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ARTICLE 1, GENERAL PROVISIONS		
Proposed Sections	Current Sections	Notes:
<b>17-1-1 Title</b>	n/a	Basic section; wording changes to address combination of Chapter 16 (zoning) and Chapter 17 (subdivisions) into a single development code.
<b>17-1-2 Authority</b> A. Authority B. Jurisdiction	16-61 Authority 17-11 Control 17-12 Jurisdiction	Basic section to establish connection to Statutes and Town Charter. (coordinates some scattered references in current code).
<b>17-1-3 Purposes</b>	16-1 Declaration of Purpose (Zoning) 17-1 Declaration of Purpose (Subdivisions)	Revised to align more clearly with broad policies of the comprehensive plan, and set up more detailed hierarchy of non-regulatory, guiding language throughout the code that will be used to interpret standards and apply criteria: <ul style="list-style-type: none"> <li>• Purposes (broad, town-wide planning principles) – This section</li> <li>• Intent (general, topical goals and context application) – throughout, primarily at beginning of chapters or topical sections.</li> <li>• Design Objectives (specific, intended outcomes) – throughout, for specific sections particularly dealing with design standards.</li> </ul>
<b>17-1-4 Applicability</b> A. General Applicability B. Effective Date C. Transition Provisions D. Severability	16-42 Building Permits; 16-43 Application for Building Permit; 16-44 Certificates of zoning Compliance; 16-46 Construction and use to be as provided in plans permits. Chapter 16, Article VIII General Application of Regulations Sections 121, 122, 123, 124 16-161 General (Application of individual Lot Regulations) 16-162 Use Regulations (Application of Individual Lot Regulations) 16-163 Lot Size (Application of Individual Lot Regulations)	Coordinate legal prerequisites and basic statements of where and how the regulations apply, what triggers zoning review, but then defer to Article 2, Procedures for the details of when / how different standards and applications apply. Transition provisions deal with the specifics of merging to the new code for past applications, and effect of prior code on existing development / pending applications. (Note: this coordinates with general rules on nonconformances.)
<b>17-1-5 Administration</b> A. Staff B. Planning & Zoning Commission C. Town Council D. Board of Adjustment	16-41 Administrative Official 16-81 Establishment (Board of Adjustment) 16-83 Powers and Duties (Board of Adjustment)	Organize all authority and decision-making roles in a single section and simplify. Note: the BoA has a more detailed section because it is established by and exists only within the development code; in contrast the Planning Commission and Town Council are established by Statute, Charter, or Municipal Code, and have roles outside of the development code.
<b>17-1-6 Interpretation</b> A. Rules of Construction B. Conflicts C. Computations of Time D. Interpretation of Zoning Map E. Non-regulatory Provisions F. Resources, Guides, & Industry Standards	16-11 Rules of construction of language 16-24 Interpretation of district boundaries 17-14 Interpretation	Expand on existing provisions to provide a broad range of interpretation rules. This mechanism and approach enables a “plain language” drafting style throughout the code (i.e., avoid soft and qualify language or other lengthy explanation of how something is interpreted in context.), and supports the flexibility and decision-making purpose for many other sections of the code.



<b>ARTICLE 1, GENERAL PROVISIONS</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-1-7 Nonconformities</b> A. Intent B. Nonconforming Uses C. Nonconforming Structures. D. Nonconforming Site Conditions E. Nonconforming Lots F. Nonconforming Signs G. Burden of Proof	16-125 Legal nonconformity	Expand on current standards to include more refinements to the types of nonconforming situations that may arise and giving more leniency to minor situations, based on general planning principles; overall coordinating conformity with the degree of investment but maintaining leverage for things that are problematic to surrounding property or future development.
<b>17-1-8 Enforcement</b> A. <i>Violations</i> B. <i>Enforcement</i> C. <i>Penalty</i>	16-47 Complaints regarding violations 16-370 Enforcement (Signs)	Similar to existing sections but stating in a manner that it only is stated once in the entire code and can leverage other municipal code enforcement powers and penalties.



ARTICLE 2, PROCEDURES		
Proposed Sections	Current Sections	Notes:
<p><b>17-2-1 General – All Applications</b></p> <p>A. Applications &amp; Fees            B. Concurrent Applications            C. Pre-application Meeting            D. Neighborhood Meeting            E. Staff Review            F. Notice            G. Public Hearings            H. Action by Review Bodies            I. Appeals            J. Technical Studies            K. Permits            L. Successive Applications</p>	<p>16-48 Public hearings            16-45 Expiration of Building permit            16-62 Procedure            16-63 Protest of amendments            16-82 Proceedings (Board of Adjustments)            16-86 Procedure (Board of Adjustment)            17-13 Fees            Chapter 17, Article V Subdivision Procedure (sections generic to all applications)</p>	<p>Locate all elements that impact two or more procedures here; these items are then activated by indications of the table and/or cross-references in the application specific sections. This allows a simpler presentation of procedures and eliminates the need to repeat similar sections throughout the code, thereby reducing the risk of conflicts or interpretation errors. This includes things like application forms, fees, preapplication steps, staff &amp; public review, and notice requirements. Each specific application in the following sections then only have things unique to that application.</p>
<p><b>17-2-2 Platting</b></p> <p>A. Applicability            B. Types of Plat Applications            C. Minor Subdivision (Eligibility; Review Criteria; Review Procedure; Effect of Decision)            D. Major Subdivisions (Review Criteria; Review Procedure; Effect of Decision)            E. Final Plat (Review Criteria; Review Procedure; Effect of Decision)</p>	<p>17-31 Procedure (Subdivisions)            17-32 Criteria for grant of variances or modifications            Chapter 17, Article V Subdivision Procedure (sections specific to platting)</p>	<p>Address unique levels of review for minor subdivisions (routine / staff level), major subdivisions (preliminary and final plats), and plat corrections (vacations of easements or other technical items that require Town Council approval).</p> <ul style="list-style-type: none"> <li>• Minor = more routine record-keeping plats or slight property adjustments approved by staff</li> <li>• Major (preliminary / final or combined) = more significant platting that has dual public hearings at PC / TC for preliminary, public hearing at TC for final.</li> </ul>
<p><b>17-2-3 Rezoning</b></p> <p>A. Applicability            B. Review Criteria            C. Review Procedure            D. Effect of Decision</p>	<p>16-22 Changes in official zoning district map</p>	<p>Incorporate the current process to change zones. Emphasize criteria of matching intent statements of districts to elements of the comprehensive plan.</p>
<p><b>17-2-4 Planned Development</b></p> <p>A. Applicability            B. Development Plan            C. Review Criteria            D. Review Procedure            E. Effect of Decision</p>	<p>Chapter 16, Article XVII Planned Unit Development (sections 301-305 on procedures. (Note section 16-306 Design Standards should be better addressed through basic design standards applicable to all development, then alternative compliance to go above/beyond for planned zoning applications.            Chapter 17, Article IX Planned Unit Development, Sections 131, 132, and 133</p>	<p>Improve the PD process to build better expectations in the review and policies for allowing flexibility for innovative projects, and improve on the long-term administration of property and development in planned districts as things change over time. This approach is based on established a uniform approach to the types of plans necessary to support flexibility, ensuring that these plans are based on design / development principles supported by the Comprehensive Plan and this code; and using the base zoning district standards and design standards as the starting point, while using the plan process for specifically identified additions, subtractions, or deviations. This will improve the implementation of PDs, and more easily allow administration and interpretation of PDs as things change over long periods of time.</p>



ARTICLE 2, PROCEDURES		
Proposed Sections	Current Sections	Notes:
<b>17-2-5 Site Development Plan</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	16-145 Approval of site development plans 17-101 General site considerations	New approach to allow site development plans to be reviewed in an administrative capacity, with the ability to elevate the case to Planning Commission and Town Council in situations with more intensive impacts on the community (traffic, infrastructure, etc).
<b>17-2-6 Alternative Compliance</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	n/a – new section	New approach to allow more administrative flexibility. Encourages the shift from current PUD processes, corresponding with the increased emphasis on design standards – which warrant greater flexibility than offered by the statutory variance process. Additionally, coordinating with the design objectives (guiding flexibility), objective design standards with subjective guidelines / techniques, and decision-making criteria for alternative compliance helps raise expectations for outcomes while being flexible with decisions. Ultimately unresolved decisions have an appeal mechanism through other established processes (site plan, use by special review, or variance).
<b>17-2-7 Use by Special Review</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	Chapter 16, Article VII Conditional Use Grants (Sections 16-101, 102, 103, 104, 105, and 106 to the extent it is not repetitive of 17-2-1.	Incorporate the current Conditional Use Grant into Use by Special Review. The increased emphasis on impact, scale, format, and design may allow uses to be considered in different districts provided the basic scale, format, and design of the district buildings are followed. (See Use table in Article 4)
<b>17-2-8 Variance</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	16-83 Powers & Duties (Board of Adjustment) 16-84 Conditions (Board of Adjustment) 16-85 Decisions of the Board of Adjustment 16-86 Procedure (Board of Adjustment)	Incorporate the statutorily required process to allow the Board of Adjustment to consider variances to the standards; however, emphasize that these are for unique circumstances and hardship issues unanticipated by the ordinance when applied to a particular property. Otherwise, general flexibility and relief from standards should be handled in the CUG, or Site Development Plans.
<b>17-2-9 Appeal of Administrative Decision</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	16-83 Powers & Duties (Board of Adjustment) 16-84 Conditions (Board of Adjustment) 16-85 Decisions of the Board of Adjustment 16-86 Procedure (Board of Adjustment)	Incorporates the statutorily required process to offer appeals through the Board of Adjustment. [Note: this is different from appeals of applications established under the code and has subtle differences from a variance – i.e., “clear error” standard rather than uniqueness, hardship, etc.]
<b>17-2-10 Text Amendment</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	16-61 Authority; 16-62 Procedure; 16	Basic process to amend the code.
<b>17-2-11 Vested Property Rights</b> A. Applicability	Chapter 17, Article XIII Vested Property Rights, Sections 141- 149	Simplified section. Note: this deviates from the typical approach of incorporating the CO Vested Property Rights Act into a municipal code, due to the confusion in terminology and standard municipal processes in that statute. However, this provision satisfies the statute, as it



ARTICLE 2, PROCEDURES		
Proposed Sections	Current Sections	Notes:
B. Review Criteria C. Review Procedure D. Effect of Decision		incorporates many of the procedures and requirements of municipalities that have been well established despite that statute.
<b>17-2-12 Annexation &amp; Establishment of Zone District</b> A. Applicability B. Review Criteria C. Review Procedure D. Effect of Decision	Chapter 15 – Annexation (incomplete code as written)	This section outlines the basic requirements and steps in order to meet and coordinate with the statutory prerequisites that are necessary for all annexations, and provides a framework for applicants and staff that doesn't exist currently.



ARTICLE 3, SUBDIVISION & COMMUNITY DESIGN		
Proposed Sections	Current Sections	Notes:
<p><b>17-3-1 Street Design</b></p> <p>A. Intent B. Street Network C. Street Type &amp; Design D. Intersection Design E. Traffic Calming</p>	<p>16-141 Visibility at intersections 17-102 Streets Standards and Specifications F. Landscape Guidelines for Public Property</p>	<p>This section emphasizes streets as the primary community design element of the Town, and a crucial component of shaping development patterns consistent with the different contexts in the comprehensive plan. Key additions to the current standards include:</p> <ul style="list-style-type: none"> <li>• Prioritizing a higher degree of street connectivity. The standards are based on context zones in the plan (less connectivity in low intensity areas) and have built-in exceptions for when lack of connections is reasonable. This sets a much higher default for better street networks across multiple development projects.</li> <li>• Elevating the urban design standards of street designs. The standard uses the current default ROW and Street widths but add “design types” within each street classification. Design types address issues like parking, bike lanes, lane widths, landscape amenities and sidewalks – which can fluctuate within street networks (and even block-by-block) to better coordinate with the character and pattern of abutting development.</li> <li>• Complete street policies are included to recognize that deviations from the “default” design types may be necessary or desirable for a variety of reasons. However, the complete street guide produces benchmarks for each street design element so tradeoffs in design can be properly evaluated for any specific context.</li> <li>• Intersection details and traffic calming options that can round out decisions for more appropriate, multi-modal street networks and street designs. with the engineering and construction specifications</li> </ul> <p><i>Note:</i> These standards will also coordinate with the concurrent update to the Design Standards. The intent is that the planning and urban design components of street design is included in the LUDC, while the engineering and construction components of street design are included in the Design Standards, and there is coordination but not overlap or conflicts.</p>
<p><b>17-3-2 Open &amp; Civic Space Design</b></p> <p>A. Intent B. Required Open Space C. Open &amp; Civic Space System D. Open Space Design Guidelines</p>	<p>Chapter 16, Article XVI Recreation and Open Space District (plus coordinate with the lot-specific open spaces in various zoning districts)</p>	<p>Emphasize public, community, and neighborhood-scale open space systems as a key component of community design, and an extension of the character established by streetscape and street design. These systems should coordinate with the street networks in maximizing impacts on the community character. Key additions to the current standards include:</p> <ul style="list-style-type: none"> <li>• Establishing an “open space system” requirement at the first scale of development – subdivisions of larger properties. In this manner the open space requirements are viewed much like the street network and should be character-shaping frameworks for development to which all development should orient. These spaces are public or common spaces at the district, or neighborhood scale (as opposed to block or site scale spaces included in site development plans.)</li> <li>• Creating a large variety of open space types – both for different contexts in the community, but also for different sizes and scales of places. While many of these spaces are public or common “block-scale” spaces or larger, some may also be site scale.</li> <li>• Coordination with site, or lot-by-lot development and open space requirements in other chapters (often reflected in lot coverage or landscape requirements)</li> </ul>



<b>ARTICLE 3, SUBDIVISION &amp; COMMUNITY DESIGN</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<p><b>17-3-3 Blocks &amp; Lots</b>  <i>A. Intent</i>  <i>B. Block &amp; Lot Arrangement</i></p>	<p>17-101 General site considerations            17-103 Utility Easements            17-104 Blocks</p>	<p>Basic standards for the arrangements of blocks and lots within the street networks &amp; open space systems established in this Article. These standards will ensure that patterns are laid out efficiently in consideration of topography, other natural features and hazards, and ensure that all lots are buildable and served by service utilities and community facilities.</p>
<p><b>17-3-4 Required Improvements</b>  <i>A. Intent</i>  <i>B. General Requirements</i>  <i>C. Timing of Improvements</i>  <i>D. Improvements</i></p>	<p>Chapter 17, Article IV Dedication and Reservation of Land, Sections 51, 52, and 53            Chapter 17, Article VII Required improvements, sections 111, 112, and 113</p>	<p>Incorporates all standard elements and improvements required to serve development – in close collaboration with Public Works &amp; Utilities. Considers requirements necessary to serve the project and constructed in association with the project; those to be coordinated with other development in nearby areas; and those that require cooperation of other public entities to serve broader community needs. This section cross references various construction specifications and engineering standards for improvements, as well as considers the review of construction documents, agreements, and the timing of permitting, construction, inspection and acceptance of improvements.</p>
<p><b>17-3-5 Community Facilities &amp; Fees</b>  <i>A. Intent</i>  <i>B. Dedication &amp; Reservation of Land</i>  <i>C. Impact Fees Established</i>  <i>D. Establishment of Accounts &amp; Funds</i>  <i>E. Annual Report</i>  <i>F. 402 Interchange Fee</i></p>	<p>Chapter 17, Article XII Impact Fees, Sections 216-230</p>	<p>There are no substantive changes to this section. It simplifies and reorganizes the current standards and fees, with only changes directed by staff to reflect updates or current practices.</p>





ARTICLE 4, ZONE DISTRICTS & USES		
Proposed Sections	Current Sections	Notes:
<p><b>17-4-1 Establishment of Zone Districts</b></p> <p>A. Intent B. Official Zone Map C. Transition of Previous Districts</p>	<p>16-21 Official zoning district map Plus, Statement of Intent sections from Article XI through XVIII for all existing zoning districts (and any new, combined, or repurposed districts)</p>	<p>Lists all zone districts with improved intent statements with regard to the development patterns, scale/intensity of development, character, and transitions to other complimentary districts; and identify their relation to the comprehensive plan. Key changes include:</p> <ul style="list-style-type: none"> <li>• Changing some of the naming conventions to reflect the nature of development (i.e., R-2, Mixed-density Neighborhood as opposed to SF-2 Single-Family Attached Residential)</li> <li>• Addition of the R-E Rural Estate district, to bridge the gap between the current H-A (40 acres) and R-1/SF-1 (6K lot). This is for primarily in the very low intensity area, and ideally used in conjunction with conservation patterns that help meet other established policies for Ag/Open space preservation, housing mix (even in rural areas), community design and character, and development efficiency [See Section 17-5-6]</li> <li>• Merging the Gateway District and I-1 district into a single district. There are no significant differences in the enabled uses or development standards in the current code. [Note: staff and the consultant will monitor this through review of the initial draft, and based on approaches in the draft code whether a break of for more- or less-intense industrial districts is necessary.</li> <li>• Reformed approach to PDs/PUDs [See 17-2-4 and associated comments]</li> <li>• Added I-2 zone district to account for the heaviest and most intense uses.</li> </ul>
<p><b>17-4-2 Permitted Uses / Use Table</b></p>	<p>Consolidate all Use regulation sections from Articles XI through XVIII into one table and revise / improve.</p>	<p>This section converts all of the separate lists of allowed uses in the various zone districts into a table. The intent is to not change the categories or types of uses allowed in any district but to emphasize better distinctions in development patterns and character between districts. The approach in the current code (separate lists) results in many conflicts, overlaps, and interpretation issues, and results in the use lists having lots of distinctions without substantive differences in resulting development. (i.e., allowing “retail stores” in the NC district, or “hardware store” in the CB or GC district, yet neither distinguishes from the corner hardware store vs. Home Depot). Key additions and changes include:</p> <p>Generally, follow the current zone districts and uses but improve it in the following ways:</p> <ol style="list-style-type: none"> <li>(1) Follow the current districts/ uses but generalize uses more based-on descriptions of typical activities, and examples of specific uses;</li> <li>(2) Make distinctions within general use categories based on scale and format of uses;</li> <li>(3) Filter within the above based on the intent and context of each zone district, and which need a “S” (Use by Special Review process in 17-2-7) vs. “P” (generally permitted subject to district or specific use standards [See 17-4-3]).</li> <li>(4) Indoor and Outdoor Storage as principal use as USR only in Industrial zones.</li> </ol> <p>Additionally, there are criteria for interpreting uses where a use is either not listed, or a use may meet one or more category or type.</p>



ARTICLE 4, ZONE DISTRICTS & USES		
Proposed Sections	Current Sections	Notes:
<p><b>17-4-3 Specific Use Standards</b></p> <p>A. Live-Work Dwelling            B. Mixed-use Dwelling            C. Group Home - Small            D. Residential Care – Limited and General            E. Lodging – Bed &amp; Breakfast            F. Marijuana Uses            G. Gas Stations            H. Automobile Repair – Limited            I. Manufacturing – Limited / Artisan            J. Manufacturing – Breweries, Distilleries, and Wineries</p>	<p>16-25 Medical marijuana prohibitions            16-26 Recreational marijuana prohibitions</p>	<p>Based on the generalized approach to uses (explained above in 17-4-1) and the emphasis on scale, form, and design in the development standards (17-5-3 and 17-6-3 through 5), some uses warrant specific standards – either generally or in specific contexts. This section expands on some of the current uses that have specific standards to address known or anticipated situations.</p>
<p><b>17-4-4 Accessory Uses</b></p> <p>A. Accessory Uses, Generally            B. Accessory Dwelling            C. Home Occupation            D. Outdoor Storage, Residential            E. Outdoor Storage, Nonresidential            F. Drive-through Facilities            G. Outdoor Display and Service Area            H. Small Renewable Energy Equipment            I. Craft Food &amp; Beverage Manufacturing            J. Recycling Collection Point</p>	<p>16-123 Accessory uses and structures.            16-142 Home Occupations</p>	<p>Incorporates the current accessory use standards but improve the ability for many non-mentioned uses to be addressed through general accessory use enabling and performance standards. Key additions to this list with more specific standards include:</p> <ul style="list-style-type: none"> <li>• Accessory Dwelling Units</li> <li>• Drive Through Facilities (treated as an accessory site element, rather than a type of “use” that can be managed by zone districts; in this manner the restrictions elevate based on context – car-oriented vs. pedestrian-oriented)</li> <li>• Outdoor display and service areas (i.e., patios / sidewalk seating, garden sales)</li> <li>• Small renewable energy equipment</li> <li>• Craft food &amp; beverage uses (i.e., “manufacturing / distribution” use associated with a restaurant) [Note: this is different from the opposite – restaurant use associated with manufacturing, which is accounted for in either “artisan manufacturing” or in “breweries, distilleries, winery” [See 17-4-1 and 17-11-1]</li> </ul>
<p><b>17-4-5 District Performance Standards</b></p> <p>A. General Operation &amp; Performance Standards            B. Conditions &amp; Compatibility</p>	<p>16-263 Limitation on external effects of uses (I District)            16-273 Limitation on external effects of uses (Gateway District)</p>	<p>Expanded the applicability of general performance and “anti-nuisance” provisions and refined them for different contexts. Particularly with a more relaxed approach to uses and with a more design-based and flexible approach to development and design, this can raise expectations and add an additional enforcement mechanism for unintended outcomes. This also allows a simpler approach to the regulations and eliminates the need to anticipate all hypothetical negative outcomes and draft overly-restrictive standards based on that.</p>



ARTICLE 5, RESIDENTIAL DEVELOPMENT & DESIGN		
Proposed Sections	Current Sections	Notes:
<p><b>17-5-1 Intent &amp; Applicability</b>            A. Intent            B. Applicability</p>	n/a	<p>Added to guide interpretation and application of the standards based on emphasis on neighborhood design and mix of housing options.</p>
<p><b>17-5-2 Residential Building Types</b>            A. Building Types &amp; Development Standards            B. Dimension Exceptions            C. Accessory Buildings – Residential            D. Housing Diversity</p>	<p>16-165 Building Location (Application of Individual Lot Regulations)            16-166 Open Space (application of Individual Lot Regulations)            Plus – sub-sections of Density, Building location, open space standards sections from Articles XI through XIII for the residential districts – improved based on the building type approach</p>	<p>This section presents a shift from district standards (lot and dimension standards consistent for district) to a “building type” approach (lot and dimension standards keyed to a range of building types, and then each district can enable one or more building types. This is to achieve a greater range of housing options and in some districts or neighborhoods mix the types based on the Comp Plan policies and case study analysis early in this project. Key changes include:</p> <ul style="list-style-type: none"> <li>• More specific standards geared towards “missing middle” housing – small-scale, multi-unit building types. [See Duplex, Multi-unit house, row house, and apartment – small lot)</li> <li>• Smaller detached lot sizes (Small lot (4K and Compact 1.5K)</li> <li>• Refining “multi-family” into scales of apartment buildings, primarily for differentiation between the R-2 and R-3 district, and for differentiation between apartments in walkable contexts vs. apartments in more car-oriented / suburban contexts, which are typically organized into complexes rather than integrated into a block structure.</li> <li>• Establish tiers of accessory buildings, with more leniency for minor structures (conventional sheds) but elevated standards for secondary buildings (detached garages, accessory dwellings, or pool house, etc.)</li> <li>• Housing Diversity requirements [See Tables 5-3 and 5-4] based on groupings of the building types (Category I, II, and III, and based on the scale of the project, different housing mix requirements are established. This can be used to identify and scrutinize when large-scale subdivisions are being developed without appropriate transitions to either other housing or to other supporting land uses, and it can be used to enable some of the new and very compact housing types (i.e. the small lot or compact lot houses, present great additions to a neighborhood with a broader mix when used in strategic locations and limited application.)</li> </ul>



ARTICLE 5, RESIDENTIAL DEVELOPMENT & DESIGN		
Proposed Sections	Current Sections	Notes:
<p><b>17-5-3 Neighborhood Design</b>            A. Frontage Design            B. Building Design            C. Block &amp; Lot Open Space Design</p>	<p>New – but based on issues currently addressed in many outside guidelines that address these same topics in a wide variety of ways, and different degrees of specificity; and similar to topics also address disparately in PUD processes.</p>	<p>This section emphasizes neighborhood design per the comprehensive plan policies. This emphasis becomes more important when you are mixing housing options within neighborhoods and/or developing in a more compact and walkable pattern. The standards are based on three key physical components, and various patterns and application of those components in different contexts:</p> <ul style="list-style-type: none"> <li>• Frontages: building placement/orientation; access / driveways; garage placement / extent; landscape / streetscape design</li> <li>• Buildings: massing, façade design, transparency</li> <li>• Open space: coordinating lot open space and landscape with larger block or community scale spaces [See 17-3-2 discussion]</li> </ul> <p>Each takes a “style” neutral approach to elements and sets objective standards for each component. Flexibility is offered in the following ways:</p> <ul style="list-style-type: none"> <li>• Standards may vary depending on context or street frontage; and/or establish a flexible acceptable range.</li> <li>• Standards are measurable, but typically include a with a variety of techniques to meet the standard.</li> <li>• Standards have specific criteria to consider alternative compliance [See 17-2-7 discussion]</li> </ul> <p>In this manner, the design objectives and decision criteria are important for establishing expectations but still allowing a requisite amount of flexibility in the design standards. .</p>
<p><b>17-5-4 Courtyard Pattern</b>            A. Design Objective            B. Applicability            C. Eligible Building Types            D. Design Standards &amp; Exceptions</p>	<p>New – added a flexible option consistent with the comprehensive plan.</p>	<p>The courtyard pattern presents a way to get greater housing options while enhancing neighborhood design. Smaller lots arranged around a well-designed open space (essentially allowing multiple lots to share a common front yard) can provide additional efficiency and/or integrate projects into challenging spots within the street network or infill areas. This technique is applicable to a range of smaller-scale building types. The standard ensure that this pattern has enhanced design for the individual units / building types (fronting on the courtyard) and for the community (relation of the project to the block and streetscape).</p>
<p><b>17-5-5 Conservation Pattern</b>            A. Design Objective            B. Applicability            C. Density Bonus            D. Lot Sizes &amp; Building Types            E. Open Space</p>	<p>New – added a flexible option consistent with the comprehensive plan.</p>	<p>This is a specific application of a planning technique often called “cluster development” or “conservation subdivisions.” Essentially this allows transfer of development rights internal to a project, where an otherwise allowed development capacity is concentrated in a specific area to either (a) take advantage of efficiencies for developing in smaller areas (utilities, site work, and other development or on-going maintenance costs reduced); and/or (b) conserving larger amounts of contiguous open space, whether for recreation, aesthetic, ecological, and or agriculture purposes. It is directly applicable to the policies established for the very low intensity/density area and agriculture protection area of the comprehensive plan and can pair well with the H-A or R-E zoning to limit the effect of “rural sprawl” that can result from conventional development under those patterns. This specific proposal also includes the incentive of a density bonus – the more area is conserved; the more development capacity /</p>



ARTICLE 5, RESIDENTIAL DEVELOPMENT & DESIGN		
Proposed Sections	Current Sections	Notes:
<p><b>17-5-6 Manufactured &amp; Small Format Housing District</b></p> <ul style="list-style-type: none"> <li>A. Intent</li> <li>B. Applicability</li> <li>C. Development Standards</li> <li>D. Uses</li> <li>E. Common Areas</li> <li>F. Building Design</li> <li>G. Landscape &amp; Parking</li> <li>H. Subdivisions</li> </ul>	<p>Article XVIII – Planned Mobile Home Park Development Regulations</p>	<p>housing options are provided. In this way a broader range of building types from the overall building type approach can be used for the project.</p> <p>This section broadens the applicability of the current manufactured home standards which are geared towards conventional “trailer park” or “manufactured home park” formats. Based on generally applicable neighborhood design approaches used throughout the code, this section elevates the community design component of these areas and requires better integration with or compatibility with surrounding development. In exchange, a wider range of small format housing can be developed (i.e., not just a more conventional trailer/manufactured home, but patio homes, cottage clusters, tiny homes, etc. could be developed). Essentially this takes similar concepts of the Courtyard or Conservation pattern and elevates them up to a block-scale or entire neighborhood plan, which considers broader development and design issues. Note: it is intended that this be implemented as a specific type of PD (PD-M); however, based on the overall approach to other building types and patterns it could also be incorporated as a specific pattern application in some districts.</p>



<b>ARTICLE 6, NONRESIDENTIAL DEVELOPMENT &amp; DESIGN</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-6-1 Intent &amp; Applicability</b> <i>A. Intent</i> <i>B. Applicability</i>	n/a	Added to guide interpretation and application of the standards based on emphasis on community design, mixed-use activity centers of various scales, and placemaking in different contexts.
<b>17-6-2 Nonresidential Development Standards</b> <i>A. District Lot &amp; Building Standards</i> <i>B. Dimension Exceptions</i> <i>C. Accessory Buildings – Nonresidential</i>	16-165 Building Location (Application of Individual Lot Regulations) 16-166 Open Space (application of Individual Lot Regulations) Plus – sub-sections of Density, Building location, open space standards sections from Articles XIV through XVIII for the nonresidential districts	Consolidate all non-residential zoning district lot and development standards into a single table; improve based on the scale, intensity standards in the comprehensive plan; and revise based on relevant precedents from the case studies.
<b>17-6-3 Frontage Design</b> <i>A. Design Objectives</i> <i>B. Frontage Design Standards</i> <i>C. Front Building Line</i> <i>D. Access &amp; Parking Limits</i> <i>E. Landscape</i> <i>F. Alternative Compliance</i>	N/a – new approach. However, many scattered sections mentioned with current code sections relevant 17-6-2 above, as well as the multiple sets of design guidelines currently used by the Town that exist outside the development code address these topics in disparate ways	Frontage types are keyed to the streetscape design and specifically the Street Types in Section 17-3-1.C. The frontage types can be used to vary the front setbacks established for district wide standards in 17-6-2; Table 17-6-1. Essentially this determines whether you are developing in a compact and walkable pattern (limited or no setback with higher degree of design details) or in a car-oriented pattern (larger setback with higher degree of buffer and separation). Therefore, default or “preferred” frontages are established based on the zone district, but adjustments and specific application should be based on a block-by-block basis coordinating the Street Design Type or streetscaped. Each frontage type then comes with a preset package of building placement, extent of building frontage, access spacing, parking placement, extent of front parking, and corresponding landscape design strategies. Flexibility in application is offered through the stated design objectives and alternative compliance criteria
<b>17-6-4 Building Design</b> <i>A. Design Objectives</i> <i>B. Building Design Standards</i> <i>C. Massing &amp; Modulation</i> <i>D. Entry Features</i> <i>E. Transparency</i> <i>F. Materials</i> <i>G. Alternative Compliance</i>	N/a – new approach. Same references as immediately above	Focuses building design on a few basic elements that determine how well a building relates to the context/lot, to adjacent buildings, and to the streetscape. Similar to the residential design standards, this presents a “style” neutral approach to elements and sets objective standards for each component. Flexibility is offered in the following ways: <ul style="list-style-type: none"> <li>• Standards vary depending on context or street frontage.</li> <li>• Standards are presented in an objective and measurable way.</li> <li>• Standard may be achieved with a variety of techniques.</li> <li>• Criteria to consider alternative compliance are stated. [See 17-2-7 discussion]</li> </ul> In this manner, the design objectives and decision criteria are important for establishing expectations but still allowing a requisite amount of flexibility in the design standards.
<b>17-6-5 Open Space Design</b> <i>A. Design Objectives</i> <i>B. Lot Open Space Design</i> <i>C. Alternative Compliance</i>	N/a – new approach. Same references as immediately above and with 17-6-2 discussion	Coordinates lot open space and landscape requirements with larger block or community scale spaces [See 17-3-2 discussion]



ARTICLE 6, NONRESIDENTIAL DEVELOPMENT & DESIGN		
Proposed Sections	Current Sections	Notes:
<p><b>17-6-6 Specific Frontage &amp; Design Plans</b></p>	<p>N/a – new approach</p>	<p>The overall approach to design standards presents a framework for more strategic and nuanced placemaking. It sets default standards but then accommodates deviations either based on the context (location or street frontage) or to consider alternatives (based on design objectives and criteria.) Most great places have a mix of all of these components in a defined area, with subtle transitions on a block-by-block bases. As a result, using these simple tools and approaches is an effective way to do conceptual development planning or to do smaller-scale design and development planning for districts or neighborhoods. This section realizes the option of over-riding the default standards and specifically planning your streets, frontages, and design transitions. In this manner a specific development plan can more effectively implement the intent and design objectives of the code AND raise expectations for the development. This can be done with a simple street type / frontage type map (See 17-2-4] This section is reserved to allow these types of plans to be approved and incorporated into this code for a more specific application of the established standards.</p>



<b>ARTICLE 7, ACCESS &amp; PARKING</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-7-1 Intent &amp; Applicability</b> A. Intent B. Applicability	n/a	Added to guide interpretation and application of the standards and administer flexibility built into the parking requirements and design standards
<b>17-7-2 Access &amp; Circulation</b> A. Design Objectives B. Vehicle Access C. Sidewalks D. Bicycle Connections E. Alternative Compliance	n/a – New approach	Coordinates lot access standards with the street design types in 17-3-1; with the frontage types / driveway limits in 17-5-2 and 6-2; and with other best practices to balance vehicle, pedestrian, and multi-modal access to sites. Coordinates internal circulation for larger-scape projects. Emphasize pedestrian and bicycle access to sites along with vehicle access. These standards are coordinates with the Standards and Specifications or any access management policies from overall street or transportation plans, which can over-ride and/or warrant different vehicle access strategies. Additionally, the “design objectives” – “alternative compliance” pairing can also be used to administer these standards in a flexible, outcome-oriented way.
<b>17-7-3 Required Parking</b> A. Vehicle Parking Rates B. Maximum Parking C. Parking Reductions D. Shared Parking E. Bicycle Parking F. Accessible Parking G. Alternative Compliance	16-143 Off-street parking requirements Plus, all sections on Off-street Parking requirements from Article XI – XVIII for all zoning districts consolidated into a single parking rate table. 16-246 Special off-street parking requirements (CB Central Business District)	Consolidates all parking provisions into a single “required rate” table; improves flexibility to reduce the parking down based on exemptions, exceptions, and credits; implements a “soft-maximum” where additional parking over the required rate requires mitigation
<b>17-7-4 Parking Design</b> A. Design Objectives B. Landscape Areas C. Sidewalks D. Parking Dimensions E. General Design Standards F. Loading Requirements G. Alternative compliance	Various sections from above 16-144 Off Street loading requirements	Coordinate the layout, design, and landscape for parking areas in association with other site design issues. Consider a sliding scale that prioritizes smaller, decentralized lots and rewards locating parking on more remote portions of the site. Loading standards incorporate current standards and improve flexibility and options – particularly form smaller-scale uses or in more walkable and compact patterns.





ARTICLE 8, LANDSCAPE & SITE DESIGN		
Proposed Sections	Current Sections	Notes:
<b>17-8-1 Intent &amp; Applicability</b> A. Intent B. Applicability	Standards and Specifications A. Purpose B. Goals	Current specifications and standards document outside of development code
<b>17-8-2 Plant Requirements</b> A. Design Objectives B. Landscape Requirements C. Credits for Existing Vegetation D. Design & Location E. Alternative Compliance	Standards and Specifications E, Landscape Standards for Private Property H. General Landscaping Standards for All Areas	Organizes all requirements in a single table based on different components of the site – (1) streetscape[er] / frontage; (2) building / foundation area; (3) parking area; (4) open / civic spaces; (5) buffers; and (6) other unbuild areas. Encourages preserving existing vegetation with a credit and credit bonus. Provides flexibility for allocating plants to different areas based on context of the site, efficiency of the site layout, and guidance on how to co-locate valuable plantings and trees with other site elements and infrastructure. Additionally, the “design objectives” – “alternative compliance” pairing can also be used to administer these standards in a flexible, outcome-oriented way.
<b>17-8-3 Buffers &amp; screens</b> A. Design Objectives B. Buffer Planting C. General Screening D. Alternative Compliance	Standards and Specifications E, Landscape Standards for Private Property	Performance standards for high-intensity elements on a site (trash enclosures, storage, loading areas) or sensitive transitions. Uses three distinct types of buffers to be used depending on the context, adjacencies, and type / degree of separation that is needed. Additionally, the “design objectives” – “alternative compliance” pairing can also be used to administer these standards in a flexible, outcome-oriented way.
<b>17-8-4 Plant Specifications</b> A. Design Objectives B. Species C. Plant Specifications D. Tree Diversity E. Water Conservation Guidelines F. Stormwater Treatment G. Planting & Maintenance H. Alternative Compliance	Standards and Specifications H. General Landscaping Standards for All Areas	Standards for proper species, size, planting, and location, including additional criteria for tree diversity and for low water plants and landscape design (xeric). This section will be coordinated with outside manuals for landscape specifications on public and private grounds, and coordinated with updates to the Standards and Specifications
<b>17-8-5 Fences &amp; Walls</b> A. Design Objectives B. Fence & Wall Design C. Alternative Compliance	New – but currently addressed in the above referenced guidelines.	Basic standards for the design and location of fences in various contexts.



<b>ARTICLE 9, SIGNS</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-9-1 Intent &amp; Applicability</b> A. Intent B. Applicability C. Sign Measurements	16-361 Intent & Purpose 16-363 Permit requirements	Simplified intent statements and coordinated with some of the other design intent and community design objectives throughout the development code. Removed some of the detailed permitting and processes and deferred to the delegation of the ability to do forms and administrative processes to the department (similar to building permits) [See Article 2, generally and Section 17-2-1]
<b>17-9-2 Exempt Signs</b> <i>[A. – J. on various routine signs not subject to permits]</i>	16-365 Signs not subject to permit	Generalized some sign types into more appropriate or flexible categories; verified exemptions for typical / practical application; removed all content-specific standards to the maximum extent practical; coordinated exemptions with allowance.
<b>17-9-3 Sign Allowances</b> A. Permitted Sign Types B. Residential Districts C. Nonresidential Districts	16-366 Signs requiring a permit	Sign standards organized as follows: <ul style="list-style-type: none"> <li>• A few basic types –building signs, ground signs, pedestrian signs, and temporary signs.</li> <li>• Based on the context (zone district/street frontage), scale of the site, and scale / orientation of the building.</li> </ul> This eliminates the long list of overlapping and sometimes conflicting sign types (i.e., many times signs could meet multiple types under the current standards and thus be subject to several different allowances and size standards); which is difficult to interpret and implement through a site development review process. This approach yields a simple basic sign allowance for each of the main 4 types (unless exempt under 17-9-2), and then allows applicants to allocate all signs and various sub-types within that simplified sign allowance “budget.” The result of this could be a simple table allocating all signs to a sign schedule coordinating to the sign allowance.
<b>17-9-4 Standards for Specific Sign Types</b> A. Building Signs B. Ground Signs C. Pedestrian Signs D. Temporary Signs E. Gateway Signs F. Multi-tenant Buildings & Sites G. Drive-through Service Facilities H. Dynamic or Electronic Message Displays	Various sections from Article XX Signs Code	To supplement the general sign allowance, standards for specific types as well as standards for certain categories and sub types are included in this section. A specific note on temporary signs – the current standards have many sub-types of temporary signs that are cumbersome to implement, and several are content-specific (which presents legal issues). Alternatively, the new approach allocates an appropriate allowance for all temporary signs based on the scale of the lot, and then allows a property owner to allocate that as they chose subject to the general temporary sign standards and limits in this section.
<b>17-9-5 General Standards – All Signs</b> A. Public Health, Safety, & Maintenance B. General Design C. Specific Designs Prohibited	16-364 General Provisions 16-368 Prohibited signs	General location, design, and performance signs applicable to all sign types (i.e., maintenance, lighting, construction, location). The current list of “prohibited signs” is converted to specific design or performance measures that are prohibited.



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<b>ARTICLE 9, SIGNS</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-9-6 Planned Unit Development Signs</b>	16-367 Master sign plan	Coordination with any flexibility offered through PUDs, comparable to the flexibility offered by other standards. Importantly, this sets the base district sign allowances as the standard absent any specific sign plan of deviation called out in any approved PUD plan documents.



<b>ARTICLE 10, SUPPLEMENTAL STANDARDS</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-10-1 Wireless Communications Facilities</b>	Chapter 16, Article XIX Wireless Communications	Reformatted and reorganized here with no substantive changes. Further edits may be necessary to either simplify the wording without substantive changes or to correspond with the new approach in other sections of the development code, based on final draft recommendations.
<b>17-10-2 Floodplain Management &amp; Flood Damage Prevention</b>	Chapter 17, Article XIV Flood Damage Prevention	Reformatted and reorganized here with no substantive changes, and changes directed by staff through a parallel effort. Further edits may be necessary to either simplify the wording without substantive changes or to correspond with the new approach in other sections of the development code, based on final draft recommendations.
<b>17-10-3 Natural Resources Extraction &amp; Energy Development</b>	Chapter 17, Article XI Oil & Gas Exploration and Production, Sections 181 - 207	<p>Reformatted, simplified, and reorganized; incorporated changes based on compilation of peer (North Front Range) community codes that primarily defer to COGCC on all standards other than screening/buffering, and access. Further edits may be necessary to either simplify the wording without substantive changes or to correspond with the new approach in other sections of the development code, based on final draft recommendations.</p> <ul style="list-style-type: none"> <li>Reflects staff edits and new approach to account for any natural resource extraction and energy development. Article will be expectedly expanded over time – i.e., Solar, Mining</li> </ul>



<b>ARTICLE 11, DEFINITIONS</b>		
<b>Proposed Sections</b>	<b>Current Sections</b>	<b>Notes:</b>
<b>17-11-1 Description of Uses</b> A. Residential Uses B. Public / Institutional uses C. Agriculture Uses D. Commercial Uses E. [sic] Manufacturing / Industrial Uses	Re-organize uses from the use table that are in definitions section above.	Updates use descriptions to correspond with new approach to permitted uses / use table. [See 17-4-1]
<b>17-11-2 Defined Terms</b>	16-12 Specific words and phrases 16-362 Definitions (Signs) 17-2 Definitions (subdivisions)	This section is a placeholder– it will be refined and finalized based on the final draft of the development code and based on remaining “non-use” definitions from the current code. Many are not used in the current code or are only used in other definitions or descriptions of uses. Others are restatements of standards from other sections, that do not necessarily define or clarify the term or usage. At the final draft a “merge and purge” of this list will occur: (1) eliminating any terms not used in the final draft; (2) eliminating terms that do not need definitions based on “plain language drafting approaches; and (3) updating new terms added to final draft that need a definition.
<b>17-11-3 Architecture &amp; Design Terms</b>	n/a - New	This is a new recommended section. With the increased emphasis on design, the code uses some subjective terms that defy exact definitions, or where overly-precise definitions and literal application of the definitions could hamper appropriate design. Therefore, this section is more like a “glossary” of the meanings of these terms, and it can be used as a design and/or interpretation aid.