping of windows, doors, or architectural details.

Min. 20% of wall plane
has details & variation

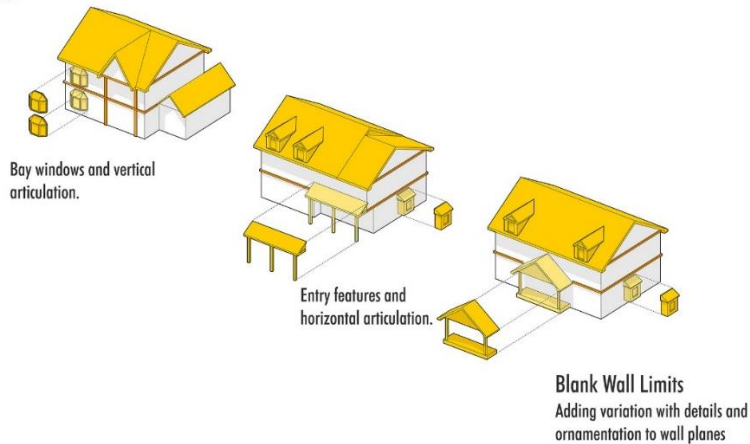


Figure 24-5-14 Blank Wall Limits

Wall planes over the size specified in Table 24-5-9 shall have ornamental details or subtle variations in the wall plane on at least 20% of any wall plane to eliminate large expanses of blank walls. (24-503.c.4).

5. **Transparency.** Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the windows and doors requirements of Table 24-5-9, Building Design Standards:
 - (a) Provide transparency with the location, pattern, and proportions of windows and doors, and create relationships to surrounding spaces and buildings.
 - (b) Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the facade or to relate to important outside open spaces.
 - (c) Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - (d) Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly to make multi-unit houses compatible with adjacent detached houses and appear as single houses.
 - (e) Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings, but maintain consistent exterior patterns; recall that high-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled are a better strategy than simply no windows at all.
 - (f) Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to group groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); or otherwise group windows with significant details that clearly differentiate these elements from the main facade may count these features for up to 25% of the window and door requirement.

- (g) The window requirement may be waived on sides of buildings that are closer than 3 feet to the property line, if necessary to meet applicable building code requirements.

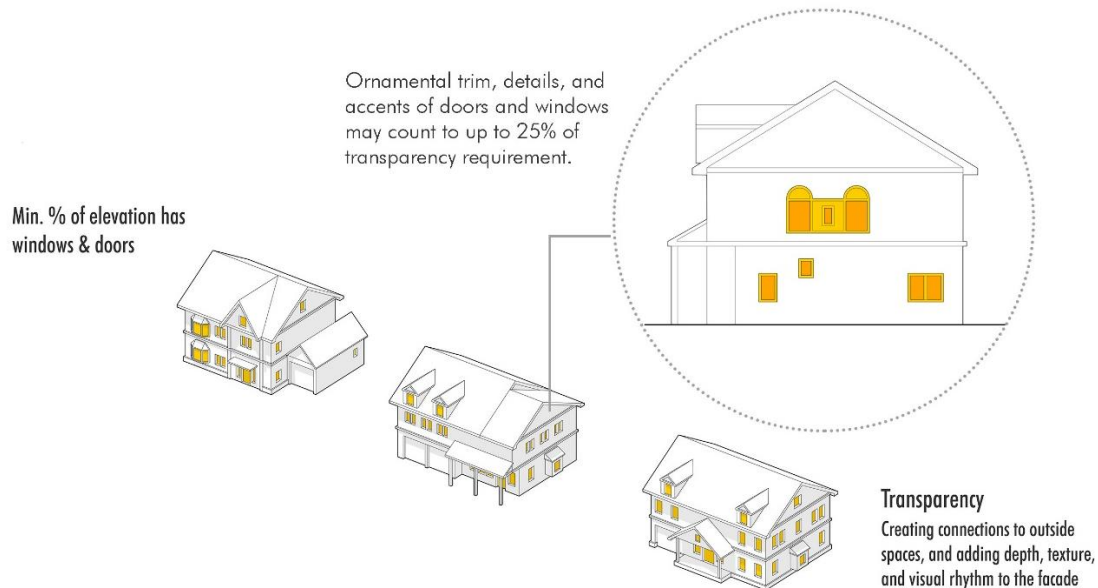


Figure 24-5-15 Transparency

The minimum transparency specified in Table 24-5-9 shall create connections to outside spaces and break up blank walls. Enhancements that emphasize the windows and the location, arrangement, or grouping of windows may count to this requirement. (24-503.c.5).

6. **Materials.** Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to achieve the design objectives of this section and the materials standards of Table 24-5-9, Building Design Standards:
- (a) Use natural materials such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten, or vertical), brick, stone, stucco, ceramic, or terra cotta tile. Synthetic alternatives to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals.
 - (b) Siding shall be continued to within 18 inches of finished grade on any side, unless the foundation is stone, stone veneer, or other ornamental finish is applied.
 - (c) Brick, stone, or other ornamental accent materials shall wrap the corner for at least 2 feet on any facade, or otherwise terminate at interior corners to give a finished appearance the architectural element.
 - (d) Coordinate changes in color and materials in association other changes in massing and modulation of the building.
 - (e) Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof-structure, particularly on buildings 3 stories or more.
 - (e) In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.

7. *Variations of Buildings.* All projects involving three or more buildings shall provide variations in the elevation from the two buildings on each adjacent side, and the three nearest buildings on the opposite side of a facing block, with at least two of the following:
- (a) Variations in the front entry features as indicated in 24-503.b.5. Variations should include combinations of at least two of the following changes:
 - (1) Different types of entry features: such as, porch, stoop, or entry court;
 - (2) Different roof styles associated with the entry feature: such as gable, hip, shed, flat, arched, or no roof;
 - (3) Different locations and extent of the entry feature: such as centered, shifted, wrapped; projecting, or embedded; and half or full; and/or
 - (4) Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern.
 - (b) Variations in the facade composition, including massing, modulation, window types and placement, materials and material changes, and details and ornamentation, to the extent that the buildings have a distinct appearance;
 - (c) Variations of the roof forms considering the type of roof, orientation of gables, or use of dormers; or
 - (d) Variations of the model or building type with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not be used to meet the variation requirement.
 - (e) In the case of multi-unit buildings:
 - (1) For duplexes / multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
 - (2) For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features shall apply to emphasize different units, and the variation shall apply between units in the building.

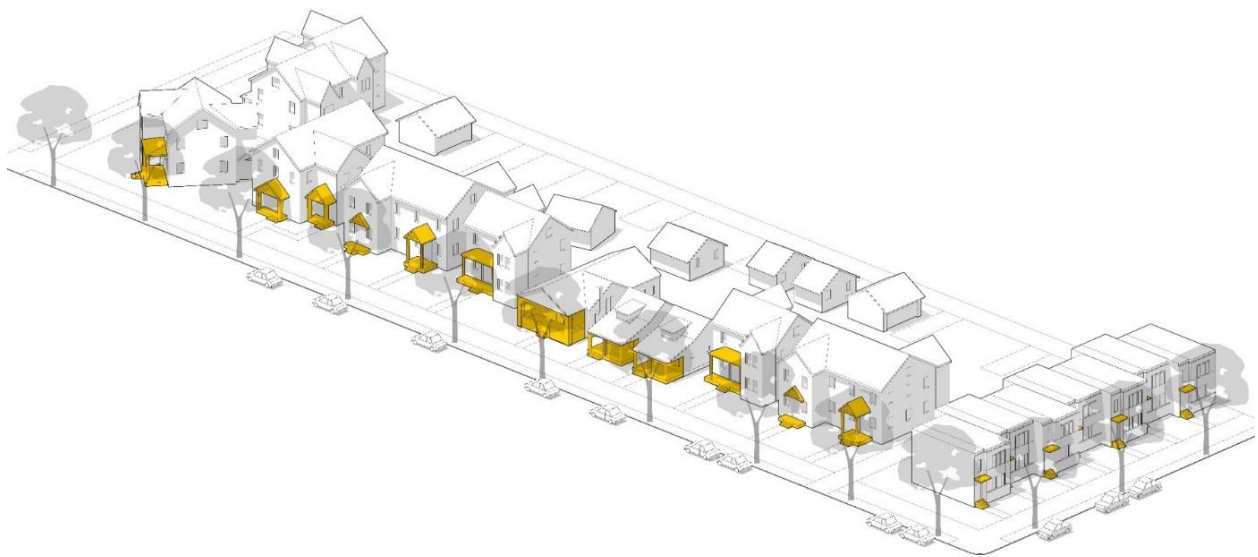


Figure 24-5-16 Front Entry Features - Variety

Using a wide variety of entry feature types, styles and designs is a way to create subtle distinctions between the same or similar building types, and can add common human-scale patterns among different types or scales of buildings. (24-503.b.5 and b.7.)

8. *Alternative Compliance.* Alternative compliance to the building design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
- (a) The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - (b) The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
 - (c) Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - (d) In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

d. **Lot Open Space Design.** Lot open space helps scale buildings properly to the lot and block, create transitions from public streetscapes to private lots, and ensure that residents have usable open space and outside social areas. These spaces also complement the neighborhood features, common areas, and public parks throughout the neighborhood. Open space designed according to the standards and design objectives of this sub-section shall be used to meet the lot open space standard established in Table 24-5-1.

1. *Design Objective.* The following design objectives shall be used to apply the lot open space standards in this section.
- (a) Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features and ensures access to a variety of open spaces
 - (b) Design all unbuilt areas to serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community serving potential of these spaces.
 - (c) Ensure that all lots and buildings have access and proximity to useable open space, whether public, common or private on-lot spaces.
2. *On-Lot Open Space Design.* On-lot and building open space required for each building type in Table 24-5-1: Residential Building Type & Lot Standards, shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
- (a) Private frontage areas designed according to Section 24-503-b., excluding any driveways, parking areas or other automobile space;
 - (b) A front entry feature designed according to Section 25-503.b.3, provided it is at least 80 square feet, and at least 8 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building.
 - (c) Courtyards, meeting the standards of Section 24-505;
 - (d) Rear or side yards provided they are part of an open area at least 300 square feet and at least 15 feet in all directions.
 - (e) Uncovered decks or patios, provided they are part of an open area at least 120 square feet and at least 10 feet in all directions – this space is limited to no more than 50% of the requirement for the lot and building;
 - (f) Apartment or mixed use buildings may also count the following spaces:
 - (1) Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building; or
 - (2) Private balconies or patios, provided they are at least 6 feet by 10 feet – this space is limited to no more than 25% of the requirement for the lot and building.

3. **Alternative Compliance.** Alternative compliance to the open space design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The lot and building has access to at least two different active open space within 1,320 feet, and meeting the design and service area standards Section 24-504, Neighborhood Features and Common Areas.
 - (b) All buildings and lots shall include at least 1 of the required lot or open space types.
- e. **Exterior Lighting.** All exterior lighting in residential zoning districts shall meet the standards of 24-603.f. Exterior Lighting.

24-504 Neighborhood Features and Common Areas

- a. **Design Objectives.** The following design objectives shall be used to design and locate neighborhood features and common space.
 1. Arrange neighborhoods, blocks and lots around a connected system of open lands, parks, trails and civic spaces
 2. Design and locate unbuilt areas to serve multiple aesthetic, ecological, recreation and social functions
 3. Integrate civic spaces and neighborhood features into streetscape designs and create gateways and transitions to unique neighborhoods and districts
 4. Design neighborhoods with access to outdoor recreation and opportunities active living.
 5. Locate formal civic spaces to serve as gathering places and focal points of compact, walkable neighborhoods
 6. Preserve natural features for their aesthetic and ecological value, including groves of trees, prairie, streams, unusual and attractive topography, and similar natural landscape features.
 7. Distribute open and civic spaces so that all development has access and proximity to a variety of amenities appropriate to its context.
- b. **Required Features & Common Areas.** Neighborhood features and commons areas shall be required for all residential projects based on the number of dwelling units specified in Table 24-5-10. It may include the types of spaces identified in Table 24-5-11 provided they are designed and located according to the criteria in Section 24-504.c.

Table 24-5-10: Required Neighborhood Features	
Required Features	Dwelling Units
0	<25
1	25-50
2	51 - 100
3	101-200 units
+1	each increment of 100 units

- c. **Neighborhood Feature & Common Area Design.** Neighborhood features and common areas may include the types of spaces identified in Table 24-5-11.

Table 24-5-11 Neighborhood Feature & Common Area Types			
Type	Size	Service Area	Feature Points
Natural Areas	<ul style="list-style-type: none"> At least 1 acre, but dependent on ecological value of the space and the ability to other coordinated and undisturbed natural areas (ideally 40 acres or more) 	n/a	1 – 3 depending on quality / size
Trail System	<ul style="list-style-type: none"> 20' min. width landscape corridor; 8' minimum width paved or crusher fine path; 10' minimum if multi-modal; At least 1 block length, but sufficient continuity to connect entire project with pedestrian and bicycle systems outside of project. 	w/in 1000' of trail, or up to 0.25 mile from trail head.	1
Pocket Park (See 24-302 for larger parks)	<ul style="list-style-type: none"> 1 – 4 acres At least 100' wide in all directions Frontage on at least 1 public street OR connections to street by a trail 	w/in 0.25 miles	1
Recreation Center	<ul style="list-style-type: none"> 10K s.f. – 4 acres 2K s.f. min. community building and/or 20' x 40' min. community pool 	w/in 0.5 miles	2 for building 2 for pool 3 for both
Square / Green	<ul style="list-style-type: none"> 5K s.f. – 1 acre At least 50' wide in all directions Frontage on at least 2 public streets 	w/in 1,000'	1
Plaza / Courtyard / Community Garden	<ul style="list-style-type: none"> 1K – 5K s.f. At least 25' wide in all directions Frontage on at least 1 public street OR connection to street by trail or pedestrian passage 	abutting lots or on the same block	1
Enhanced Streetscape	<ul style="list-style-type: none"> 50% minimum increase above pedestrian / amenity area required by 24-301; OR Median – 12' minimum on collector; 16' minimum on arterial At least 1 block length 	abutting lots on the same block	0.25
Gateways	<ul style="list-style-type: none"> 100 – 1K s.f. at all intersections of collector streets or higher classification OR Smaller but equivalent monumentation and identify features dispersed at all intersections. 	abutting lots on the same block	0.25
Pedestrian Passage	<ul style="list-style-type: none"> 12' – 20' wide corridor 6' wide minimum paved path 150' length min, and through the entire block or connecting from street to other civic space. 	abutting lots on the same block	0.25

1. **Design Criteria.** All neighborhood features and common space shall include enhanced landscape design to ensure a distinctive identity and amenity for the neighborhood.

- a. Natural areas (open lands and trails) include large areas of vegetation, native or natural landscape, and undisturbed or restored topography and natural features. These areas shall be located to preserve valuable ecological resources such as riparian corridors, plant or animal habitat, or prominent landscape features.
 - b. Recreation areas (parks, trails, and recreation centers) include playgrounds, sport courts, and larger landscape areas designed for un-programmed outdoor recreation. These areas shall be located at highly-visible, central locations and important intersections of the street networks and/or trail systems.
 - c. Formal areas (greens, plazas, squares and courtyards) include hardscape, public art, seating areas, ornamental landscape, water features or other enhancements to serve as focal points and gathering places. These areas shall be located to serve as focal points for compact development patterns or higher density development serving the immediate surrounding area.
2. *Designated Out Lots.* All neighborhood features and common space shall be designated on a plat as out lots under common ownership and reserved for the limited and specified purpose of serving surrounding development with amenities. Except, multi-family projects may include the neighborhood features or common space within the required 30% lot open space in private ownership.
3. *Coordination with Other Public Space.* All neighborhood features and common areas shall be coordinated, to the greatest extent practical, with the larger system of parks and civic spaces required in Section 24-302.
- d. **Stormwater Facilities.** Stormwater facilities shall be designed and integrated into the street network or open and civic space system in order to avoid redundant and inefficient facilities on individual lots. Any area used for stormwater may be counted towards the neighborhood feature and common areas provided:
 1. It is integrated into the design of the space as aesthetic amenity and is consistent with the design, function, and character of the space.
 2. The design does not impact the utility of the space for either purpose (i.e stormwater functions do not compromise the use and value of the space as intended open space, and open space designs do not compromise maintenance and management and performance for stormwater functions according to the design and performance standards of the Design Criteria and Construction Specifications for Stormwater, Volume II).
 3. The maintenance and management of the portion of the facility serving stormwater function is clearly identified, whether that is a public dedication or whether it is an obligation of the owner or property owners' association.
- e. **Ownership and Management.** Neighborhood features and common areas platted as part of a development shall require specific designation on the final plat as a separate out lot. Options for ownership and management include:
 1. Creation of or dedication to a non-profit entity capable of carrying out the ownership and management.
 2. Creation of a homeowners', leaseholders' and/or property owners' association that owns the space in common and is capable of carrying out the ownership and management.
 3. Dedication to a public entity as part of the rights-of-way, parks or other community facilities element of the plan. The City may accept dedications of land in its sole discretion, provided it meets other open space and conservation goals of the City indicated in the Comprehensive Plan or other official Culture, Parks, and Recreation Department plans.

All neighborhood features and common areas shall require documentation recorded with the final plat that outlines the ongoing maintenance plans, as well as administrative and financial

management of the space according to these standards. Documents such as covenants for a homeowners' association, bylaws or charter for a non-profit entity, or similar agreements and guarantees, shall be filed with the clerk and recorders office in association with the plat prior to any building permits.

- f. **Alternative Compliance.** Alternative compliance to the neighborhood feature and common areas standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and the following additional applicable criteria:
1. The location, accessibility and quality of existing publicly dedicated areas, streetscape, or other public realm elements, particularly as it relates to infill development.
 2. The extent of lot open space associated with buildings and the opportunity for it to provide usable open space to residents.
 3. Alternatives to the neighborhood amenity and common area types that create a distinct identity or preserve a valuable resources.

24-505 Courtyard Pattern

- a. **Applicability.** Residential buildings and lots may be designed to front on a courtyard based on the following design standards. The courtyard pattern is appropriate where:
1. Courtyards are designed as an extension of the public streetscape and open space system for the project, block or neighborhood.
 2. Blocks and surrounding lots are deep, allowing a different configuration of buildable lots; or
 3. Other developed areas where existing lot patterns in the vicinity warrant use of this pattern to facilitate infill development and compatible building types.
- b. **Eligible Building Types.** The following building types are eligible for this pattern, subject to the limitations stated:
1. Small Apartments, up to 5 buildings or 36 units, whichever is less.
 2. Row Houses, up to 4 buildings or 24 units, whichever is less.
 3. Multi-unit House or Detached House, up to 8 buildings.
- c. **Design Standards and Exceptions.**
1. The minimum lot size per building in Table 24-5-1 may be reduced up to 30%, provided the courtyard is owned in common by all lots or otherwise established as a shared-space amenity.
 2. Lots and buildings may front on the courtyard, rather than along a street, provided they otherwise meet the design standards applicable to the front of buildings.
 3. The front setback may be reduced to 5 feet from the courtyard.
 4. Vehicle access and parking for each lot shall be coordinated for all lots and buildings, and designed in a way that minimizes the impact on the public street and the courtyard. Access shall meet all frontage standards applied to the project as a whole.
 5. Any buildings fronting on the street, or the sides of any buildings adjacent to the street shall still meet requirements for public frontages and orientation standards in this section. Corner buildings may need to meet the front building design standards on both the street front and the courtyard.
 6. The courtyard shall meet the following design standards:
 - (a) *Size.* 1,000 to 5,000 square feet.
 - (b) *Proportions.* The courtyard shall be at least 25 feet in all directions and be no wider than 4:1 (length to width).

- (c) *Frontage & Access.* The courtyard shall have frontage on a public street, or be visible from and directly connected to the streetscape.
- (d) *Landscape:* At least 25% of the area shall be allocated to planter beds, seasonal plantings, foundation plants or other landscape amenities, and otherwise meet the landscape standards applicable to Terrace frontages.

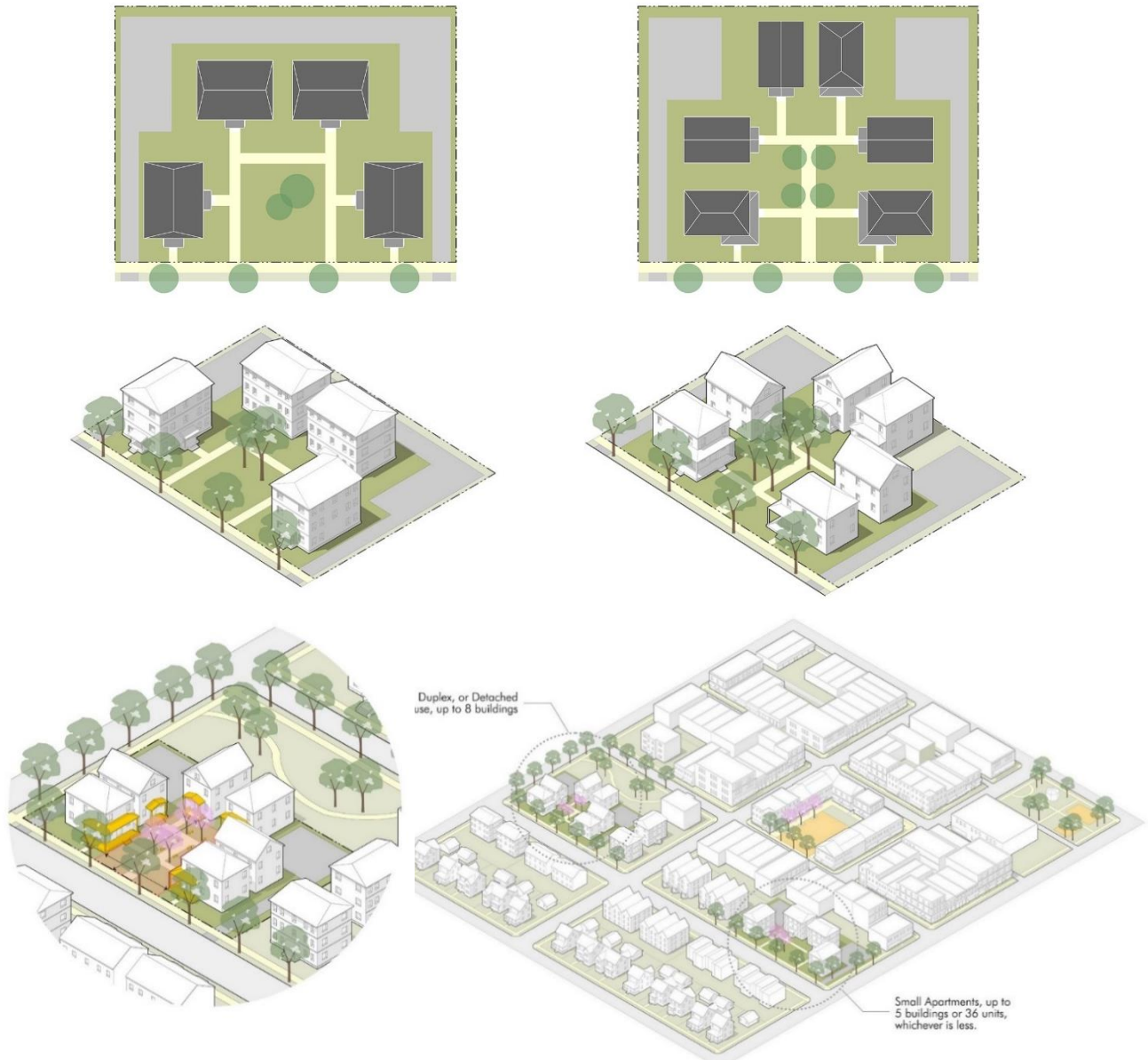


Figure 24-5-17 Courtyard Pattern

Courtyard patterns allow multiple buildings to front on common open spaces with reduced lot sizes and setbacks, provided all open space design standards are met, provided the courtyard and buildings maintain frontage design and streetscape standards on a public street.

24-506 Residential Micro-Housing District

- a. **Intent.** The intent of this section is to provide smaller-format manufactured, mobile or other small homes, in a neighborhood or community that includes common neighborhood amenities, and with

site designs that limit impacts on adjacent property and promotes development patterns that are compatible with the surrounding areas.

- b. **Applicability.** Small format home communities are permitted in the Residential Micro-Housing District (R– MH), and implemented through rezoning conditioned on a specific project plan according to Section 24-204, or as a Planned Unit Development according to Section 24-205. These standards shall not apply to:
1. Mobile homes, trailers or similar temporary buildings used as an interim structure associated with an ongoing construction project under valid permit;
 2. A single mobile or manufactured home used as an accessory structure in the H-A district.
 3. Interim or temporary housing strategies to address emergencies; or
 4. Detached houses that are assembled off site and “manufactured,” provided they meet all other standards of the applicable zoning district.
- c. **Development Standards.** Except as otherwise modified through a development plan according to the approval procedures and criteria in Section 24-204, the general development standards for manufactured and other small format home projects are included in Table 24-5-12.

Table 24-5-12: R-MH Development Standards

<i>Project</i>	<i>Amount of Bonus Units Above Base Density</i>
<i>Project Size:</i>	5 acre minimum, 150' minimum frontage an arterial or collector 20% open space <i>Exception:</i> the Director may recommend a plan for as small as 3 acres and 100 feet of public street frontage if the plan demonstrates exceptional community design and layout for the common areas within the community, a high-quality and well-designed housing concept, and special attention to integrating and relating the project to surrounding areas.
<i>Project Intensity:</i>	10 units per acre, maximum <i>Exception:</i> Up to 18 units per acre for any project with more than 30% of the project area designed as useable open space meeting Open & Civic Space standards in Section 24-302.
<i>Perimeter Setbacks</i>	25' minimum from any street boundary; 20' from any property boundary See Section 24-803 for perimeter landscape standards.
Home Sites	
<i>Lot Size</i>	2,500 s.f. minimum, <i>Exception:</i> 1,200 s.f. minimum for any project with more than 30% of the project areas designed as useable Open & Civic Spaces meeting the types and standards in Section 24-302
<i>Lot Width</i>	25' minimum, and at least 20' frontage on a public street, common internal street, or common open space with street access at the rear of the site.
<i>Setbacks</i>	Front: 10' minimum, or 18' minimum from internal street edge, whichever is greater Side: 5' minimum, or 3' minimum with 10' between buildings on adjacent lots Rear: 10' minimum All buildings shall meet the project perimeter setback.
<i>Height</i>	30' maximum
<i>Site Design</i>	Each home site shall have a private patio, courtyard or similar outdoor amenity of at least 120 square feet. Any structure associated with this outside amenity may be located within 5 feet of the lot or home site boundary. Each home site may have accessory storage up to 120 square feet, up to 8 feet tall. The accessory storage shall be in an accessory building or in an area screened from the internal streets, common areas or adjacent property. An accessory building shall be set back at least 40 feet from any public or internal street, or behind the dwelling unit. Accessory buildings shall be separated by at least 5

Table 24-5-12: R-MH Development Standards

	feet from any other structure. Where the project provides a community storage area of comparable size for each unit, storage on the site is not required
<i>Parking</i>	Projects shall meet Chapter 7 for required parking. At least one parking space shall be on the home site. However, and additional space and any required guest parking may be located on the internal street or in a common parking lot within 250' of the home site..

- d. **Uses.** In addition to any uses enabled for the R-MH district in Table 24-4-2: Zoning Districts and Uses projects may include the following specific uses:
1. Dwelling units consisting of modular homes, mobile homes, or other similar small detached dwellings.
 2. Accessory buildings and uses incidental to those listed above and which support the residential community, including offices, recreation buildings, storage areas, maintenance and utility facilities, or other community services.
- e. **Common Areas.** All common areas not dedicated as home sites according to the development standards in Section 24-504.c, shall be designed as common spaces according to the development plan. This space shall be allocated to:
1. *Internal Streets.* Internal streets shall laid out to organize the project into blocks and lots so that all home sites and lots are served by streets. Internal streets shall be 20' where no parking is permitted, 24' wide where parking is permitted on one side, and 28' wide where parking is permitted on both sides. Internal streets shall connect to public streets as follows:
 - (a) One connection for projects under 25 dwelling units;
 - (b) Two connections for projects between 25 and 100 dwelling units.
 - (c) One connection per every 50 dwelling units for projects over 100 dwelling units
 2. *Neighborhood Features & Common Areas.* Common areas shall meet one of the design types specified in Section 24-504 at a rate specified in Table 24-5-10. All common areas shall be designed and located in a manner that ensures adequate accessibility for all units in the community.
 3. At least one of these spaces shall include a community building, which is centrally located, for recreation and meeting functions, laundry facilities, or other common amenities. The community building shall be at least 1,000 square feet, or 15 square feet per dwelling unit, whichever is greater.
 4. Other internal circulation or open space such as walkways, landscape perimeters or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all internal streets or at greater intervals through a trail or path system.
 5. A common storage and utility area shall be provided within the plan including at least 100 square feet per unit. This area may be used for storage of large equipment, recreational vehicles, maintenance or other utility functions for the community. This area shall be screened from the project and from surrounding property according to the landscape standards in Article 8.

- f. **Building Design.**
1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
 2. Parking spaces on a home site shall be located to the side or rear of the dwelling. Home sites may include a carport, provided it remains open and unenclosed on at least 75% of the perimeter, is no taller than the dwelling unit, is no larger than 400 square feet, but in no case larger than the dwelling unit.
 3. Any mobile home or similar non-foundational dwellings shall:
 - a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code;
 - b. Be skirted within 14 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the dwelling and consistent with the quality of development in the community.
 - e. Be located on a hard surface pad with a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.
- g. **Landscape and Parking Design.** The standards of Chapters 7 and 8 are generally applicable to R-MH district development plans, except as modified through a development plan based on the approval procedures and criteria in Section 24-204 or 24-205.
- h. **Subdivisions.** Each home site may be individually platted if:
1. All lots shall have public utility access as provided in Chapter 3, including public easements for access to each home site and all other standards and criteria of the subdivision standards are met;
 2. All dwellings are on a permanent foundation or affixed to a permanent slab; and
 3. There are covenants and restrictions assuring that all provisions of this section and the approved development plan, will be maintained through a management entity or common association.

Reserved Sections 24-507 through 24-600

Section 5. The Greeley Municipal Code shall be amended by adding thereto a new Chapter 6 – Nonresidential Development Standards of Title 24 to read as follows:

Chapter 6 Nonresidential Development Standards

24-601 Intent & Applicability
24-602 Nonresidential Development Standards
24-603 Nonresidential Design Standards

24-601 Intent & Applicability

- a. **Intent.** The Nonresidential Development Standards have the following intent.
 - 1. Promote good civic design and improve the appearance and vibrancy of commercial districts, employment centers, civic spaces, and other public places.
 - 2. Design and locate open spaces as an extension of the public realm, and emphasize the different contexts of places throughout the City.
 - 3. Improve the accessibility of centers and districts throughout the City by arranging development within multi-modal networks, and coordinating site access and internal circulation systems with these networks.
 - 4. Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to relate to these spaces.
 - 5. Refine the design, scale, and details of buildings based on the relationship to the public realm and make distinctions in design based on the context of development.
 - 6. Improve the value of places, strengthen the economic potential of commercial districts and employment centers, and promote lasting and sustained investment in nonresidential development through good design.
- b. **Applicability**
 - 1. The standards in this Chapter shall apply to all development in the C-L, C-H, MU-L, MU-H, I-L, I-M, and I-H districts, except where stated that sections only apply to specific districts or specific situations.
 - 2. All new structures shall comply with these standards.
 - 3. Modification or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the Director may waive any design standards applied to modifications or additions that:
 - (a) Conflict with the consistent design of an existing building;
 - (b) Conflict with the prevailing character on the block or immediate vicinity of the project; or
 - (c) To otherwise facilitate infill development or adaptive reuse of an existing building.
 - 4. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building shall not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

24-602 Nonresidential Development Standards

- a. **District Lot and Building Standards.** The lot and building standards for nonresidential districts are specified in Table 24-6-1.

Table 24-6-1: Nonresidential District Lot & Building Standards

Zoning District	Lot Standards			Minimum Setbacks				Building Height
	Size	Frontage Width	Open Space	Front [1]	Interior Side [2]	Corner Side [1]	Rear [2]	
C-L <i>Commercial Low Intensity</i>	n/a	25'+	20%	25'	0'	25'	0'	40'
C-H <i>Commercial High Intensity</i>	n/a	25'+	20%	25'	0'	25'	0'	60'
MU-L <i>Mixed-use Low Intensity</i>	20K s.f. max	25' – 100'	15%	0' – 10'	0'	0' – 10'	0'	40'
MU-H <i>Mixed Use High Intensity</i>	2 ac. max	25' – 300'	15%	0' – 10'	0'	0' – 10'	0'	60'
I-L <i>Industrial Low Intensity</i>	n/a	50' +	10%	25'	0'	25'	0'	40'
I-M <i>Industrial Medium Intensity</i>	n/a	100'+	10%	25'	0'	25'	0'	40'
I-H <i>Industrial High Intensity</i>	n/a	100'+	10%	25'	0'	25'	0'	60'

[1] Front setbacks may be modified according to the frontage type design standards in 2-603.b.

[2] Non-street setbacks shall be as specified by the building code for each class of building. However, greater setbacks may be necessary to meet the building design standards or landscape standards applicable to a particular use or building.

[3] Any district that permits residential uses may allow residential lots and buildings designed according to the residential building type standards in Chapter 5.

b. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 24-6-1: Nonresidential District Building & Lot Standards.

1. **Setback Encroachments.** The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
 - (a) Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles.
 - (b) Structural projections such as bay windows, balconies, awnings, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 3 feet from any side or rear lot line. This exception shall be limited to no more than 20% of a building elevation.
 - (c) Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
 - (d) A lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 feet from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.
 - (e) Any other accessory use or structure within the setback, not specified in Section 24-602.c, shall have a setback of at least 1/3 its height from the property line.

2. **Height Exceptions.** The following are exceptions to the height limits in Table 24-6-2:
- (a) Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
 - (b) Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 15 feet above the maximum building height, but in no case more than 50% above the actual building height.
 - (c) Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code or otherwise incorporated into the architecture of the building.
 - (d) Accessory site structures such as flag poles, monuments, or water towers, may have a height limit of 50 feet, but shall be setback a distance of at least 1/3 its height from the property line.
 - (e) 1 foot of additional height may be permitted for each 1 foot in additional setback, up to a maximum of 10 additional feet above the maximum height limit. For any structure using this exception where there is no required setback, and default required setback of 10 feet shall be used for applying this exception. The additional setback area shall be used for landscape areas required by Section 24-803 or open space meeting the standards of Section 24-603.d.
 - (f) All height exceptions shall be in conformance with air space regulations relative to the Airport Overlay District in Section 24-1002.

- c. **Accessory Buildings – Nonresidential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building, subject to the standards in Table 24-6-2, Nonresidential Accessory Structures, and to the following additional limitations.

Table 24-6-2: Nonresidential Accessory Structures				
Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	<ul style="list-style-type: none"> ▪ 1 / lot; ▪ + 1 / each additional 10k s.f.; ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 120 s.f. max. 	<ul style="list-style-type: none"> ▪ 12' max. 	<ul style="list-style-type: none"> ▪ 0' side or rear; ▪ 5' if on a concrete slab or similar foundation; and ▪ 25' on any street side lot line ▪ Behind the rear building line of the principle structure
Secondary Building (detached accessory building)	<ul style="list-style-type: none"> ▪ 1 / principal building 	<ul style="list-style-type: none"> ▪ 25% max. of principal building footprint, up to 1,200 s.f. max. 	<ul style="list-style-type: none"> ▪ 25' max., but no higher than principal structure. 	<ul style="list-style-type: none"> ▪ 5' from side and rear; ▪ 10' from street side; and ▪ At least 12' behind the front building line of the principal structure
Any building over 12' high or more than 250 s.f. footprint shall meet the design standards.in Section 24-502.c.2.				

1. **Generally.**
- (a) All accessory buildings shall be at least 10 feet from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
 - (b) Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.
 - (c) Minor accessory structures of 120 square feet or less, and not on a slab or similar foundation do not have a required interior side or rear setback, but should be movable and are otherwise placed “at risk” by the owner with regard to any easements, fence, or screening requirements.

2. **Secondary Building Standards.** In any nonresidential district, secondary buildings over 250 square feet footprint or 12 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
- Any portion of the building or structure potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and architectural details that are compatible with the principal structure, or otherwise be screened according Section 24-803.
 - Any building or structure exceeding the limits in Table 24-6-2 shall be treated as a second principal building and meet all lot and building design standards applicable to principal buildings.
- d. **Fences & Walls.** Fences and walls in Nonresidential districts shall be limited to the sizes and locations in Table 24-6-3, Nonresidential Fences & Walls.

Table 24-6-3 Nonresidential Fences & Wall	
Location	
Front <i>In the front setback or any location in front of Front Building Line.</i>	<ul style="list-style-type: none"> 3.5' high 3.5' – 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). Up to 8' for ornamental features at pedestrian entries.
Side and Rear <i>In the side, street side, or rear yard and behind the Front Building Line.</i>	<ul style="list-style-type: none"> 6' high; 8' in the I-M or I-H district, provided the fence remains open (i.e. wrought iron or chain link) A fence or wall outside of required setbacks (i.e. in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences <i>Any fence within 30' of a Collector or Arterial street right-of-way as part of Perimeter Landscape in Section 24-803.</i>	<p>Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards:</p> <ul style="list-style-type: none"> All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of Section 24-802. Expanses of over 100' shall be broken up by either: <ul style="list-style-type: none"> Offsets of +/- 3' on 1/3 of length for every 150' span; or Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e. wrought iron); or Architectural pillars or posts (i.e. stone, or masonry) at least every 50'. Alternatives may be approved by the Director in association with the perimeter landscape plans for in Section 24-803, and Streetscapes in 24-301.

1. **General Height & Location Standards.** The following standards are applicable to fences and walls in all locations.
- All fences or walls along rights-of-way or easements shall be located:
 - At least 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations.
 - At least 2' from any sidewalk.
 - At least 3' from the edge of any alley or similar vehicle access.
 - Fences or walls may only be located in the right-of-way or easement by a revocable right-of-way permit from the Public Works Department.
 - All fences or walls located along common lot lines shall be located so:
 - The fence is on the property line; or
 - The fence is at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.

- (3) The finished side faces adjacent property or any public right-of-way, public space or common areas.
 - (c) Any fence or wall in the floodplain shall also require a floodplain development permit.
 - (d) All fence or walls shall be located and designed to comply with sight distance requirements of 24-301.d.2. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
 - (e) Temporary fences for construction may be up to 6 feet or as otherwise specified in construction permits.
 - (f) All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, any of the following allowed by these standards, permitted by alternative compliance, or approved by a variance, requires a building permit:
 - (1) Any fence or wall over 6 feet high;
 - (2) Any retaining walls over 4 feet high;
 - (3) Walls in the setbacks over 6 feet high shall only be permitted by alternative compliance in Section 24-208.
2. *Materials.* Fences and walls shall be consistent in architectural character, materials, and appearance of the principal building(s) on the same lot. Fences shall be constructed out of any of the following materials:
- (a) Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
 - (b) Wrought iron or aluminum simulating wrought iron;
 - (c) Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
 - (d) Chain link or vinyl clad chain link:
 - (1) Chain link is permitted in the side or rear yard only in the C-L, C-H, MU-L and MU-H districts.
 - (2) Chain link with slats is only allowed in the I-M and I-H districts, and proved it is not located along a collector or arterial street.
 - (3) Chain link fences may be up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over 8' remain free of opaque screens.
 - (e) Barbed wire may be allowed only in the I-M, I-H, C-D and H-A districts, added to the height of chain link fences and located above 6.5 feet. Barbed wire is limited to no more than three bands. Exterior area security lighting, controlled by an automatic light level switch, is installed and maintained in good operating condition.

Section 24-603 Nonresidential Design Standards

- a. **Applicability.** The design standards shall apply to the C-L, C-H, MU-L, MU-H, I-L, I-M, and I-H zoning districts.

1. *General Applicability.* The design standards apply based on the context of a particular project, according to the general applicability provisions in Table 24-6-4.

Table 24-6-4: Applicability of Design Standards	
Zoning District	Applicability
C-L , C-H, I-L, I-M and I-H	<ul style="list-style-type: none"> Frontage C standards preferred and generally applicable; Frontage D standards may apply on large commercial sites (over 2 acres) or industrial buildings; Frontage A and B standards by alternative compliance.
MU-L	<ul style="list-style-type: none"> Frontage A standards preferred and on at least 2 blocks or at least 50% of a project; Frontage B standards generally applicable on the remainder; Frontage C or D standards by alternative compliance.
MU-H.	<ul style="list-style-type: none"> Frontage A standards preferred and on at least 4 blocks or at least 50% of a project; Frontage B standards generally applicable on the remainder; Frontage C or D standards by alternative compliance.
Residential Development	<ul style="list-style-type: none"> Where residential building types are permitted in any nonresidential district, they may be developed according to the Residential Development Standards in Chapter 5.

2. *Alternative Compliance.* Alternative compliance to the general applicability of the design standards in Table 24-6-2 may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
- Streets with pedestrian amenities, on-street parking, or designed according to the Pedestrian or Avenue Street type standards in Section 24-301 are generally appropriate for the Frontage A and Frontage B frontage type and design standards.
 - Streets with higher traffic speeds or volumes, that lack pedestrian amenities, or that lack on-street parking are generally appropriate for Frontage C and Frontage D frontage type and design standards.
 - Where the context of a specific block or site has a prevalence of development that reflects patterns similar to any particular frontage and design type, the prevailing pattern may be implemented.
 - A development plan for an area or project may more specifically map street types and frontage types on a block-by-block basis, and any plan officially approved by the Planning Commission or City Council in association with the development may further specify the applicability of the frontage types and design standards for a particular district, area, or project.

- b. **Frontage Design.** Frontage design determines the relationship between private development and the public realm, and determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design encompass the design of the frontage. Frontage types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 24-6-1, as indicated by the applicability provisions of Section 24-603.a.

1. *Design Objectives.* Frontage types in Table 24-6-5: Nonresidential Frontage Design shall be applied to meet the following design objectives:
 - (a) Enhance the image of the City by coordinating streetscape investment with private lot and building investment.
 - (b) Orient all buildings and lots to the public street, or to common open spaces that serve as an extension of the streetscape and public realm.
 - (c) Design frontages based on the context of the area, block, and street, particularly emphasizing landscape areas to screen and separate sites from higher-volume / higher speed streets and emphasizing social spaces and human-scale architectural features on streets intended for more compact and walkable development.
 - (d) Coordinate development across multiple lots along block faces, considering access, parking, landscape, and open space design.
 - (e) Allow a range of different building types to engage the streetscape in compatible ways along a block through similar frontage designs.
 - (f) Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building placement and form.
 - (g) Frontages should be similar for all lots on the same block face or gradually transition to different types in contexts that allow multiple frontage types.

2. *Frontage Design Standards.* Frontage types shall be designed according to the standards in Table 24-6-5: Nonresidential Frontage Design. Sub-sections following the table provide specific design strategies and techniques to be used to meet these standards and the design objectives of this sub-section.

Table 24-6-5: Nonresidential Frontage Design

	<i>Frontage A</i>	<i>Frontage B</i>	<i>Frontage C</i>	<i>Frontage D</i>
<i>Front Building Line (build-to range)</i>	0' – 10'	0' – 25'	25' – 80'	80' +
<i>Required Front Building Line</i>	80%	60%	40%	n/a
<i>Access Width (max.)</i>	20'	24'	32'	40'
<i>Access Spacing (min.)</i>	1 per block	200'	150'	50'
<i>Parking Setback (min.)</i>	Behind rear of building.	Behind front building line	5' – 20' min. See Section 24-704.b. for parking setbacks specific to parking lot size	5' – 20' min.
<i>Extent of Parking Frontage (max.)</i>	0%	30%	n/a	n/a
<i>Landscape</i>	See Sections 24-301 and 24-302		See Section 24-803	
<i>Applicability (See Table 24-6-4)</i>	<i>MU-L, MU-H</i>	■	□	◇
	<i>C-L, C-H</i>	◇	◇	■
	<i>I-L, I-M, I-H</i>	◇	◇	■

- Preferred
 □ Permitted
 ◇ Limited to Alternative Compliance

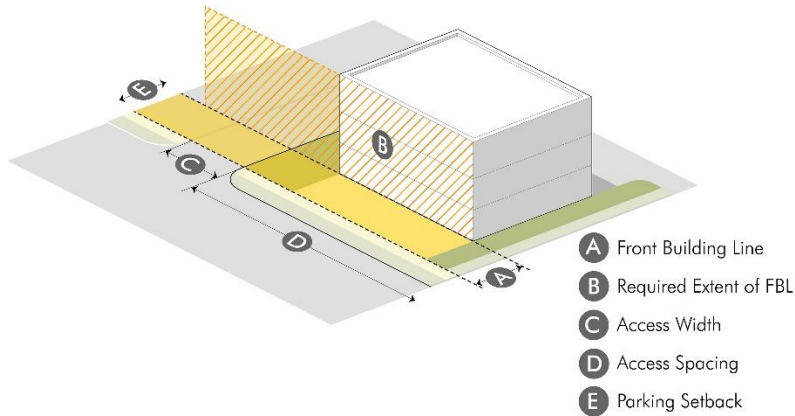


Figure 24-6-1 Frontage Design

Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access widths, and parking location and extent along frontage. Coordinating frontage design of multiple buildings and sites along a block impacts the character of the streetscape and the block.

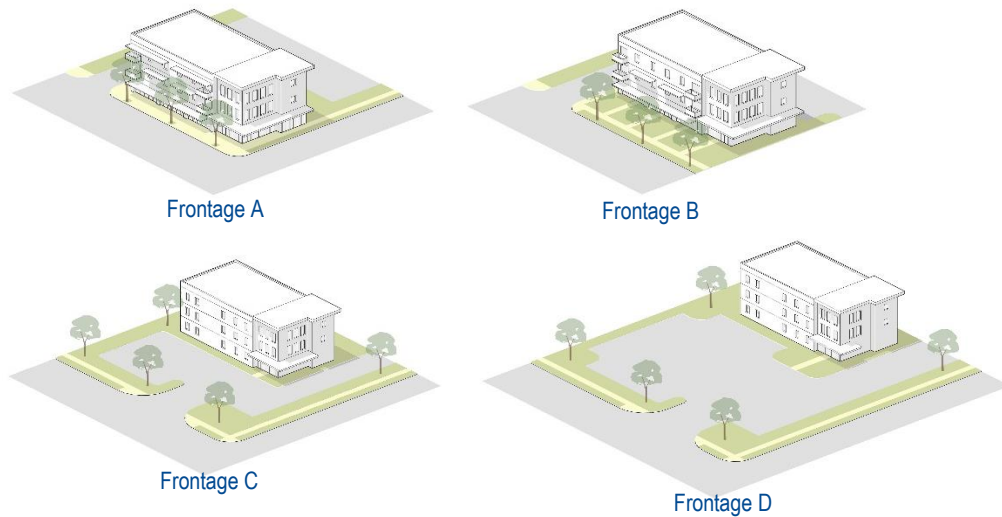


Figure 24-6-2 Frontage Types

The relationship between private development and the public realm determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design distinguish different frontage type designs. Social spaces and human-scale architectural features are emphasized in more pedestrian-oriented contexts, and landscape screens and setbacks are emphasized in more car-oriented areas.

3. **Building Form and Placement.** All buildings shall establish a front building line within the range specified in Table 24-6-5, Nonresidential Frontage Design. The required front building line shall modify the required front setback in Table 6-2 based on the appropriate frontage for the street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - (a) Front building facades meeting the design standards in Table 24-6-6, Nonresidential Building Design; or
 - (b) Open spaces meeting the requirements of Section 24-603.d provided:
 - (1) It is limited to no more than 50 feet or 50% of the lot frontage, whichever is greater;

- (2) There are defining features at the extension of the required front building line, such as decorative walls or fences, landscape features and other human scale details; and
- (3) All building facades fronting the open space meet the standards otherwise applicable along the streetscape.
- (c) Projects designed around internal access streets according to Section 24-301 may use the internal access streets for the purpose of applying frontage standards.

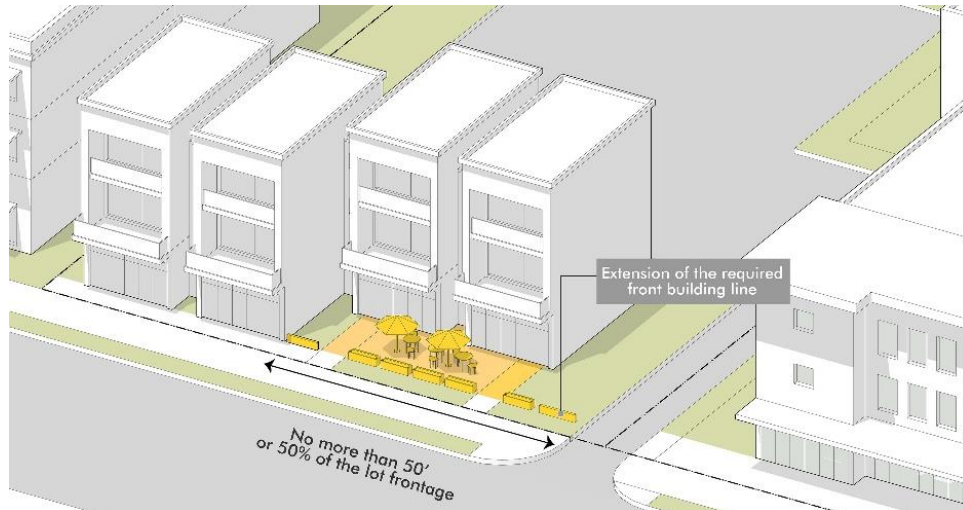


Figure 24-6-3 Required Front Building Line

The required front building line determines the extent of the lot width required to be occupied by building frontage at the front building line. Alternative spaces that activate the streetscape with active social spaces may serve this function provided they establish similar defining elements of this space along the frontage. 24-603.b.3.(a) and (b).

- 4. **Access and Parking Limits.** The following standards apply to the driveway and parking limits in Table 24-6-5, Nonresidential Frontage Design:
 - (a) Access width limits apply to the first 25' of the lot depth, or up to the Front Building Line, whichever is less.
 - (b) Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Greeley Design Criteria and Construction Specifications for Streets may specify different access standards on any particular street or lot.
 - (c) In cases where these standards limit access to a particular lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
 - (d) All parking shall be setback as specified in Table 24-6-5 and limited only to the extent specified along the frontage, and be screened according to the standards in Chapter 7.

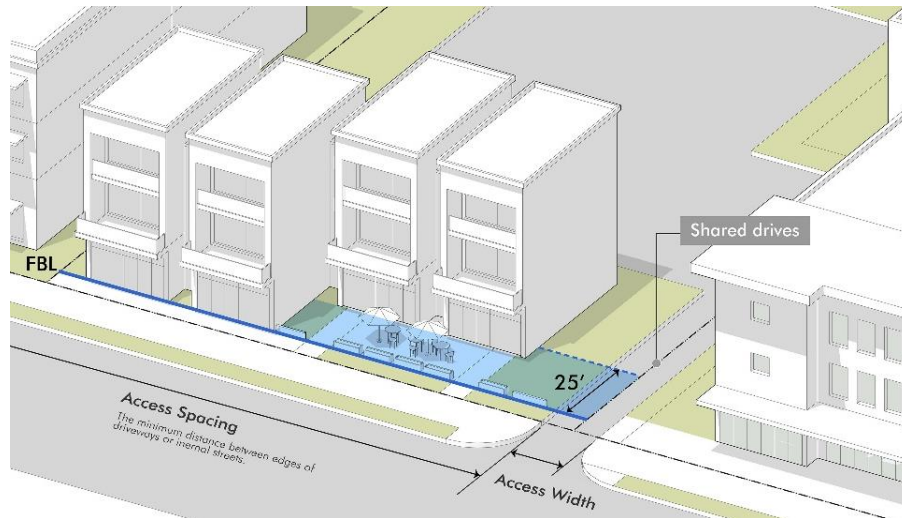


Figure 24-6-4 Access and Parking Limits

Access & parking limits determine the extent of frontages that are designed for cars, including driveways and surface parking. Parking and vehicle access is more limited in the frontage area for pedestrian-oriented contexts, and more permissive in car-oriented areas. 24-603.b.4.(a) and (b).

5. **Landscape.** The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - (a) For Frontages A and B this area shall be designed to coordinate as an extension of the streetscape according to Sections 24-301.
 - (b) For Frontages B and C this area shall be designed according to the parking setback and landscape design standards in Chapters 7 and 8.
 - (c) On all frontage types, lot open space meeting the standards of Section 24-603.d may be included in this area.

6. **Alternative Compliance.** The appropriate application of frontage types is based upon a combination of the character of the zoning district, the streetscape design on which the development fronts, and the building form and placement on a specific lot. Alternative compliance to the frontage design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of parking lots and service areas.
 - (b) An alternative design allows the building, access, and parking to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - (c) Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided the location is consistent with development patterns in the vicinity and it is designed to minimize impacts on streetscapes.
 - (d) In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

- c. **Building Design.** Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards by breaking down the volume into smaller-scale masses, and by adding depth, texture, and variation to surfaces to relate to the spaces around the building.

1. **Design Objectives.** Building design standards in Table 24-6-5, Nonresidential Building Design shall be applied to meet the following objectives:
 - (a) Reinforce the context, patterns, and design character of the zoning district or a particular area.
 - (b) Refine the scale, massing, and details of buildings to a greater degree the closer they are to the public realm and other publicly used spaces.
 - (c) Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site.
 - (d) Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
 - (e) Relate buildings to adjacent development by mimicking similar scale, massing and proportions through step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of larger buildings.
 - (f) Use materials and human-scale architectural features to create depth, texture, variation, and visual interest to walls, particularly on larger facades, along streetscapes, or near active open spaces or adjacent lots.
 - (g) Strengthen the identity and economic value of distinct places by reinforcing any prevailing architectural themes or styles; where no prevailing theme or style exists, encourage unique architectural expression and design characteristics inherent in the chosen architectural style for the building to establish distinctive themes and styles.
 - (h) Emphasize the quality and longevity of investments with materials and colors that are attractive, durable, and have low maintenance requirements.

2. **Building Design Standards.** Table 24-6-5, Nonresidential Building Design provides standards for massing and facade design based on the frontage type and the placement of the building. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards and the design objectives.

Table 24-6-6: Nonresidential Building Design				
	Frontage A	Frontage B	Frontage C	Frontage D
<i>Front Building Line (from Table 24-6-5)</i>	0' – 10'	0' – 25'	25' – 80'	80' +
<i>Wall Plane Limits</i>	50' / 500 s.f.	100' / 1,000 s.f.	100' / 1,000 s.f.	150' / 2,000 s.f.
<i>Blank Wall Limits</i>	15' / 300 s.f.	30' / 600 s.f.	50' / 1,000 s.f.	50' / 1,000 s.f.
<i>Entry Feature Spacing (max)</i>	50'	75'	1 per building	1 per building
<i>First Story Transparency</i>	60% - 90%	40% - 90%	40% - 90% within 50' of entrance	40% - 90% within 25' of entrance
<i>Upper Story Transparency</i>	15% - 40%	15% - 40%	15% - 40%	n/a
<i>Secondary or Side elevations within 20' of ROW</i>	Meet primary frontage design standards for at least 30' or 30% of elevation of building whichever is greater.			
<i>Secondary Side / Rear elevations between 20' and 100' or otherwise directly visible from ROW</i>	Meet standard at 50% of the requirement for primary elevations, except for required entrance ; OR Have a Type III or higher perimeter landscape within 50' of the building per Section 24-803.			

3. **Wall Plane Limits.** Larger building elevations shall be broken into smaller components by one or a combination of the following techniques to meet the wall plane limits in Table 24-6-5, Nonresidential Building Design:
- (a) Emphasize structural bays and vertical breaks in interior components of the building at regular intervals, with visible features such as columns, pillars, or pilasters, or other details and accents that are between 6 and 48 inches wide, project between 4 and 24 inches off the façade.
 - (b) Differentiate massing with projections, balconies, cantilevers or step backs from the main mass associated with entrance features, different stories, or secondary masses of the building. Massing shall create deviations in the wall plane of at least 2 feet if projecting from the façade and at least 4 feet if recessed from the façade, and encompass at least 20% of the entire elevation.
 - (c) Horizontal differentiation of a base, body and top of buildings.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
 - (3) Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lessor trim associated with a material change.

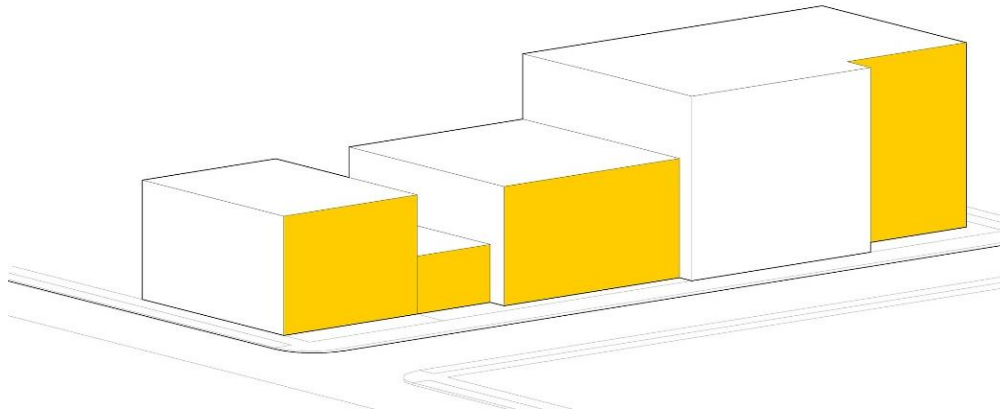


Figure 24-6-5 Wall Plane Limits

Wall planes that exceed either the linear dimension limits or the square foot limits in Table 24-6-4 wall plane limits shall be broken up by massing elements and/or architectural details. 24-603.c.2. / Table 24-6-6

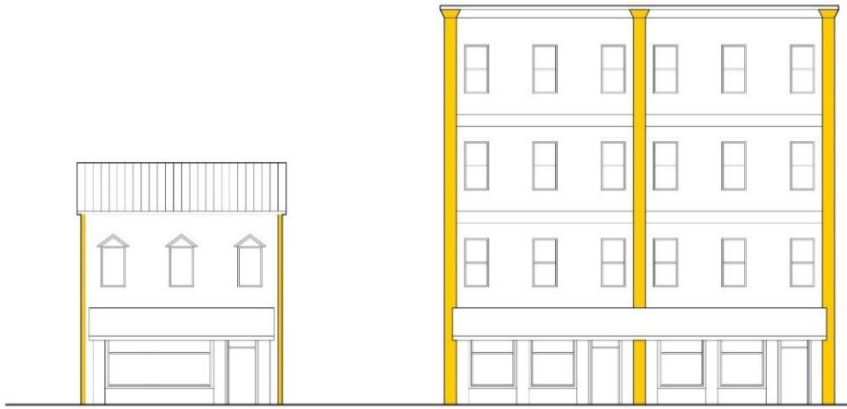


Figure 24-6-6 Vertical Articulation

Defining buildings with a distinct structural bays creates a finer grain of buildings, both when viewed from a distance and when experiences on the streetscape. This is particularly important for longer expanses of buildings and can help integrate larger buildings and lots within a pattern of smaller buildings and lots. 24-603.c.3.(a)



Figure 24-6-7 Horizontal Articulation

Defining buildings with a distinct base, body and top can help reduce the scale of larger buildings and can create relationships between adjacent buildings with dissimilar scale. 24-603.c.3.(c)

4. **Blank Wall Limits.** Building elevations shall feature interest, variation, depth, and texture by one or a combination of the following techniques to meet the blank wall limits in Table 24-6-5, Nonresidential Building Design:
 - (a) Patterns of windows and doors meeting the transparency requirements in Section 24-603.c.5. and 6.
 - (b) Massing elements meeting the wall plane limits of Section 24-603.c.3
 - (c) Ornamental architectural details complimentary to the materials and architectural style of the building.
 - (d) Color and material changes associated with trim or massing elements of the building.

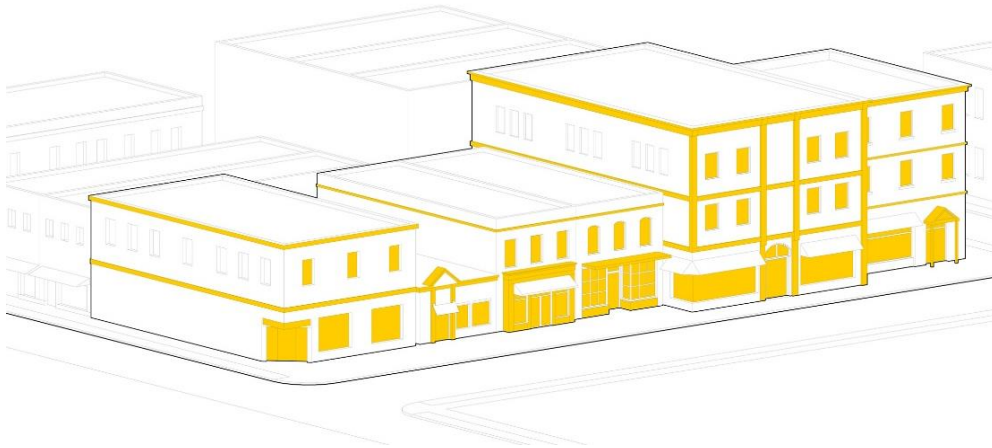


Figure 24-6-8 Blank Wall Limits.

A combination of architectural features, windows and doors breaks up larger expanses of wall plane and allow them to relate better to spaces around the building. More pedestrian-oriented streetscapes or active social spaces limit blank wall areas more strictly than buildings remote from the streetscape or not near active social spaces. 24-603.c.4.

5. **Primary Entrance Features.** Primary public entrances shall be clearly defined on all front facades with at least three of the following elements and be located at intervals specified in Table 24-6-5, Nonresidential Building Design:
 - (a). A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches.
 - (b). Transom or sidelight windows that frame and emphasize the entry.
 - (c). Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
 - (d). Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates landscape and hardscape designs.
 - (f). For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25' from each corner for the purpose of the required Primary Entry Feature intervals.

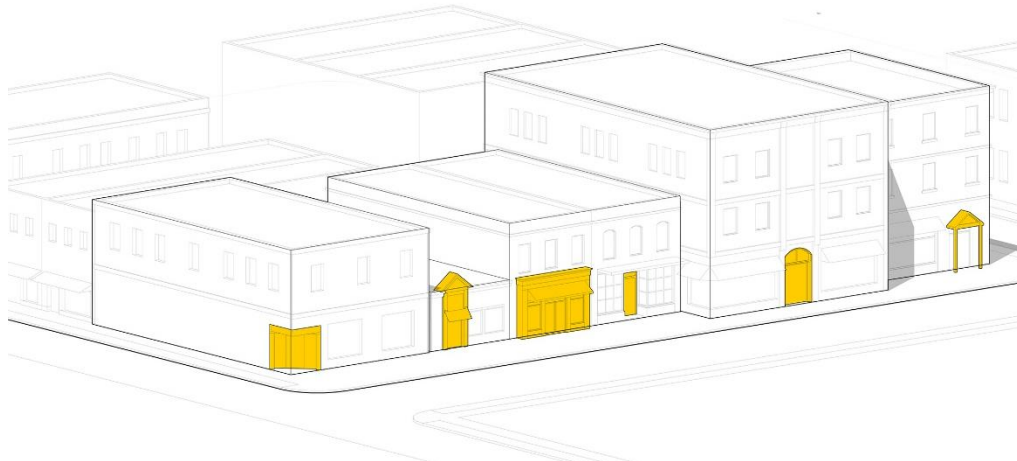


Figure 24-6-9 Primary Entry Features.

Entrances help activate the streetscape and orient buildings to public spaces. More pedestrian-oriented blocks benefit from the activity created by smaller-scale uses and the rhythm created by more frequent entrances. More car-oriented streets may allow less frequent entrances or alternative orientations of buildings to internal access streets or common spaces. 24-603.c.5.

6. **Transparency.** Buildings shall have the percentage of openings specified in Table 24-6-5, Nonresidential Building Design, based on the following:
- (a) Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the sidewalk grade, or within 10 feet above the first floor elevation if the building is set back more than 10 feet from the street.
 - (b) Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
 - (c) All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window.
 - (d) For industrial and civic buildings setback more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.

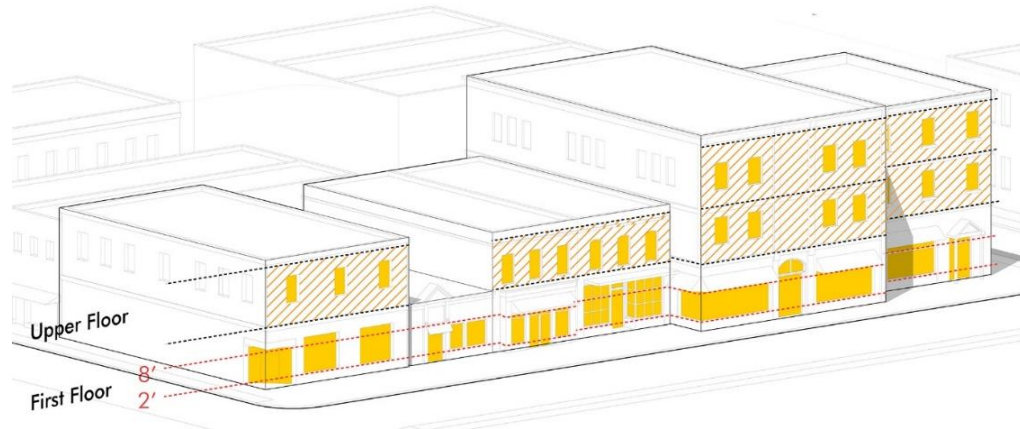


Figure 24-6-10 Transparency.

Transparency requirements eliminate large expanses of blank walls and create physical and perceptual connections to spaces around buildings. Meeting the requirements for each story helps reduce the scale of larger buildings. 24-603.c.6.

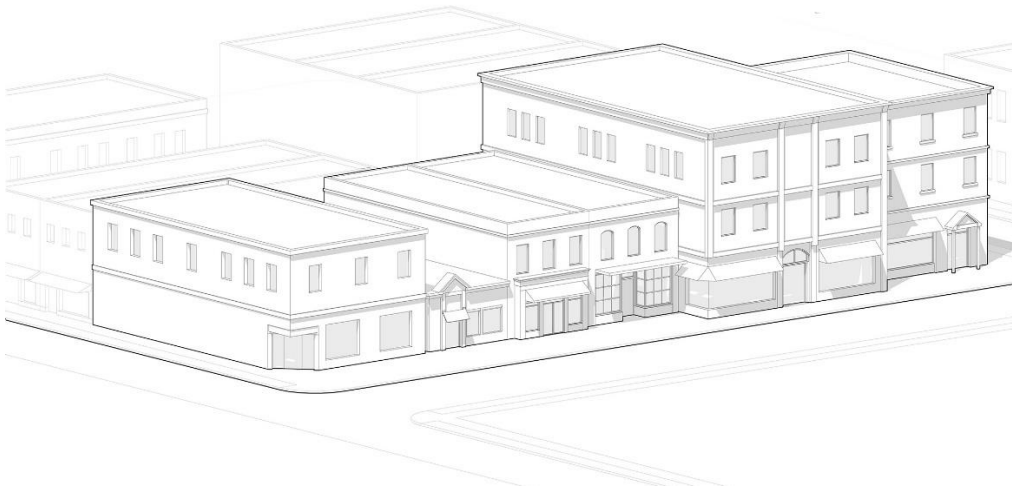


Figure 24-6-11 Facade Composition.

The combination of massing, modulation, entrances, and window transparency determine how a building relates to frontages and adjacent spaces. Building design standards based on the context of the area, type of street, and the position of the building on the block help reinforce the character of distinct districts and places.

7. **Materials.** Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.

- (a) The predominant surfaces on building walls shall be one of the primary materials listed in Table 24-6-6, Nonresidential Building Materials.
- (b) Synthetic alternatives may be approved by the Director if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.
- (c) No more than 4 materials should be use, including the use of secondary and accent materials.
- (d) Material changes shall emphasize different elements of the building, in association with the massing and modulation standards.
 - (1) Where material changes are vertical (i.e. different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials.
 - (2) Where material changes are horizontal (i.e. different materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster in association with a different structural or massing component of the building.
- (e) Material colors shall be used to blend buildings into an area, to coordinate elements of a development, and be drawn from the prevalent color schemes in the surrounding area. Primary material colors should be low-reflectance, subtle, neutral or earth tone colors. Monotonous or monochromatic color palettes are strongly discouraged. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.

Table 24-6-6: Nonresidential Building Materials

Primary Materials (50% to 90%)	Secondary Materials (20% to 40%)	Accent Materials (10% to 30%)
Brick Stone Stucco Slate Exterior Insulation and Finish System (EIFS) – water managed only Concrete Masonry Units (CMU) - colored and textured only Horizontal wood lap siding (50% limit) Architectural metals (prefinished non-corrugated) (50% limit) Corrugated metals (I-H only) Standing seam metal (roofs only)	Any of the primary materials Architectural tiles Glass Color concrete Precast concrete Corrugated metal (I-L, I-M and I-H only)	Any of the primary or secondary materials Precast stone Wood trim

- 8. **4-sided Design.** All buildings shall incorporate 4-sided design, so that that no matter what view you have of the building, the design is not interrupted and all parts are perceived as a coordinated part of a unified whole. Specifically:
 - a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
 - b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance

of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.

9. **Alternative Compliance.** Alternative compliance to the building design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - (b) The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
 - (c) The requirement is inconsistent with the principal function of the building when applied to industrial buildings in the I-M and I-H districts.
 - (d) Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - (e) In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
- d. **Lot Open Space Design.** The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas or uses landscape areas to mitigate undesirable impacts..
 1. **Design Objectives.** The required lot open space in Table 24-6-1 shall be designed and located to meet the following design objectives:
 - (a) Coordinate site design with the larger open space system and public realm design of the area.
 - (b) Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and creating transitions between distinct building sites or different places.
 - (c) Design a hierarchy of gateways, gathering places, parks, landscape perimeters, and natural features, integrated with streets, internal access streets, trails, and pedestrian passages.
 - (d) Select open space types based on the context of the areas and natural amenities of the site; in general more compact and formal gathering spaces are most appropriate in walkable commercial and mixed use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
 - (e) Use landscape, furnishings, fixtures, art, planters, and other elements of common spaces to complement buildings, coordinate buildings and sites within an area, and distinguish the unique character of different places.
 - (f) Preserve natural features and historical drainage patterns that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.
 2. **Lot Open Space Design.** Lot open space required for each building and lot in Table 24-6-1 shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
 - (a) Private frontage landscape areas designed according to Section 24-603.b., excluding any driveways, parking areas, or other automobile space;
 - (b) Courtyards, plazas, patios, or similar outdoor seating areas that are either designed as an extension of the public streetscape on the frontage, or at least 500 square feet and 20 feet in all directions if internal to the site;

- (c) Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building;
- (d) Private balconies or patios, provided they are at least 6 feet by 10 feet – this space is limited to no more than 25% of the requirement for the lot and building; or
- (e) Landscape areas and perimeter treatments designed according to the standards of Chapter 8. These areas shall be limited to:
 - (1) No more than 25% of the requirement for lot open space in mixed-use districts.
 - (2) No more than 50% of the requirement for lot open space in commercial districts; and
 - (3) No limit in industrial districts.

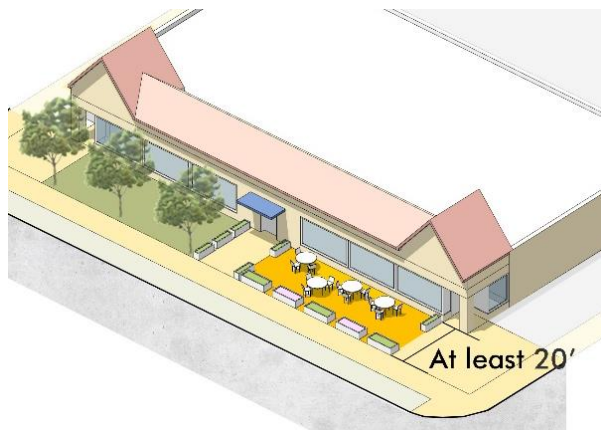


Figure 24-6-12 Courtyards, Patios and Plazas

More compact and walkable places benefit from smaller and more formal social spaces, such as courtyards, patios and plazas. 24-603.d.2.(b).



Figure 24-6-13 Private or Common Open Spaces

Private or commons areas incorporated into the building can provide a portion of the useable on-lot open spaces. These elements can also meet design requirements for breaking up the massing or blank wall of buildings 24-603.d.2.(c) and (d)

3. **Alternative Compliance.** Alternative compliance to the lot open space design standards established in this Section may be authorized according to the process and criteria in

Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:

- (a) The lot and building has access to at least two different active open space on the same block or abutting block, and meeting the design and service area standards Section 24-302 or 24-504.
- (b) Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.

e. **Exterior Lighting.**

1. *Design Objectives.* The following design objectives shall be used in applying the lighting standards in this Section:

- (a) Provide sufficient illumination for security and safety needs in specific areas
- (b) Ensure lighting does not interfere with the proper and safe function of the rights-of-way, and mitigate any potential negative affects on adjacent property.
- (c) Protect residential property or other low-intensity uses from unnecessary light impacts from adjacent uses.
- (d) Maintain adequate lighting for publicly accessible outdoor areas and social spaces.
- (e) Enable lighting that enhances architectural elements and landscape features, in subtle and attractive ways.

2. *Location & Height.* Exterior lighting shall be located as specified in Table 24-6-7.

Table 24-6-7: Light Location & Height	
Location	Maximum Height
Within 50' of any Residential Zoning	▪ 20'
All other locations – free-standing	▪ 30', but no taller than the principal building
Building-mounted	▪ 30' or 3' below the eave, parapet or cornice, whichever is less.

3. *Maximum Lighting Levels.* Maximum lighting levels are provided in Table 24-6-8. Lighting levels are average maintained horizontal levels, measured using a calibrated, color and cosine-corrected portable light meter and taken at a level position not more than six inches above the ground which the subject light source is on.

Table 24-6-8: Maximum Lighting Levels*		
Area	Residential Zones	Commercial & Industrial Zones
Building exterior	0.5; (0.0 at property line)	1.0—5.0
Walks, pathways	0.5; (0.0 at property line)	1.0
Parking lots	1.0; (0.0 at property line)	2.0
Street or driveway lighting (internal to site)	0.6; (0.0 at property line)	1.2
Loading docks	N/A	20.0
Auto sales (outdoor display)	N/A	30.0 average, 60.0 spot location

* Information gathered from Illuminating Engineering Society (IES) Lighting Handbook. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

4. *General Standards.* All lighting shall be the following design and performance standards:
 - (a) No lighting shall be used in any way which could interfere with the safe movement of vehicles on public streets, including:

- (1) Any fixed lighting that is not designed for street illumination that produces light which could interfere with the operation of a vehicle;
 - (2) Any lighting which could be confused with any type of traffic control device, emergency or warning signals; or
 - (3) Any lighting that blinks, flashes, flickers or changes intensity with the exception of temporary holiday displays.
- (b) No light spillage or glare shall be visible at or beyond the property line of the development. Lighting shall be provided at sidewalks or pathways, common areas or facilities, primary building entrances and in parking areas. All outside lighting shall include fixtures with a dimming interface
- (c) Outdoor lighting shall be L.E.D (Light emitting Diode) "Dark Sky" compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare. The use of low pressure sodium light fixtures shall be prohibited in the city.
- (d) The style and materials of light standards and fixtures shall be compatible with the architectural character and materials of buildings on the site, and building mounted lights are encouraged to use ornamental lights rather than wall pack fixtures.
- (e) All lights shall be directed downward and the light source shall be shielded to direct light away from and not visible from any adjacent property.
- (1) An exception for accent and flagpole lighting may be permitted for upward lights as long as the light source is shielded and not visible from any adjacent property.
 - (2) Wall lights shall be full cutoff fixtures, with flat lenses, and mounted so the lights are directed downward and the light source shall not go beyond the property line.
 - (3) Fixtures installed under canopies, awnings, and overhangs shall be fully recessed.

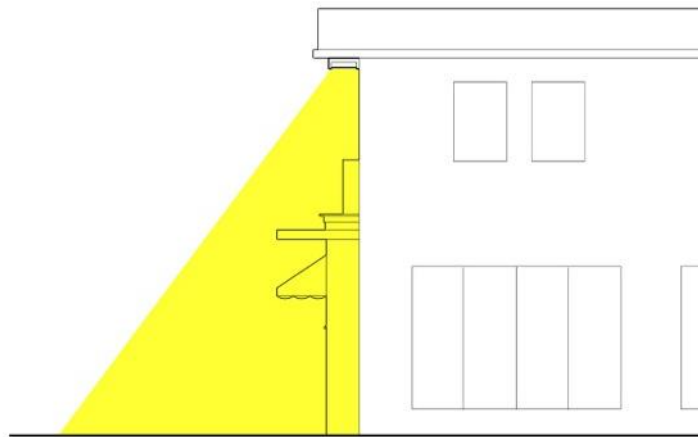


Figure 24-6-14 Lighting Directed Downward onto Site.

*.Lighting directed downward eliminates negative impacts of lighting on adjacent property and helps to preserve the night sky views.
24-603.e.4.(e).*

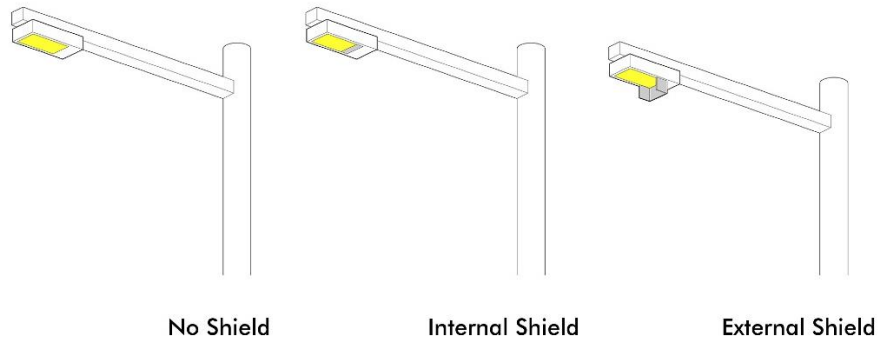


Figure 24-6-15 Light Shielding.

.Light shielding related to the different fixture styles, height, and location helps mitigate the potential negative impacts of specific lights. 24-603.e.4.(e).

- (f) No activity shall be conducted within 500 feet of a residential zone which creates glare exceeding 0.0 footcandle at the property line, except for parking lots, neighborhood recreation and service facilities and streets, which may be illuminated at levels up to 1.0 footcandle.
- (g) All parking lot lighting fixtures and exterior building floodlights, except those required for security purposes, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the beginning of business hours. If a portion of a parking lot is offered for use after dark, only that portion shall be lighted.
- (h) Lighting within parking structures shall be designed to provide safety and security and be integrated into the architectural character of the structure.
- (i) In addition to all other standards lighting of all outdoor recreational facilities except baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters shall meet the following:
 - (1) All lighting or illumination units or sources shall be hooded or shielded and directed downward so that they are not visible from any adjacent lot or property; and
 - (2) Lights or illuminating units shall not allow light either directly or through a reflecting device to spill upon any adjacent real property.
- (j) In addition to all other standards, baseball, softball, soccer, volleyball or football fields; driving ranges; or other field recreation facilities shall meet the following:
 - (1) Light fixture or illumination source shall not exceed 90 feet high.
 - (2) Individual lighting of 150 watts or greater shall not be used after 11:00 p.m., or within one hour after the event, whichever is later. Exceptions to this section may be granted by the Director.

Reserved Sections 24-604 through 24-700

Section 6. The Greeley Municipal Code shall be amended by adding thereto a new Chapter 13 – Definitions and Terms of Title 24 to read as follows:

Chapter 13. Definitions & Terms

24-1301 Definitions

24-1302 Architecture & Design Terms

24-1301 Definitions

All terms used in this code shall have their plain and commonly accepted meaning, based upon the context of their use in the code. The following terms shall have the meaning given below, unless more specifically described, limited or qualified within the standards of this code. Some Chapters have specific definitions where the terms have the given meaning for interpretation of that chapter.

100-year flood. A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (one-percent-annual-chance flood). The terms "one-hundred-year flood" and "one-percent-chance flood" are synonymous with the term "100-year flood."

100-year floodplain. The area of land susceptible to being inundated as a result of the occurrence of a 100-year flood.

Abandoned Sign.

- (1) A sign or sign structure and components, for which no legal owner can be found; and/or
- (2) A sign and structure which are used to identify or advertise a business, tenant, owner, product, service, use, event or activity that has not been located on the premises for a period of 90 consecutive days or longer.

Accessory Building or Structure. A detached building or structure located upon the same lot as the principal building or structure to which it is related, which is incidental to and customarily found in connection with such principal building or structure.

Accessory Use. A use customarily incidental, related and subordinate to the main use of the lot, building or structure which does not alter the principal use.

Adjacent. Close, contiguous, and related to by proximity, sharing a common boundary or otherwise nearby to have a relationship without intervening dissimilar elements. When referring to land, separation caused by a street, alley, sidewalk, railroad right-of-way, utility line, trail, or irrigation ditch, or similarly related land can be considered adjacent.

Abutting. Directly touching elements that share a common edge or boundary.

Alley. A minor way used primarily for vehicular access or service to the back of properties adjacent to a street. An alley shall not be considered a street.

Alteration. Any act or process requiring a building permit, moving permit, demolition permit or sign permit for the reconstruction, moving, improvement or demolition of any designated property or district; or any other action in which a review by either the historic preservation commission or the city's historic preservation specialist is necessary under this article and/or the district designation plan and in accordance with the definitions of major and minor alterations, for the purposes of this article.

American National Standards Institute (ANSI). The standards by said organization that helps development in the use have an equitable and open process that serves industry and the public good, having a consensus in standards development; ANSI's essential requirements.

Animal Unit. A unit of measurement used to determine the animal capacity of a particular site or parcel of land and to establish an equivalency for various species of livestock.

Animated Sign (see *Flashing or animated or Imitating sign*).

Antenna. A device used to transmit and/or receive radio, television or any other transmitted signal and which may be rooftop, wall or ground-mounted.

Appeal. A review of a final decision by a higher authority.

Applicant. The owners or lessees of property, their agent, or persons who have contracted to purchase property, or the city or other quasi-governmental entity that is proposing an action requiring review and approval by one or more of the sections in this title. An applicant may subsequently become the developer once approval is granted and, in this case, the terms shall be interchangeable.

Appurtenances. The visible, functional objects accessory to and part of buildings or structures and which may extend above the height of the roof.

Art. All forms of original creations of visual art, including, but not limited to, sculpture; mosaics; painting, whether portable or permanently fixed, as in the case of murals; photographs; crafts made from clay; fiber and textiles; wood; glass; metal; plastics; or any other material or any combination thereof; calligraphy; mixed media composed of any combination of forms or media; unique architectural styling or embellishment, including architectural crafts, environmental landscaping; or restoration or renovation of existing works of art of historical significance. Works of art are not intended to be used for commercial advertising purposes.

Arterial street (see *Street*).

Artificial turf. Any of the various synthetic fibers made to resemble natural grass.

Awning, Internally Illuminated. Any transparent backlit awning or awning lettering which transmits light from within the awning to the outside surface of the awning.

Awning Sign. A sign that is mounted or painted on or attached to an awning.

Backing. The background area of a sign, which differentiates the total sign display from the background against which it is placed.

Basement. Any level of a building where more than one-half of the vertical distance between floor and ceiling is below the grade of the site.

Beacon (see *Searchlight, strobe light or beacon*).

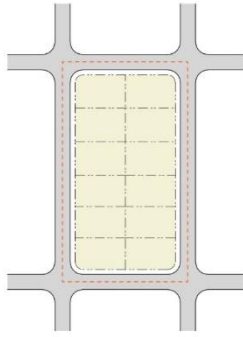
Bedroom. Any room intended and used principally for sleeping purposes.

Berm (see "Earthen berm.")

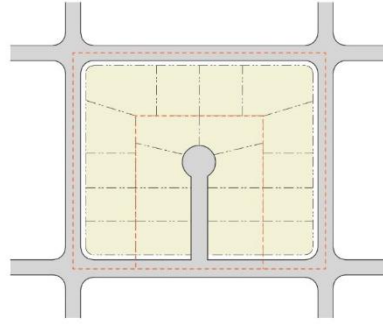
Bioretention Facility. A landscaped stormwater element designed to concentrate or remove debris and pollution from surface water runoff by moving water slowly and horizontally at the surface through vegetation using gently sloped sides that cleanse water from pollutants and soil erosion before it enters the city's stormwater system.

Bioswale. A channeled depression or trench that receives rainwater runoff (as from a parking lot) and has vegetation (such as grasses, flowering herbs, and shrubs) and organic matter (such as mulch) to slow water infiltration and filter out pollutants.

Block. A group of platted lots and outlots surrounded by streets or by other features that interrupt the street network such as parks, railroad rights-of-way, or municipal boundary lines; or the perimeter of all lots fronting on the street in the case of a cul-de-sac.



Standard Block

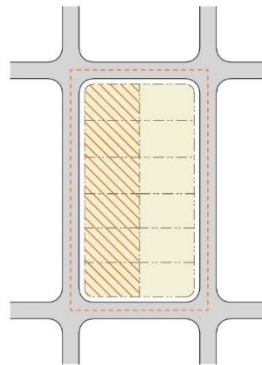


Cul-de-sac Block



Exception

Block face. All lots on one side of a block.



Block Face

Buffer. To promote separation and enhance compatibility between land uses of different intensities.

Building. Any structure built for the shelter or enclosure of persons, animals or property of any kind, excluding fences or walls.

Building Appurtenance. The visible, functional or ornamental object accessory to and part of a building.

Building Code. Any law, ordinance or code which is in force in the city and which pertains to the design and construction of buildings and other structures, or to any components thereof, such as cooling and heating, plumbing, electricity and the like.

Building Envelope. The area in which a building or structure is constructed or placed in a development and in which the land area beyond the envelope is under the single ownership or common ownership of all property owners within the development.

Building Footprint. The outline of the total area which is covered by a building's perimeter at the ground level.

Building Frontage. The area of the lot along the front building line, and when referring to design standards it may include relationship of this area and the primary facade of the building.

Building Frontage, Principal. The horizontal linear dimension which is designated as the primary facade of that portion of a building occupied by a single use or occupancy for the purposes of allocating signs and other design requirements.

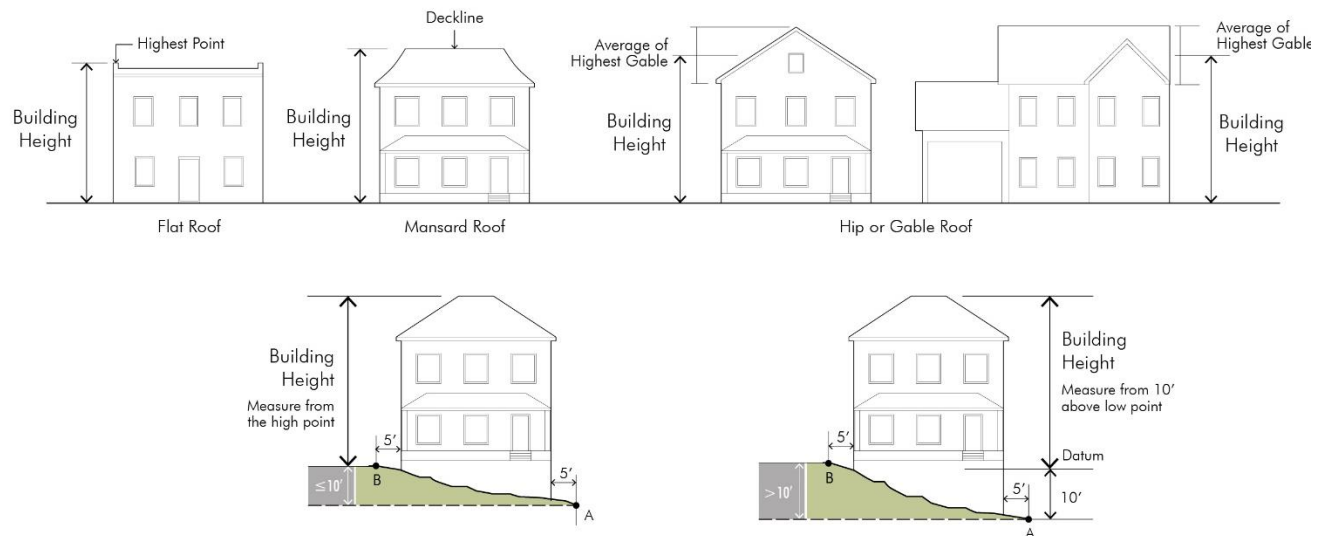
Building Frontage, Secondary. That dimension of a building abutting a public right-of-way other than the principal building frontage for the purposes of allocating signs and other design requirements.

Building or Structure Height. The vertical distance from grade at an exterior wall of a building or structure to the highest point of the coping of a flat roof, to the average height of the highest gable of a hipped roof, or a monitor roof, or to the highest point of a curved roof. This measurement shall be exclusive of church spires, cupolas, chimneys, ventilators, pipes, and similar appurtenances. For the purposes of this definition, grade applies as follows:

- (1) When there is less than a ten-foot difference between the highest and lowest ground surface within a five-foot horizontal distance from the wall, use the highest elevation.
- (2) When there is greater than a ten-foot difference between the highest and lowest ground surface within a five-foot horizontal distance from the wall, use ten-feet higher than the lowest elevation in this area.

The height of the building is the vertical distance above a reference datum measured to

- (a) the highest point on a flat roof;
- (b) the deck line of a mansard roof;
- (c) the average of the highest gable on a hip or gabled roof.



Building, Principal. The primary building on a lot or a building that houses the principal use.

Building Line. The actual line at which a building is constructed, and the location of other elements on the lot or adjacent lots may refer to this line extended outward from the building.

Building Line, Required Front. The portion of the lot frontage required to be occupied by the front facade of a principle structure, or other permitted accessory structures or landscape associated with the frontage design.

Caliper. The diameter or circumference of a tree.

Candela. A unit of luminous intensity, defined as the luminous intensity of a source that emits monochromatic radiation of frequency 540×10^{12} Hertz and that has a radiant intensity of $1/683$ watt/steradian and adopted in 1979 as the international standard of luminous intensity.

Centerline (of Public Right-of-Way). A line running midway between the bounding right-of-way lines of a street or alley. For the purposes of calculating signage, the centerline means the apparent centerline of the road determined by finding the point midway between the outer edges of the road surface.

Certificate of Approval. A certificate issued by the city authorizing the construction, alteration or demolition of property and improvements designated under this article.

Certificate of Occupancy (C.O.). A written certificate provided by the city signifying the subject building/structure (property) has complied with city standards allowing for use and occupancy.

Change of Use. A use that substantially differs from the previous use of a building or land and which may affect such things as parking, drainage, circulation, landscaping, building configuration, noise, or lighting. A change of ownership which does not include any of the factors listed above shall not be considered a change of use.

Changeable Copy Sign (also known as a marquee sign). A sign designed to allow the changing of copy as with individual letters through manual means, without altering the sign backing or structure in any such way.

Channel. A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuous or periodic flowing water.

Channel Letters, Individual Letters, Raceway and Channel Sign. Individual letters, flat cutout letters or symbols constructed to be applied singly in the formation of a wall sign or freestanding sign.

Channelization. The artificial creation, enlargement, or realignment of a stream channel.

Circumference. The perimeter measurement of a building or structure, measured as a continuous line.

Clear Vision Zone or Area. That area which the city requires maintenance of in order to preserve the sight distance and safety of motorists, pedestrians, and bicyclists by requiring an unobstructed line of sight necessary for most drivers stopped at an intersection to see an approaching vehicle, pedestrian or bicyclist to avoid a collision.

Collector Street (see *Street*).

Commercial Mineral Deposit. A natural mineral deposit of limestone used for construction purposes, coal, sand, gravel, and quarry aggregate, for which extraction is or will be commercially feasible and regarding which it can be demonstrated by geologic, mineralogic, or other scientific data that such deposit has significant economic or strategic value to the area, state, or nation.

Common Consumption Area. An area designed as a common area located within a designated Entertainment District and approved by the local licensing authority that uses physical barriers to close the areas to motor vehicle traffic and limit pedestrian access.

Comprehensive Plan. The comprehensive plan of the city, as provided for in the city Charter and which provides for the future growth and improvement of the community, for the preservation of historic and natural resources, and for the general location and coordination of streets and highways, recreation areas, public building sites and other physical development. Comprehensive plan may also include any specific plans, policies, or programs adopted under the guidance of that plan for the purposes of interpreting and applying this code.

Condominium. A form of ownership in which the interior floor space of a unit or area is owned individually, and the structure, common areas and facilities are owned by all of the owners on a proportional, undivided basis.

Coverage. Land area which is covered with impervious surfaces, such as buildings, patios, or decks with roofs, carports, swimming pools, tennis courts, or land area covered by any other type of structure, including parking lots.

Cul-de-sac. A local street with one open end and the other end terminating in a vehicular turn around.

Deciduous. A plant with foliage that is shed annually.

Decision Point Distance. Where the clear vision sight distance triangle begins.

Deck. A floored outdoor area, typically elevated above grade and adjoining a residential dwelling.

Dedication. Setting aside property for a specific purpose, including, but not limited to, streets, utilities, parks, and trails.

Demolition. Any act or process which destroys, in part or in whole, any designated property or property located within a designated historic district.

Density. The number of dwelling units per gross acre of land area.

Detention Area. An area which is designed to capture specific quantities of stormwater and to gradually release the same at a sufficiently slow rate to reduce the risk of flooding.

Developer. Any person, partnership, joint venture, association, or corporation or other legal entity who or which shall participate as owner, promoter, designer, builder, or sales agent in the planning, platting, development, promotion, sale, or lease of a subdivision.

Developing. A lot, or grouping of lots or tracts of land, with less than 60 percent of their perimeter boundary adjacent to existing development. For the purposes of this definition, public parks, natural areas and other such areas which are not eligible for further development shall be considered developed. Areas which were originally platted prior to 1978 and which have at least 75 percent of the lots in the development built on within this 20-year period shall also be considered developed. A replat of the original plat shall not affect the commencement of this 20-year period.

Development. Any construction or activity which changes the basic character or use of land on which construction or activity occurs, including, but not limited to, any non-natural change to improved or unimproved real estate, substantial improvements to buildings or other structures, mining, dredging, filling, grading, paving, extraction, or drilling operations.

Development or Subdivision Improvement Agreement. A written instrument for the purposes of specifying all improvements to be constructed by the developer, as well as the timetable for construction of such improvements, any special conditions of construction, and construction cost estimates.

Direct Lighting. Spot or floodlighting used to illuminate a sign surface.

Directional On-Site. Signs that direct the movement or placement of pedestrian or vehicular traffic on a lot without reference to, or inclusion of, the name or logo of a product sold or services performed on the lot or in a building, structure or business enterprise occupying property, such as "welcome," "entrance," "exit," "restrooms," "parking," "loading area," and "drive-thru."

Dissolve. A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

District. A portion of the community within which uniform regulations apply.

Downtown Entertainment District. That area contained within the south curb flow line of 7th Street, the west curb flow line of 8th Avenue, the north curb flow line of 10th Street and the east curb flow line of 9th Avenue.

Drive-in or Drive-through. Accessory site and building features that encourage or permit customers to order and receive food or beverages while remaining in a motor vehicle for consumption on or off the site and which includes a menu board and audio or video speakers.

Drive-up. Accessory site or building features that encourage or permit customers to receive services or obtain or drop off products while remaining in a motor vehicle and which excludes a menu board and/or audio or video speakers.

Driveway. An improved concrete or asphalt path leading directly to one or more city-approved parking spaces constructed with a concrete, asphalt, or similar all-weather surface.

Dry Wash Channel. Natural passageways or depressions of perceptible extent, containing intermittent or low-base flow.

Dust Abatement Plan. A plan intended and designed to control dust during the construction or development of property.

Dwelling Unit. One room, or connected rooms, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease as a single unit, on a monthly basis or longer, physically separated from any other room or dwelling units which may be in the same structure and served by no more than one gas meter and one electric meter.

Earthen Berm. A mound of earth, higher than grade, used for screening or buffering, the definition of space, noise attenuation, and decoration in landscaping.

Easement. A right granted by a property owner permitting a designated part of interest in the owner's property to be used by others for a specific use or purpose.

Ecological Character. The natural features and attributes of an area or landscape that, combined, give the area its character.

Electronic Message Display. A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.

Emergency. An unexpected and sudden event that must be dealt with urgently in order to stabilize or protect a structure.

Entertainment District. An area within the city that is designated as an Entertainment District of a size no more than 100 acres and containing at least 20,000 square feet of premises licensed as a tavern, hotel and restaurant, brew pub, retail gaming tavern, or vintner's restaurant at the time the district is created.

Evergreen. A plant with foliage that persists and remains green year-round.

Existing Development. Any development in the city once all public improvements, including water, sewer, streets, curb, gutter, streetlights, fire hydrants, and storm drainage facilities, are installed and completed.

Exposed Incandescent or High intensity Discharge Lighting. Any sign or portion of a sign that utilizes an exposed incandescent or high intensity lamp, with the exception of neon.

Exterior or Perimeter Wall. A wall, elements of a wall, parapet wall or any elements or groups of elements which define the exterior boundaries or courts of a building.

Facade. The exterior face of a building.

Fade. A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Family. An individual living alone, or any number of persons living together as a single household who are interrelated by blood, marriage, adoption or other legal custodial relationship; or not more than two unrelated adults and any number of persons related to those unrelated adults by blood, adoption, guardianship or other legal custodial relationship. In multifamily units, the number of unrelated adults shall be determined based on the provisions of the city's housing code. For the purposes of this definition, a bona fide employee of the family who resides in the dwelling unit and whose live-in status is required by the nature of his employment shall be considered a member of the family.

Federal Register. The official daily publication for rules, proposed rules, and notices of federal agencies and organizations, as well as executive orders and other presidential documents.

Fence. Any artificially constructed barrier of an approved material or combination of materials erected vertically to enclose or screen areas of land.

Figures. An outline, shape or pattern of numbers, letters or abstract images.

Financial Security or Guarantee. A financial obligation, in a form acceptable to the city, which assures completion and payment for all improvements related to development of property.

Flag. Material attached to or designed to be flown from a flagpole or similar device and which may display the name, insignia, emblem or logo of any nation, state, municipality, or commercial or noncommercial organization (see *Pennants*).

Flashing or Animated. Signs or lighting with flashing, blinking, moving or other animation effects or that give the visual impression of such movement by use of lighting, or intermittent exhibits or sequential flashing of natural or appearance of artificial light or colors, including those signs that rotate, revolve, spin, swing, flap, wave, shimmer, or make any other motion, or illusion of motion, or which imitate official governmental protective or warning devices (see *Imitating sign*).

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. An area which is adjacent to a stream or watercourse and which is subject to flooding as a result of the occurrence of an intermediate regional flood and which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term "floodplain" includes, but is not limited to, mainstream floodplains, debris fan floodplains, and dry wash channels and floodplains.

Floor Area, Gross. The total area of a building measured by taking the outside dimensions of the building at each floor level, or from the centerlines of walls separating two buildings and excluding areas used exclusively for the service of the building such as mechanical equipment spaces and shafts, elevators, stairways, escalators, ramps, loading docks, cellars, unenclosed porches, attics not used for human occupancy, any floor space in accessory buildings, or areas within the building which are intended for the parking of motor vehicles.

Flow Line. The low point within a street section wherein water is intended to collect and flow, typically the gutters along each edge of pavement.

Foundation Plantings. Live plantings located immediately around the base of the foundation of a building façade that reflects the formal geometry of the structure.

Frame. A complete, static display screen on an electronic message display.

Frame Effect. A visual effect on an electronic message display applied to a single frame to attract the attention of viewers.

Freestanding Sign. A sign which is not attached to any building. A freestanding sign shall include, but is not limited to, a pole, monument, a canopy, and freestanding wall sign. A sign that extends more than four feet from a wall but is attached and/or is part of a canopy or an awning shall be considered a freestanding sign.

Freestanding Wall or Fence. Either a wall that is not attached to a building or a wall attached to a building that projects more than four feet beyond the exterior wall of the habitable portion of the building.

Frontage. The area of a lot between the front building line and the front lot line.

Garage or Yard Sale. The occasional sale of new or used goods at a residence, which may be held outside and/or within a garage or accessory building.

Gas. All natural gases and all hydrocarbons not defined as oil.

General Improvement District #1. That 19-block district bounded by 11th Street to the south, 6th Street to the north, 7th Avenue to the east and 11th Avenue to the west, excluding city Block 35.

Geologic Hazard. A geologic condition which is adverse to current or foreseeable future construction or land use associated therewith, constituting a hazard to public health and safety or property, including, but not limited to, landslide, rock fall, subsidence, expansive soils, slope failure, mudflow, or other unstable surface or subsurface conditions.

Ghost Sign. Old hand-painted signage that has been preserved on a building for an extended period of time, whether by actively keeping it or choosing not to destroy it.

Glare. A sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility.

Grade. The average elevation of the finished surface of the ground, paving, or sidewalk with a radius of five feet from the base of the structure.

Graphics. Drawings, decals, paint, or illustrations.

Gravel. Inert materials such as loose fragments of rock larger than "pea" size and commonly used as parking surface material.

Gross Floor Area (see *Floor area*).

Gross Leasable Area (GLA). The area of a building that can be leased to tenants, including storage areas and common areas apportioned to the number of tenants sharing the area. Gross leasable area shall be measured in the same manner of gross floor area, but is apportioned to specific uses or tenants in the building.

Gross Land Area. The total land area of a site or property, including land to be dedicated for streets and other public purposes.

Ground Cover. Materials that typically do not exceed one foot in height used to provide cover of the soil in landscaped areas, which may include a combination of, but not limited to river rock, cobble, boulders, concrete pavers, grasses, flowers, low-growing shrubs and vines, and those materials derived from once-living things, such as wood mulch. In no event shall weeds be considered ground cover.

Ground Kites. Freestanding frames usually covered with flexible fabric and designed to be animated by the wind to attract attention.

Guest. A person who is visiting at the principal or primary home of another person for up to 30 days, and which home is not the principal or primary home of the guest.

Habitat. Areas that contain adequate food, water and cover to enable one or more species of wildlife to live in or use the area for part of all of the year and which typically consists of natural or planted vegetation, along with one or more sources of water available in the area or adjacent areas.

Hazard. Any structure or use of land which endangers or obstructs the airspace required for aircraft in landing, take-off and maneuvering at the airport.

Hazardous Material. Any substance or materials that, by reason of their toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance, or which may be detrimental to the natural environment and/or wildlife inhabiting the natural environment.

Height (see *Building height*).

Highest Adjacent Grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Hillside Development. Development in areas which contain existing, natural slopes in excess of 15 percent.

Historic District. A geographically definable area with a concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations, that is recognized through listing in a local, state or national landmarks register.

Historic Preservation. The protection, rehabilitation and/or restoration of districts, buildings, structures, and artifacts which are considered significant in history, architecture, archaeology, or culture.

Historic Sign. A sign that has been officially designated as an historic landmark.

Historic Structure. Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Holiday Decorations. Temporary decorations, lighting or displays which are clearly incidental and customary and commonly associated with any national, state, local, religious or commonly celebrated holiday and which contain no commercial message.

Home Occupation. An occupation, profession, activity, or use conducted within a residential dwelling unit that is incidental and secondary to the use of a residential dwelling unit, which does not alter the exterior of the property or affect the residential character of the environment and which meets the provisions of this article.

Home Occupation, Rural. An accessory use to a farming operation or a nonfarm household located in a rural area, designed for gainful employment involving the sale of agricultural produce grown on the site, conducted either from within the dwelling and/or from accessory buildings located within 500 feet of the dwelling occupied by those conducting the rural home occupation.

Homeowners' Association. An association of homeowners or property owners within a development, typically organized for the purpose of enforcement of private covenants and/or carrying out the maintenance of common areas, landscaping, parks, building exteriors and streets.

Household Pet. Any nonvenomous species of reptile and any domestic dog, cat, rodent, primate or bird over the age of four months, which is typically kept indoors. For the purposes of this definition, guide or assistance animals shall not be considered household pets.

Illumination. The use of artificial or reflective means for the purpose of lighting a sign.

Imitating Sign. Signs which purport to be, are an imitation of, or resemble an official traffic sign, signal or equipment which attempt to direct the movement of pedestrian or vehicular traffic using such words as "Stop," "Danger" or "Caution" to imply a need or requirement to stop, or a caution for the existence of danger, such as flashing red, yellow and green (see *Flashing or animated*).

Impervious. Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, paved parking and driveway areas, compacted areas, sidewalks, and paved recreation areas.

Incidental Sign. Nondescript signs, emblems or decals attached to a permanent structure informing the public only of those facilities or services available on the premises, such as a credit card sign or a sign indicating hours of business.

Indirect Lighting. Reflected light or lighting directed toward or across a surface.

Individual Letters (see *Channel letters*).

Infill. A lot, or grouping of lots or tracts of land, with at least 60 percent of their perimeter boundary adjacent to existing development. If a right-of-way at least 120 feet in width or streets designated on the comprehensive transportation plan, as major collectors or arterial streets are adjacent to the subject lot, lots across such a street shall be excluded for the purposes of determining infill and at least 60 percent of the remaining boundaries of the site shall be adjacent to existing development for the lot to be determined to be infill.

Inflatable Sign or Inflatable Object. Any object filled with air or other gas, including balloons, which characterize a commercial symbol or contain a message.

Intensity. An expression of the level or nature of development in nonresidential developments, or zones or specific land uses based on combinations of building coverage and height, impervious surfaces, expected traffic, hours of operation, noise, or similar impacts on surrounding areas.

Internal Illumination. A light source that is contained within the sign itself, or where light is visible through a translucent surface.

Irrigation System. An underground, automatic sprinkler system or above-ground drip system explicitly designed for watering vegetation.

Kiosk. A freestanding structure upon which temporary information and/or posters, notices, and announcements are posted.

Landscape Plan. A scaled graphic plan showing the treatment of all open space areas, parking lots, parking areas, areas adjacent to the public right-of-way, perimeter treatment, and other landscaped areas.

Landscaping. Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features, such as rock, stone, bark chips, or shavings; and structural features, including but not limited to, fountains, reflecting pools, screening walls, solid fences, and benches.

Lawn. A stretch of open, turf-grass covered land; artificial turf shall not be considered lawn or turf-grass.

Leading Edge. The point of a sign, including its support structure, nearest to the public right-of-way.

Legal Description. A land description recognized by law, including the measurements and boundaries.

Legible. A sign capable of being read with certainty without visual aid by a pedestrian of normal visual acuity.

Live Plantings. Trees, shrubs and organic ground cover which are in healthy condition.

Livestock. Animals typically related to agricultural or farming uses, including, but not limited to, chickens, swine, sheep, goats, horses, cattle, yaks, alpacas, and emus.

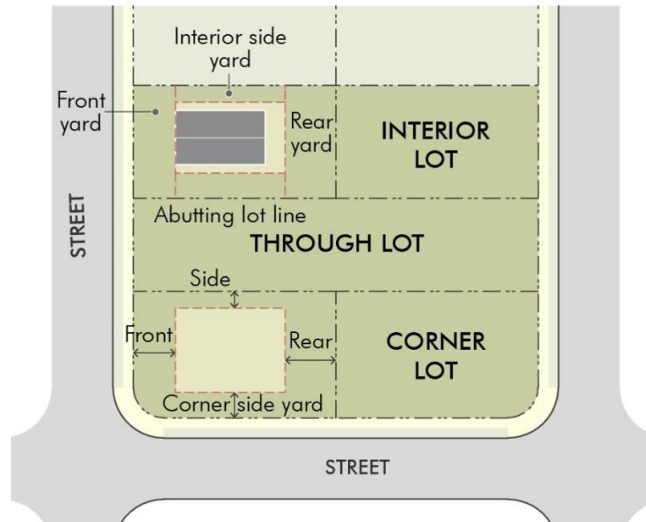
Living Fence. A permanent hedge tight enough and strong enough to serve almost any of the functions of a manufactured fence, but it offers agricultural and biological services.

Living Unit. Any habitable room or group of rooms forming a single habitable unit, used or intended to be used for living and sleeping, but not for cooking or eating.

Loading Space or Zone. An off-street space or berth used for the loading or unloading of cargo, products, or materials from vehicles.

Local street (see Street).

Lot. A parcel of land, established by a subdivision plat, having the required minimum dimensions, which shall be located on either a public right-of-way or on a legal and perpetual access and which is occupied or designed to be occupied by one or more principal buildings, structures, or uses.



Types of Lots

Lot Area. The total square footage or acreage contained within lot lines.

Lot, Corner. A lot abutting on and at the intersection of two or more streets.

Lot Coverage (see *Coverage*).

Lot Depth. The average distance between the front and rear lot lines.

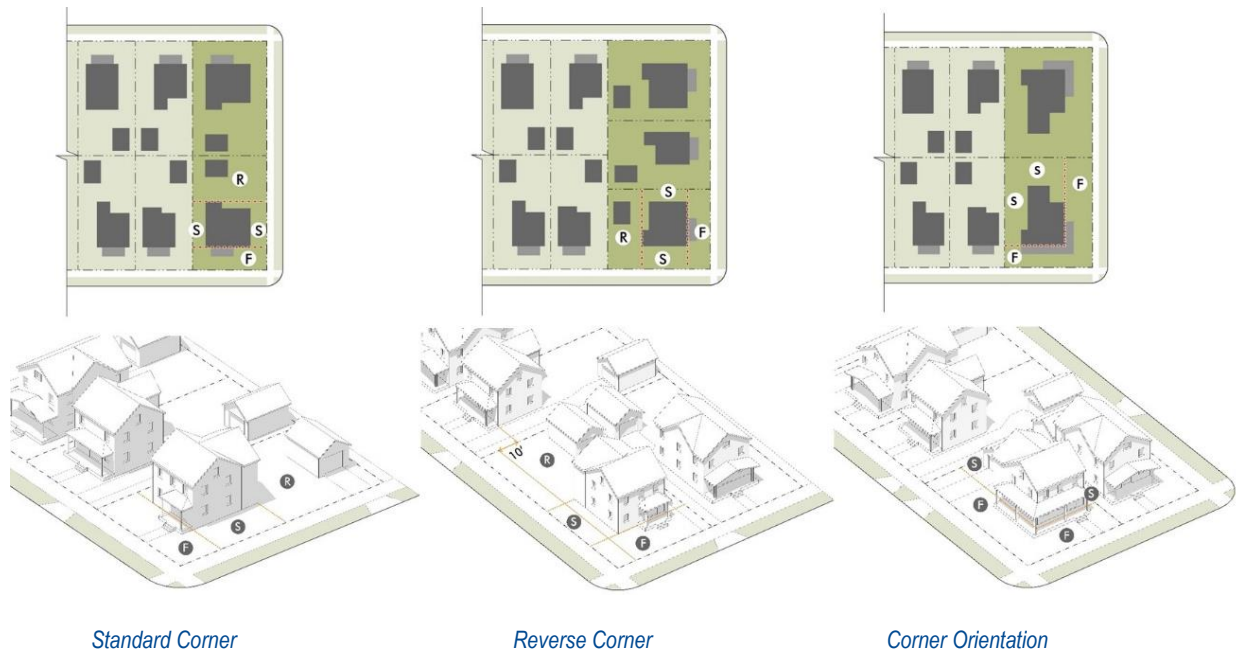
Lot, double Frontage or Through. A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot. The lot line abutting the street which provides primary access shall be considered the front lot line.

Lot, Interior. A lot other than a corner lot, with frontage on only one street.

Lot Line. A line dividing one lot from another lot or parcel, or from a street or alley.

Lot Line, Front. The property line dividing a lot from a street or public or common space on which the building and lot orients. On a corner lot, generally the shorter street frontage shall be considered as a front lot line, except that the context of the block and abutting lots may allow the following arrangements:

- (1) **Standard Corner.** The building orients to the same front as all other buildings on the same street, and an expanded side setback applies on the other street side of the lot. Side and rear setbacks apply to the remaining sides.
- (2) **Reverse Corner.** The building orients to the end-grain of the block (not the same as other buildings on the interior of the block), and the front setback and frontage design applies to that street. The other street-side setback is the greater of (a) the stated street-side setback for that building type or (b) 10 feet in front of the forward-most point of the front building line of the abutting lot. Side and rear setbacks apply to the remaining sides.
- (3) **Corner Orientation.** The building orients to both streets, with the front setback and frontage design applying on both street sides. The two remaining lot lines are treated as side setbacks and there is no rear setback.

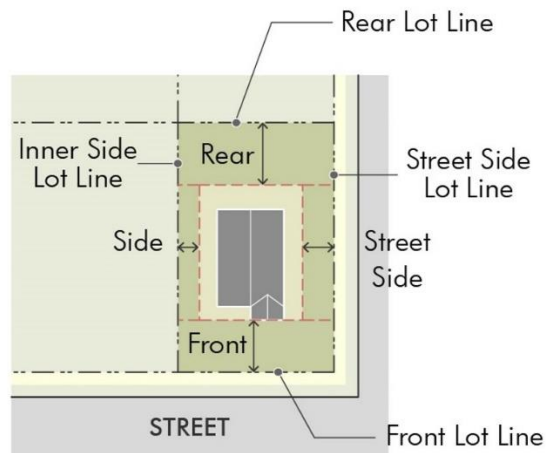


Lot Line, Interior Side. A side lot line which is adjacent to a side lot line of another lot.

Lot Line, Rear. The line opposite the front lot line. Where the side lot lines meet in a point, the rear lot line shall be assumed to be a line not less than ten feet long, lying within the lot and parallel to the front lot line.

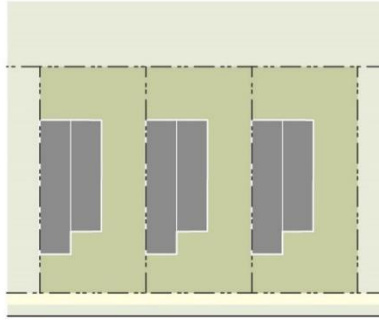
Lot Line, Side. Any lot lines other than the front or rear lot line.

Lot Line, Street Side, A side lot line which separates the lot from a street.



Lot and Building Lines

Lot line, zero. The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line, provided that separations or setbacks between buildings meet all applicable building and fire code provisions.



Zero Lot Line Development

Low-water Adaptive Plants. Plants which have or can adapt to low levels of irrigation water.

Maintenance of Landscaping. Regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, removing and replacing of dead plants, and the repair and replacement of irrigation systems.

Maintenance of a Sign. Cleaning, repairing, painting, or replacement of defective parts in a manner that does not alter the dimension, material or structure.

Manufactured Home (see *Dwelling or Residence, Single-Family in the description of uses*).

Mechanical Equipment. Any and all equipment ancillary to the use or function of a building and/or structure, including, but not limited to, heating or cooling equipment, pool pumps and filters, electrical equipment, transformers, exhaust stacks, and roof vents.

Menu Board. A permanently mounted sign which lists the products or services available at a drive-in or drive-thru facility and not legible from the right-of-way.

Mid-range Expected Service Area. The growth area capable of accommodating the estimated increase in development in the city in the next five years.

Mineral Owner. Any person having title or right of ownership in subsurface oil and gas or leasehold interest therein.

Mobile Home. A detached, single-family housing unit that does not meet the definition of single-family dwelling or residence set forth in these definitions and which has all of the following characteristics:

- (1) Designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities and has plumbing and electrical connections provided for attachment to outside systems;
- (2) Designed to be transported after fabrication on its own wheels, on a flatbed or other trailers or on detachable wheels;
- (3) Arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports or jacks, underpinned, connections to utilities and the like;
- (4) Exceeding 8 feet in width and 32 feet in length, excluding towing gear and bumpers; and
- (5) Is without motive power.

Mobile Home Accessory Building or Structure. A building or structure that is an addition to or supplements the facilities provided in a mobile home. It is not a self-contained, separate, habitable building or structure. Examples are awnings, cabanas, garages, storage structures, carports, fences, windbreaks, or porches and patios that are open on at least three sides.

Mobile Home Park or Community. A site or tract of land held under one ownership, which is suited for the placement of mobile homes.

Mobile Home Park or Community, Existing. A mobile home park or community for which the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) are completed before the effective date of the ordinance codified in this Development Code.

Mobile Home Park or Community, Expansion to. The preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

Mobile or Micro Home Site. A plot of ground within a mobile home community, or other small format housing project, designed for the accommodation of one mobile home or similar small-format dwelling unit and its accessory structures.

Model Home. An unoccupied dwelling unit built on a site in a development for display and/or sales purposes and which may include an office solely for the development in which it is located, and which typifies the units that will be constructed in the development.

Monument Sign. A freestanding sign supported primarily by an internal structural framework or other solid structure features where the base of the sign is in contact with the ground.

Mulch. A natural planting material such as pine straw, coconut fiber, ground pine post peeling, or tree bark used to control weed growth, reduce soil erosion and water loss.

Multiple Use. A site, tract of land or development that contains more than one type of land use, including, but not limited to, residential, office, retail, or industrial uses.

Native Grass. A native Colorado grass.

Natural Area. Aquatic or terrestrial habitats or areas which exist in their natural condition and which have not been significantly altered by human activity.

Natural Area Corridor. An aquatic or terrestrial corridor that connects one or more natural areas or habitats together.

Natural Feature. Features which give an area its general appearance and ecological character and which attract or support the wildlife species that use or inhabit the area.

Neighborhood. The land area which is in the vicinity of the lot, tract, outlot, or parcel of land in question and which will be affected to a greater extent than other land areas in the city by uses which exist on the lot or are proposed for it. A neighborhood also includes lots which are adjacent to one another and have a community of shared interest.

Neon. A sign illuminated by a light source consisting of a neon or gas tube that is bent to form letters, symbols or other shapes.

New Construction. Structures for which the start of construction commenced on or after the effective date of the ordinance codified in this article.

Nits. A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter.

Nonconforming. Any building, structure, site, or use that does not conform to the regulations of this Development Code, but which was lawfully constructed, established and/or occupied under the regulations in force at the time of construction or initial operation.

Nonconforming Mobile Home Communities. Mobile home communities lawfully established and properly licensed by the city under the 1976 Code, or which were developed and used prior to and as of September 5, 1972, as a place where mobile homes were located for residential occupancy and, as of that date, the area must have been in compliance with any and all applicable city or county ordinances and regulations related to mobile home use of land.

Non-deciduous. Shrubs or trees, also called evergreens that keep their foliage year-round.

Official Map. The map establishing the zoning classifications of all land in the city and showing all amendments to zoning classifications as they may be adopted.

Off-premises Sign. A sign or device that advertises a business establishment, good, facility, service, or product which is not sold or conducted on the premises on which the sign or device is located and which may be designed to change copy on a periodic basis.

Off-street Parking Areas (see *Parking*).

Oil. Crude petroleum oil and any other hydrocarbons, regardless of gravities, which are produced at the well in liquid form by ordinary production methods, and which are not the result of condensation of gas before or after it leaves the reservoir.

Opacity. The degree or extent that light is obscured.

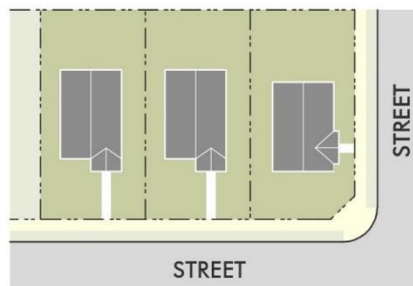
Open Space, Common. A common area permanently set aside for the common use and enjoyment of residents or occupants of a development or members of a homeowners' association, which open area may be landscaped and/or left with natural vegetation cover and which may include swimming pools and other recreational leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding, or off-street bicycle trails; and landscape areas adjacent to roads which are in excess of minimum required rights-of-way.

Open Space, Private or On-lot. An outdoor area not intended for habitation, directly adjoining a dwelling unit or building, which is intended for the private enjoyment of the residents or occupants of the adjacent dwelling unit or building and which is defined in such a manner that its boundaries are evident. Private or on-lot open space may include lawn area, decks, balconies, and/or patios.

Open Space, Required. That portion or percentage defined by the zoning standards of a lot required to be open and unobstructed. The area must not be covered by any structure or impervious surface, such as sidewalks or driveways, with the exception of required amenities, identity features, or useable open space required pursuant to this code.

Open Space, Usable. That portion of a lot or site available to all occupants of the building or site for recreational and other leisure activities that are customarily carried on outdoors.

Oriented. To locate or place a building or structure in a particular direction on a lot or site which shall generally be parallel to the adjacent street.



Buildings Oriented to the Street

Ornamental Tree. A deciduous tree planted primarily for its ornamental value or for screening and which will typically be smaller than a shade tree approximately 15 to 25 feet in height.

Outdoor Display. The display of products for sale outside a building or structure in areas to which customers have access..

Outdoor Storage. The keeping, outside a building, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours. Outdoor storage shall not include the storing of junk or the parking of inoperable motor vehicles. Storage of commercial recreational vehicles/equipment, boat, and personal vehicles are excluded from this definition.

Outlot. A tract of land platted in a subdivision for a specific purpose, which shall be shown on the face of the plat. Specific purposes may include, but are not limited to, drainage areas, stormwater detention or retention areas, parks, open space, or land areas reserved for other public facilities.

Overlay District. A zoning district classification which encompasses a defined geographic area and imposes additional requirements above that required by the underlying zoning. Overlay districts may be combining, where they join property included in two or more adjoining districts based on common attributes or policies; or overlay districts may be separating, where they distinguish property in a single district based on a specific attribute or context that requires different regulations.

Parcel. A unit or contiguous units of land in the possession of, or recorded as the property of one person, partnership, joint venture, association or corporation, or other legal entity.

Park. Any dedicated and accepted public or private land available for recreational or scenic purposes.

Parking. The parking or leaving of an operable, licensed vehicle, current in its registration, for a temporary period.

Parking Areas or Lots. Areas designed, used, required, or intended to be used for the parking of motor vehicles, including driveways or access ways in and to such areas but excluding public streets and rights-of-way.

Parking Bay. A group of parking stalls or vehicle parking spaces to accommodate 15 or more vehicles.

Parking Block. A group of parking bays surrounded by landscape edges, internal access streets, public streets or buildings and sidewalks, typically used to break larger parking areas into smaller distinct components. Parking blocks are used to minimize the visual impact of parking, improve organization of the development and circulation within the site, and/or preserve opportunities for the site to accept infill or redevelopment in a more logical pattern without disruption of streets and utilities.

Parking, Shared. The development and use of parking areas on two or more separate properties for joint use by those properties.

Parking Slab. A paved parking space located off-street and designed to accommodate standard-sized motor vehicles as provided in the off-street parking and loading requirements chapter of this Development Code.

Parking Space. A space or stall within a parking area established in conformance with this Development Code.

Parking Space, Storage. A space for the storage of operable, licensed vehicles, current in registration, including recreational vehicles or equipment, for a period of 30 days or longer.

Parkway. The strip of land typically located between the sidewalk and the curb, also referred to as a *tree lawn*.

Path or Pathway. A designated route or path for non-motorized use such as for walking or bicycling. Paths may include both sidewalks and trails.

Pennants. Any long, narrow, usually triangular flag typically made of lightweight plastic, fabric, or other material, and not containing a message, image or representative symbol, usually found in a series on a line and designed to move in the wind.

Perennials. Non-woody plants, which may die back to the ground each year but continue to grow on an annual basis. Perennials shall also include cold weather bulbs and tubers and ornamental grasses that grow each year and shall count toward ground cover requirements.

Perimeter Treatment Plan. A plan intended to provide visual and noise protection for the outer edges of developments, which border arterial streets, major collector streets, or other sensitive borders. Perimeter treatment also provides an attractive and varied streetscape for people traveling along thoroughfares.

Permanent Sign. A sign attached to a building, structure or the ground in a manner that precludes ready removal or relocation of the sign.

Permeable. A material that allows liquids or gases to pass through it.

Permitted Sign. A sign having a legal permit issued in accordance with the provisions of this title.

Permitted Use. A use allowed in a zoning district and subject to the restrictions and review procedures which apply to that district.

Person. Any person, firm, association, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, or owner or any representative, officer or employee thereof.

Pervious. A surface that allows water to pass through; a surface that presents an opportunity for precipitation to infiltrate into the ground.

Planned Unit Development (PUD). A development planned, designed, and constructed with specific standards as an integral unit and which typically consists of a combination of uses district, and provides for an equivalent level of standards, and broader community benefits in exchange for flexibility in the standards.

Planting Median. An area in the approximate center of a city street, road, or state highway that is used to separate the directional flow of traffic or the center of two parking bays that provide vegetation and pedestrian accessibility to the principal building or structure by way of a paved sidewalk.

Plat. A subdivision map or plan of property.

Plat, Final. A completed map of a subdivision setting forth fully and accurately all legal and engineering information, survey certification and any accompanying materials as required by this title.

Plat, Preliminary. A proposed subdivision map and any accompanying materials as required by this title, which provide sufficiently detailed information so that preliminary agreement as to the form and content of the plat, coordinating the planning, design, and engineering standards of this title, may be reached between the developer and the city.

Pole Sign. A sign that is affixed, attached, or mounted on a freestanding pole or structure that is not itself an integral part of or attached to a building or structure.

Pollinator Gardens. Gardens designed for the purpose of providing habitat for or attracting bees, butterflies, moths, hummingbirds, or other beneficial creatures that transfer pollen from flower to flower, or in some cases, within flowers.

Portable Sign. A sign that is not permanently affixed to a building, structure or the ground and that is easily moved, such as a sandwich board sign.

Practicable. Capable of being done within existing constraints including environmental, economic, technological, or other pertinent considerations.

Premises. The land, site or lot at which, or from which, a principal land use and activity is conducted.

Primary Entrance. The entrance to a building or structure which is intended to be the main pedestrian or public entrance and which shall typically be located on the front of the building or structure, and therefore includes enhancements and human-scale details to show the priority and importance of the space to the public.

Principal Building or Structure (see Building).

Prohibited Activities Sign. Signs located on a property posting said property for warning or prohibition, such as "no hunting," "no swimming," or "no parking."

Projecting Wall Sign. Any sign attached to a building and that extends more than 20 inches from the surface to which it is attached, but no more than four feet from the wall of the building. Signs projecting more than four feet from the building shall be considered freestanding signs.

Promotional Association. An association that is incorporated within the state that organizes and promotes entertainment activities within a common consumption area and is organized or authorized by two or more people who own or lease property within an Entertainment District.

Public. A person, structure, activity, or purpose owned or operated by a governmental agency or by a public nonprofit corporation with tax-exempt status under the federal Internal Revenue Code.

Public Hearing. A hearing held to allow interested persons to present their views before the zoning board of appeals, planning commission or city council. A public hearing is different from an open meeting which does not allow participation by the public.

Public Improvement. Any improvement required by title for which the city or a quasi-public agency agrees to assume responsibility for maintenance and operation, or which may affect an improvement for which the city or a quasi-public agency is already responsible. Such facilities include, but are not limited to, streets, parks, trails, drainage facilities, water and sewer facilities, gas, electricity, telephone, cable television, and other utility facilities.

Public Sign. Signs required or specifically authorized for a public purpose by any law, statute, or ordinance, including public directional signs on the right-of-way; signs which identify the city by name; signs that direct travelers to public buildings, parks or attractions; interpretative signs; way-finding signs, municipal uniform traffic control devices; and the like.

Rain Garden. A soil absorption or filter system designed to be depression storage or a planted hole that allows water filtration and absorption of rainwater runoff from impervious urban areas, such as roofs, driveways, walkways, parking lots, and turf-grass or sod areas. It is a type of bioretention facility designed to provide stormwater infrastructure improvements with vegetation. Typically shallow vegetative depressions with gentle slide slopes designed as individual stormwater receiving areas or linked to conveyance systems. Soils may or may not be amended in these facilities.

Recreational Equipment. Equipment intended for outdoor recreational use, including, but not limited to, snowmobiles, jet skis, all-terrain vehicles (ATVs), canoes and boats, and including the trailers for transporting such equipment.

Recreational Vehicle. A vehicle which is designed, intended and used for the purposes of temporary living accommodation for recreation, camping and travel use, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes, horse trailers and bus campers. For the purposes of this definition, neither a pop-up trailer nor a truck topper accessory (also known as a camper shell) which is not higher than eight inches above the truck cab when installed shall be considered a recreational vehicle. A horse trailer used primarily for transport of horses and/or livestock to or from the site it is stored upon shall not be considered a recreational vehicle under this definition.

Recyclable Material. Reusable material, including, but not limited to, metals, glass, plastic, and paper, which are intended for reuse or reconstitution for the purpose of using the altered form. The term "recyclable material" shall not include refuse or hazardous materials or the processing of recyclable materials.

Redevelopment District. All land located within the boundaries of the urban renewal area of the city, as it may be amended from time to time by the city council.

Residential Complex, Subdivision or Multi-family Entry Sign. An on-site sign that identifies a specific residential complex or subdivision.

Right-of-way. A right granted by a property owner and which is intended to be occupied by a street, sidewalk, railroad, utilities, and other similar uses.

Right-of-way Landscaping. Landscaping located within the public or private rights-of-way adjacent to a privately owned lot, outlot, or tract, including parkways.

Riparian Zone. An area where the presence of a surface and/or high subsurface water level permits the existence of increased vegetative diversity and abundance as contrasted to surrounding areas.

Roof Sign. A sign that is mounted on the roof of a building or structure such as a portico which is wholly dependent upon a building for support and which projects above the parapet of a building with a flat roof, or above the peak of the roof on that portion of the roof on which the sign is placed.

Satellite & Communication Equipment. A reflective surface configured in the shape of a shallow dish, cone, horn, or cornucopia which shall be used to transmit and/or receive radio or electromagnetic waves

between terrestrially and/or orbitally based uses, including, but not limited to, satellite earth stations, television reception only satellite dish antennas, and satellite microwave antennas.

Screening. A method of reducing the impact of visual and/or noise intrusions through the use of plant materials, earthen berms, solid fences, and/or walls, or any combination thereof, intended to block that which is unsightly or offensive with a more harmonious element.

Searchlight, Strobe Light or Beacon. A stationary or revolving light that flashes or projects illumination, single color or multicolored, in any manner that is intended to attract or divert attention; excluding any device required or necessary under the safety regulations described by the Federal Aviation Administration or similar agencies.

Seasonal Use. A use intended for a period of limited duration, including, but not limited to, the sale of seasonal goods and products such as pumpkins, Christmas trees, produce and living plants.

Setback. The minimum distance a building, structure or use may be erected from a street, alley, or property line. Setbacks are also called required yards.

Setback, Front. The area extending across the full width of the lot, between the front lot line and the nearest line or point of the area allowed for construction or establishment of the building, structure, or use. Where expressed as a range, the front setback shall be interpreted as a "build to range," within which distance the front building line of the principal building shall be established.

Setback, Interior Side. The area extending from the front yard to the rear yard, between the side lot line adjacent to another lot and the nearest line or point of the area allowed for construction or establishment of the building, structure, or use.

Setback, Oil and Gas (see Section 24-1102 of this title).

Setback, Rear. The area extending across the full width of the lot between the rear lot line and the nearest line or point of the area allowed for construction or establishment of the building, structure, or use.

Setback, Side. The area extending from the front yard to the rear yard, between the side lot line and the nearest line or point of the area allowed for construction or establishment of the building, structure or use.

Setback, Street Side. The area extending from the front yard to the rear yard, which separates the lot from an adjacent street.

Shade Tree. A large woody plant, usually deciduous, that normally grows with one main trunk and has a mature height at least 30 feet, a canopy height above 12 feet, and screens and filters the sun.

Shrub. A woody plant which consists of a number of small stems from the ground or small branches near the ground and which may be deciduous or evergreen.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian path.

Sign. Any device, surface, object, structure, building architecture or part thereof using graphics, symbols or written copy for the purpose of advertising, identifying or announcing or drawing attention to any establishment, product, goods, facilities, services or idea, whether of a commercial or noncommercial nature.

Sign Allowance. The amount of signage that is allowable under the provisions of this article.

Sign Alteration. Any change of copy (excluding changeable copy signs), sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Sign Area. The entire face of a sign and any backing, frame, trim or molding and which may include the supportive structure.

Sign Backing. The surface, pattern or color of which any sign is displayed upon, against or through and that forms an integral part of such display and differentiates the total display from the background against which it is placed.

Sign, Exposed Incandescent or High Intensity Discharge Lighting. Any sign or portion of a sign that utilizes an exposed incandescent or high intensity lamp, with the exception of neon, in such a fashion as to project light directly onto adjoining property or right-of-way.

Sign Face. The area of a sign on which the copy is placed, or, for individual cutout letters, painted letters, channel letters or symbols, the perimeter of the individual elements shall be considered the area of the sign.

Sign Frame. A sign cabinet or that portion of the sign that holds the sign face in place.

Sign Height. The vertical distance measured from the grade, as defined herein, to the highest point of the sign or sign structure.

Sign, Interior to a Building. Signs inside buildings that are not legible from the public right-of-way or other publicly accessible exterior areas of the building. .

Sign, Interior to Development. Any sign that is located so that it is not legible from any adjoining property or the public right-of-way and not oriented in such a way as to attract the attention of those traveling along the right-of-way.

Sign Permit. A permit issued by a building official and which is required for any sign specified by this code.

Sign Setback. The minimum distance required from the apparent centerline of the right-of-way, to any portion of a sign or sign structure.

Sign Structure. The supports, uprights, bracing or framework of any structure for the purposes of displaying a sign.

Sign, Wall. A sign attached parallel to and extending less than 20 inches from the wall of a building. The definition of the term "wall sign" includes painted, individual letter, cabinet signs and those signs located on the roof of a building which are not roof signs as defined herein.

Sign, Window. Any type of sign that is painted or attached to or within 12 inches of any exterior window.

Site Plan. A set of drawings that the property owner, builder, or contractor uses to make improvements to a property through graphic representation, whether computer-generated or hand-drawn, of the arrangement of buildings, parking, drives, landscaping, and any other structure that is part of a development project.

Sky Dancers. Freestanding tubes which often simulate the shape of a person into which air is forced to inflate and animate and which do not characterize a commercial message or contain a message.

Slope. The ratio between elevation change to horizontal distance, expressed as a percentage.

Soil Amendments. Elements added to the soil, such as compost, natural fertilizer, manure, or chemical fertilizer, to improve its capacity to support plant life.

Solid Fence. A fence that is opaque and provided the fence is composed of solid wood, composite, vinyl, or masonry.

Species of Special Concern. Species of wildlife and plants which the state division of wildlife has identified and listed as state species of special concern.

Stacking Space. An area for motor vehicles to line up in while waiting to go through a drive-thru facility, a designated passenger drop-off/pick-up area or a parking lot or area.

Stormwater Management Plan. A plan for the management of stormwater drainage and control prepared in conformance with the regulations for stormwater management, adopted by the state department of public health and environment; and further, including a plan for erosion and sediment control pursuant to the requirements of chapter 12 of title 3 of this Code, including its references.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, the space between the floor and the ceiling above it.

Street. A way for vehicular, pedestrian or bicycle traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.

Street, Arterial. Streets that permit relatively unimpeded traffic movement throughout the city and connecting to outside communities.

Street, Arterial Major. Arterial streets which generally carry traffic volumes greater than 20,000 vehicles per day when the property which the arterial street serves is fully developed and which permit rapid and relatively unimpeded traffic movement throughout the city, connecting major land use elements as well as connecting to outside communities.

Street, Arterial Minor. Arterial streets which generally carry traffic volumes greater than 10,000 vehicles per day when the property which the arterial street serves is fully developed and which permit relatively unimpeded traffic movement and are intended for use on routes where four moving lanes and one turn lane are required but where a major arterial cross-section is not warranted.

Street, Collector. Streets that collect and distribute traffic between arterial and local streets and serve as main connectors within the city, linking one neighborhood with another and which carry traffic with an origin or destination within the community.

Street, Collector Major. Collector streets which generally carry traffic volumes greater than 7,000 vehicles per day when the property which the collector serves is fully developed and which permit relatively unimpeded traffic movement and are intended for use on those routes where four moving lanes are required but where a larger classified street is not warranted.

Street, Collector Minor. Collector streets which generally carry traffic volumes up to 7,000 vehicles per day and collect and distribute traffic between arterial and local streets and which serve as main connectors within communities, linking one neighborhood with another.

Street, Design Type. A reference to the design attributes of a specific segment of the street, regardless of the functional class, and including lane widths, number of lanes, parking, streetscape, and sidewalks. Street design types allow the design of segments of streets to transition and relate better to the context and anticipated abutting land uses, without disrupting the overall role of the street in the functional classification system.

Street, Functional Classification. A system of categorizing streets based on their role in the overall street network, considering traffic volumes, traffic speeds, and continuity of the street.

Street, Local. Streets that provide direct access to adjacent property and which carry traffic with an origin or destination within the immediate neighborhood.

Street, Local Low Volume. Local streets which carry traffic volumes of up to 500 vehicles per day and which provide direct access to adjacent property.

Street, Private. A private roadway used to provide vehicular and emergency access.

Street Tree. A tree planted in close proximity to a street in order to provide shade over the street and to soften the street environment.

Streetscape. The scene that may be observed along a street, including both natural and non-natural components, including vegetation, buildings, paving, plantings, lighting fixtures and miscellaneous structures.

Structure. Anything constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities.

Subdivision. The division of a lot, tract or parcel of land into two or more lots, tracts or parcels, or other division of land in compliance with the requirements of this title.

Symbol. A graphic device which stands for a concept or object.

Temporary Sign. Any sign, not intended for permanent installation such as, but not limited to, a banner, balloon, pennant, searchlight or beacon. Generally, these signs are intended to be used for a limited period of time or for a purpose announcing a special event or presenting other miscellaneous or incidental information or instructions.

Temporary Structure. A structure without any foundation or footings and which is intended to be removed at some point in the future.

Temporary Use. A use which shall generally be permitted to exist and be operated for no longer than 90 days in 12 consecutive months and which may occur as an accessory or principal use.

Time or Temperature Sign. A sign or portion thereof on which the only copy that is capable of being changed is an electronic or mechanical indication of time and/or temperature.

Tract. A parcel or parcels of land designated on a plat and intended to be further subdivided before development at some point in the future, but which may be initially created under single ownership through a subdivision process.

Travel Trailer or Recreational Vehicle. A portable structure, mounted on wheels and designed to be towed by a motor vehicle, or propelled by its own motive power, that may contain cooking or sleeping facilities and is intended to provide temporary living quarters for recreational camping or travel. A travel trailer also does not comply with either the National Manufactured Housing Construction and Safety Standards Act of 1974 or the uniform building code standards. Travel trailers are not permitted in residential zones as living quarters except as guest quarters for no longer than seven consecutive days.

Tree. A large woody plant with one or several self-supporting stems or trunks and numerous branches and may be deciduous or evergreen.

Turf-grass. A blend or mix of grasses most tolerant to the Colorado climate, whether in sod or seed form when planted, intended to be regularly maintained as a lawn in urbanized areas. Artificial turf shall not be considered lawn or turf-grass.

Universal Design. The design of buildings, products, or environments, to make them accessible to all people, regardless of age, disability, or other factors. The term "universal design" was coined by the architect Ronald Mace to describe the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

Urban Heat Island. An urban area that is significantly warmer than its surrounding rural areas due to modifications of land surfaces such as development and other human activities. The temperature difference is usually more significant at night than during the day.

Use. The type of activity for which land or a building or structure is designated, arranged or intended and also means the activity which regularly takes place upon the land or in a building or structure on the land. Not all uses shall be considered legal or permitted uses.

Use, Principal. The primary use of a building, structure or lot.

Utility Box or Pedestal. Devices designed and intended to house equipment necessary for the delivery of utility services to commercial and/or industrial customers, including, but not limited to, electric transformers, switch boxes, telephone pedestals and boxes, cable television boxes, traffic control boxes and similar devices.

Utility Line Clearance Zones. The minimum clearance horizontal or vertical standard determined by the utility holder. Obstructions and encroachments are prohibited.

Utility Stand. Part of a mobile home space which is used for the placement of the utility connections.

Vacant means a site or area that is not put to any use other than gardening.

Vacation. The legal abandonment of a right granted by a property owner, which was intended for a particular purpose, such as for streets or utility lines.

Variance. A modification of the strict terms of this Development Code as provided in this code.

Vehicle Signs. Signs which are attached to or located on licensed vehicles, trailers or semi-trailers and contain or display signage for the primary purpose of advertisement, excluding bumper stickers on the bumper and similar-sized adhesive decals.

Vested Property Right. The right to undertake and complete a development and use of property under the terms and conditions of an approved site specific development plan.

Weed. Any plant not typically propagated by the horticultural trades and not typically installed for the purposes of landscaping; or which presents a particularly noxious allergenic or growth characteristic. Weed does not include native and naturalized plants, other than designated noxious weeds, grown in areas managed primarily for ecological services.

Wildlife. Wild, native vertebrates (including fish), mollusks and crustaceans and any species introduced or released by the division of wildlife, whether alive or dead, including any part, egg or offspring thereof.

Wind Sign (see Pennants, Ground kites and Sky dancers).

Work Vehicle. A vehicle outfitted with equipment such as, but not limited to, storage racks, hoists, cranes, vises, heavy equipment or other business and construction equipment, whether attached or removable, or which may have attached trailers carrying such work equipment. A horse trailer used primarily for transport of horses and/or livestock shall not be considered a work vehicle under this definition.

Xeric Landscaping or Xeriscape. A landscape design strategy coined by Denver Water in 1981 to help make water-efficient landscaping an easily recognized concept. Xeriscape is a combination of the word "landscape" and the Greek word "xeros," which means dry. For the purposes this code, it shall mean the use of low-water or very low-water plants in place of plants that typically require more water to survive. Xeric landscaping does not mean the same as hardscaping or the use of rocks or rock mulch.

Yard. The area of a lot between the property line and the foundation of a building, structure or use. The term "required yard" means that area also described as a required setback area where construction of buildings, structures and uses is limited in placement.

Yard, Front. The portion of a lot between the front façade of a primary structure and the right-of-way. A yard may contain more land area than a setback area.

Yard, Interior Side. An open-space area between the interior side property line and the building setback line, extending between the front building setback line and the rear building setback line.

Yard, Rear. The space or area of a lot between the rear property line and the principal building, extending the lot's full width, and measured perpendicular to the building at the closest point to the rear property line.

Yard, Street-side. The area extending between the front yard and the rear yard or rear street yard and situated between the side street property line and the face of the principal building which is parallel to, or most nearly parallel to, the side street property line.

24-1302 **Architecture & Design Terms**

This glossary of architecture and design terms explains concepts, strategies, and techniques that are used to affect building and site design.

a. **Architectural Style.**

When used generally, architectural style refers to a distinctive manner of expression, fashion or composition of building elements at a specific time.

When used specifically, architectural style refers to a prevalent or historical style that is documented with common or typical patterns in assembling building elements and form, and where variations within the style follow common rules of application for materials, massing or composition of the details. (i.e. Art Deco, Colonial Revival, Craftsman, Mid-Century Modern, Mission, Spanish Colonial Revival, Tudor Revival, Victorian, etc. See *Colorado's Historic Architecture & Engineering Guide*, www.historycolorado.org/colorados-historic-architecture-engineering-guide)

b. **Building Elements.** Buildings are made up of vertical elements, horizontal elements, details, and ornamentation that break up the building elevations into distinct components and establish the form and scale of the building. Building elements include:

1. *Awning.* A sloped or rounded framed projection attached to a wall and extended over a window or door to provide protection from the elements.
2. *Bay (window).* A bump out in the facade typically associated with an element of the interior floor plan but located to provide balance and relief to the massing on the exterior facade. A bay is usually associated with a window.
3. *Belt Course.* A continuous row or layer of stones, brick or other primary building material set in a wall and in line with changes in stories, changes in materials, or window sills. Belt courses make a visually prominent horizontal line to break up a wall plane by using a distinct material and/or implementing a pronounced and distinct pattern of the material.
4. *Bracket.* A projecting support placed under an eave or other projection with design qualities and details that add emphasis to the roof structure or massing element.
5. *Canopy.* A flat roofed projection attached to a wall and extended over a window, door, or walkway, or a freestanding structure over walkway or service area that gives protection from the elements.
6. *Clerestory Window.* A window high on a wall section above eye level and used to permit light or air into areas that otherwise do not have windows due to functional constraints of the building.
7. *Column.* A supporting pillar, especially one consisting of design qualities and details that add emphasis and ornamentation to a portion of the facade, or any roof structure or area it supports.
8. *Cornice.* An ornamental topping projecting from the wall with design qualities and details that crowns a structure along the top near the roof, with an emphasis that is compatible with but more elaborate than other similar details and ornamentation on the building.
9. *Eaves.* An overhang of the roof structure, where larger eaves can increase the prominence of the roof as a "cap" to the building and protect portions of the facade (particularly windows) from the elements.
10. *Entry Feature.* A structural component of the building or building footprint used to emphasize and add interest to the entry into the building, provide active social space protected from elements, contribute human scale to the building elevation, and create transitions from public to private space.
11. *Facia.* The exposed vertical edge of the roof often with design qualities and details that add emphasis and ornamentation to the roof structure.
12. *Foundation.* The base upon which the entire structure sits, designed with stronger, heavier materials, and often includes details and ornamentation to emphasize a buildings

connection to the ground, a sense of permanence, and transition to the main wall plane for vertical articulation.

13. *Gable*. The triangular and vertical portion of a wall plane between intersecting roof pitches.
14. *Lintel*. A horizontal beam, typically over a door, window or storefront to support the structure above it and add accent to the door, window, or storefront.
15. *Parapet*. A vertical extension of the wall plane above the roof, typically used to hide a flat or low-sloped roof and the rooftop equipment, or function as a firewall for attached structures, and usually including ornamentation to provide a visually prominent “cap” to the building.
16. *Pediment*. A gable or ornamental tablet or panel, typically triangular or arched, placed above a point of emphasis on a facade and often supported by columns or pilasters.
17. *Pilaster*. A projecting vertical element on a wall plane used to give the appearance of a supporting column and used to articulate the extent of a wall plane or other component of a facade.
18. *Sidelight*. A window with a vertical orientation along an opening (door or window) that is narrower than the opening but provides emphasis to the importance of the opening with expanded transparency, additional trim and ornamentation, or other architectural details.
19. *Transom*. A window above an opening (door or window) built on a horizontal crossbar that may provide light and/or swing open to add ventilation.

c. **Building Form.** Building form refers to the outward three dimensional envelope of a building or space affected by the mass, shape, composition, and articulation of building elements.

1. *Mass*. Mass is the volume (height x width x depth or height x building footprint) defined by a structure relative to its surroundings.
2. *Shape*. Shape affects the massing and refers to the simplicity or complexity of the outer dimensions of surface planes (wall planes or roof planes), and their orientation (horizontal / vertical; symmetrical / asymmetrical).
3. *Composition*. Composition is how the different building elements or materials are arranged to either distinguish or coordinate a particular shape or mass.
4. *Articulation*. Articulation is using architectural elements to clearly call out a different portion of the composition, shape, or mass and break the building form into smaller, identifiable pieces.
 - (a) *Horizontal Articulation*. Breaking the mass down through different levels of height on the building, particularly for taller buildings, or by a step back or other voids in the massing.
 - (b) *Vertical Articulation*. Breaking the mass down through different bays or structural components along the length of the building elevation, particularly for longer, larger footprint buildings.
5. *Altering Form*. Techniques to alter the form of a building and affect the scale include:
 - (a) Main mass and wing or secondary masses;
 - (b) Stepping back in the wall plane, usually larger differences (i.e. 4 feet +) at upper story(ies);
 - (c) Cantilever or overhangs, usually a smaller distance (i.e. 1 to 4 feet) over a lower story;
 - (d) Off-sets or breaks in a wall plane in relation to interior floor plan or outside space, not to the level of creating a wing or secondary mass;
 - (e) Dormers, including a window and sub-roof within roof structure;
 - (f) Projections of an element of the facade composition such as a bay window, entry feature, or eaves; and
 - (g) Articulation and composition of the facade in relation to, or in addition to any of the above techniques.

d. **Scale.**

Scale refers to the perceived or relative size of a form in relation to something else – usually a person, a social space (courtyard, lot, streetscape, etc.), or another building. For example, “human scale” refers to how spaces or objects relate to and are experienced or perceived by people at a close range and a slow pace. Scale can be affected by the mass, shape, composition, or articulation of the form to make an otherwise larger form seem smaller or more relatable based on how the components are perceived.

- e. **Compatibility.** Compatibility refers to the similarity of buildings and sites to adjacent properties or to prevalent patterns and themes in an area. In general, the elements of compatibility will include combinations of the following:
1. Similar proportions of building masses, particularly nearest the property lines and other adjacent buildings;
 2. Similar orientation of the building including the relationship to streetscapes, the shaping of open spaces, and the locations and arrangements of the building footprint;
 3. Similar window and door patterns, including location, size, and proportions;
 4. Similar roof lines (planes, pitches, profiles and details);
 5. Similar building materials, particularly primary building materials, or where materials differ they share common textures or color palettes;
 6. A common architecture style, including the facade composition and materials; however, many styles can allow differences in design within the style.

Note: Compatibility does not necessarily mean the same, but rather a sensitivity to the context, adjacencies, and character of the area. While not all of the above elements are necessary for compatibility, the greater the number that are similar, the greater the compatibility will be; significant departures from any one element should be compensated with either greater similarity of other elements or by similarity of more elements. Where things are not compatible, transitions should occur through space and landscape buffer designs.