

ARTICLE 2

ZONE DISTRICTS

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DIVISION 2.1 RESIDENTIAL DISTRICTS

SECTION 2.1.1

RUL

Rural Lands District

PURPOSE

The Rural Lands District is intended for privately owned lands that are planned as a rural edge to the community. Rural lands include but are not limited to community separators, clustered residential development, large lot residential, agriculture, natural area buffers and corridors and other open lands of similar character and purpose.

DEVELOPMENT STANDARDS

BUILDING HEIGHT	
Single-Unit Dwelling	3 Stories max.
LOT SIZE	
Lot Area (Except Residential Cluster)	435,600 ft ² (10 Acres) min.

RESIDENTIAL CLUSTER

Sites in the Rural Lands District may be developed as a Residential Cluster according to the Residential Cluster Building Type standards established in [Section 3.1.10](#). In a cluster development, lot sizes may be reduced in order to cluster the dwellings together on a portion of the property, with the remainder of the property permanently preserved as public or private open space.

BUILDING TYPES

The following building types are permitted in the RUL District:

- Detached House
- Residential Cluster
- Detached Accessory Structure
- Accessory Dwelling Unit

LOT WIDTH	
Single-Unit Dwelling > 10 Acres	200' min.
Single-Unit Dwelling Residential Cluster Developments	60' min.
All Other Uses	100' min.

SETBACKS*

Front Setback - From Arterial Streets	80' min.
Front Setback > 10 Acres	60' min.
Rear Setback > 10 Acres	50' min.
Side Setback > 10 Acres	50' min.

* For Residential Cluster development, see Building Types.

Airport Critical Area

No residential use shall be permitted within the designated Airport Critical Area.

UE

Urban Estate District

PURPOSE

The Urban Estate District is intended to be a setting for a predominance of low-density and large-lot housing. The main purposes of this District are to acknowledge the presence of the many existing subdivisions which have developed in these uses which function as parts of the community and to provide additional locations for similar development, typically in transitional locations between more intense urban development and rural or open lands.

DEVELOPMENT STANDARDS

LOT SIZE

Lot Area (Except Residential Cluster)	21,780 ft ² (1/2 Acre) min.
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LOT WIDTH

Single-Unit Dwelling	100' min.
Single-Unit Dwelling (Subdivided before 1997)	60' min.

RESIDENTIAL CLUSTER

Sites in the Urban Estate District may be developed as a Residential Cluster according to the Residential Cluster Building Type standards established in [Section 3.1.10](#). In a cluster development, lot sizes may be reduced in order to cluster the dwellings together on a portion of the property, with the remainder of the property permanently preserved as public or private open space.

BUILDING TYPES

The following building types are permitted in the UE District:

- Detached House
- Duplex
- Residential Cluster
- Detached Accessory Structure
- Accessory Dwelling Unit

SETBACKS*

Front Setback	30' min.
Front Setback (Subdivided before 1997)	20' min.
Rear Setback	25' min.
Rear Setback (Subdivided before 1997)	15' min.
Side Setback	20' min.
Side Setback (Subdivided before 1997)	5' min.

* For Residential Cluster development, see Building Types.

BUILDING HEIGHT

Single-Unit Dwelling	3 Stories max.
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SECTION 2.1.3

RF

Residential Foothills District

PURPOSE

The Residential Foothills District designation is for low density residential areas located near the foothills.

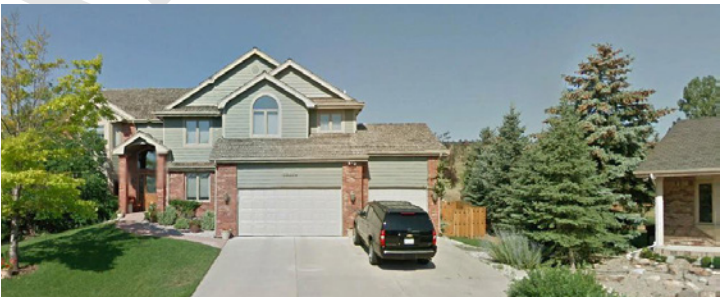
BUILDING TYPES

The following building types are permitted in the RF District:

- Detached House
- Residential Cluster
- Detached Accessory Structure
- Accessory Dwelling Unit

DEVELOPMENT STANDARDS

LOT WIDTH	
Single-Unit Dwelling	200' min.
LOT SIZE	
Lot Area (Except Residential Cluster)	100,000 ft ² (2.29 Acres) min.
No elevation of any building built on a lot in the RF District shall extend above five thousand two hundred fifty (5,250) feet above mean sea level.	
SETBACKS*	
Front Setback	60' min.
Rear Setback	50' min.
Side Setback	50' min.



BUILDING HEIGHT	
Single-Unit Dwelling	3 Stories max.

RESIDENTIAL CLUSTER

Sites in the Residential Foothills District may be developed in a Residential Cluster according to the Residential Cluster Building Type standards established in [Section 3.1.9](#). In a cluster development, lot sizes may be reduced in order to cluster the dwellings together on a portion of the property, with the remainder of the property permanently preserved as public or private open space.

* For Residential Cluster development, see Building Types.

RL

Low Density Residential District



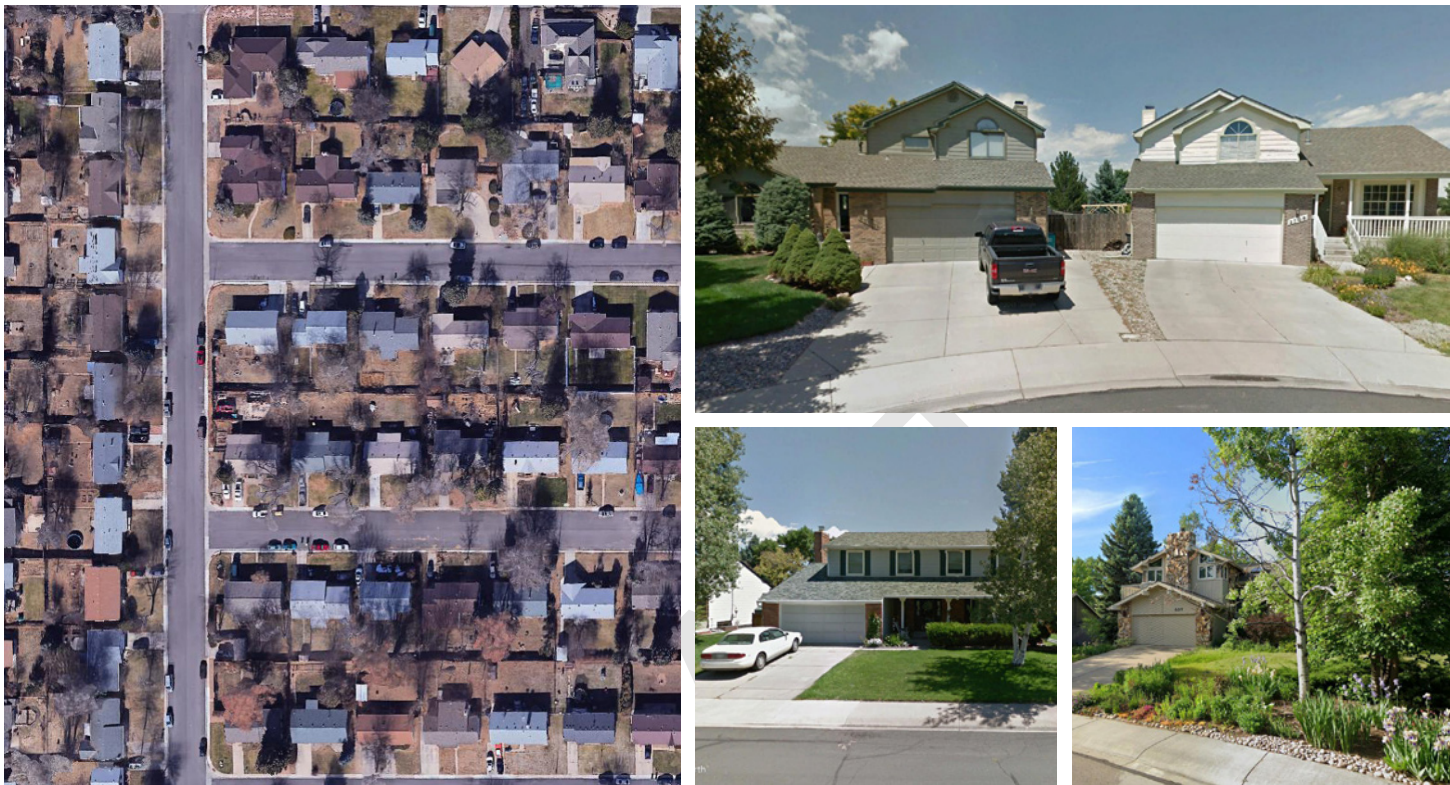
PURPOSE

The Low Density Residential District designation is intended predominantly for single-unit and accessory dwellings located throughout the City.

SECTION 2.1.4

RL - Low Density Residential District

EXISTING CONDITIONS



BUILDING TYPES

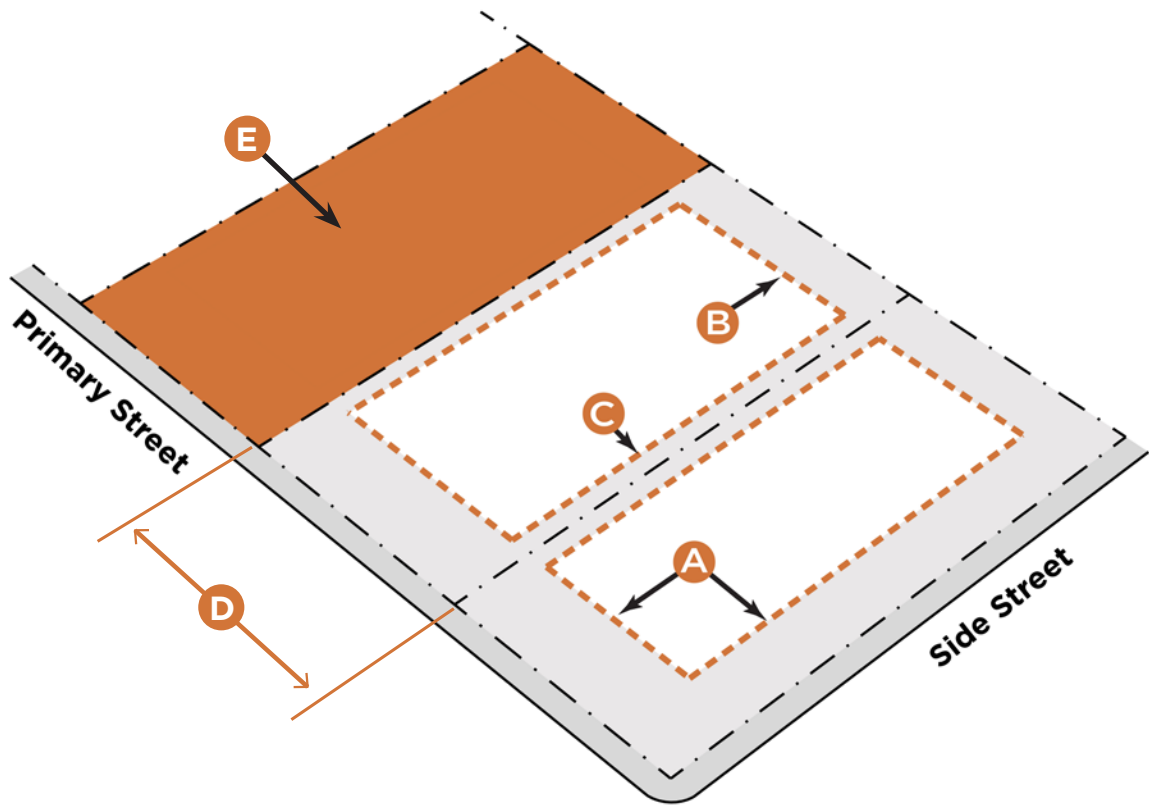
The following building types are permitted in the RL District:

BUILDING TYPES	# OF UNITS	LOT AREA / UNIT
Detached House	1	6000 ft² min.
ADU	1	N/A
Detached Accessory Structure	See Section 3.1.8	

RL - Low Density Residential District

DEVELOPMENT STANDARDS

BUILDING PLACEMENT



SETBACKS		
Front Setback	20' min.	A
Rear Setback	Along Alley - 5' min. No Alley - 15' min	B
Setback from Alley-Facing Garage Doors (Rear or Side)	8' min.	
Residential - Side Setback	Corner Lot - 15' min. Interior Lot - 5' min.	C

LOT WIDTH		
Single-Unit Dwelling	60' min.	D
Child-Care Center	60' min.	
All Other Uses	100' min.	

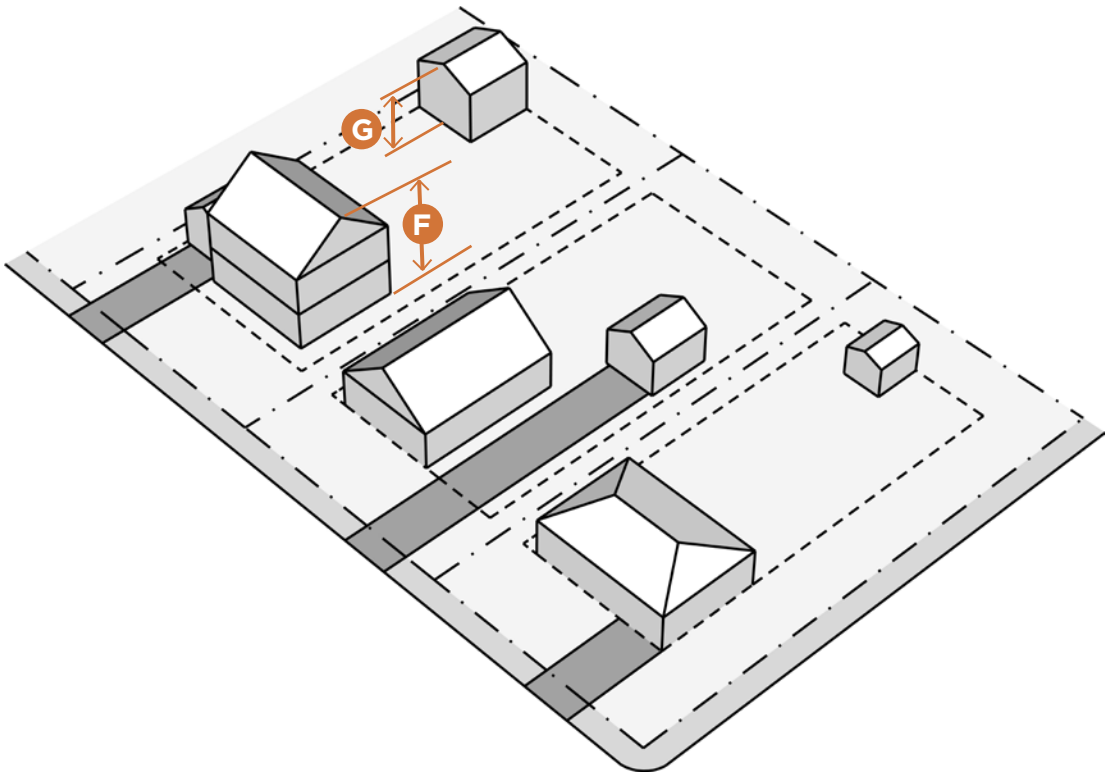
LOT SIZE	
Lot Area	6,000 ft² min.

SECTION 2.1.4

RL - Low Density Residential District

DEVELOPMENT STANDARDS

BUILDING ENVELOPE



BUILDING HEIGHT		
Single-Unit Dwelling, Group Home, or Child-Care Center	28' max.	F
All Other Uses	3 Stories max.	

BUILDING HEIGHT		
Detached Accessory Structure	28' max.*	G

*Accessory buildings and structures may exceed the height of any existing or proposed principal building on the lot by no more than two (2) feet.

CONTEXTUAL HEIGHT SETBACK	
Upper Story Setback	25' min. upper story setback from property line above 2 stories

Applies only to Non-Residential Buildings.

MH

Manufactured Housing District

PURPOSE

The MH Manufactured Housing District is intended for existing manufactured housing communities located throughout the City. This designation is designed to preserve and support existing manufactured housing communities as the predominant residential use alongside other complementary accessory and nonresidential activities which primarily serve residents of manufactured housing communities.

BUILDING TYPES

- The following building types are permitted in the MH District:
- Mobile Home
 - Detached House
 - Detached Accessory Structure



DEVELOPMENT STANDARDS

SETBACKS	
Front Setback	15' min.
Rear Setback	10' min.
Side Setback	10' min.
Distance Between Buildings	10' min.

Setbacks are from property line.

BUILDING HEIGHT	
Single-Unit Dwelling	3 Stories max.
BUILDING FOOTPRINT	
Maximum	5,000 ft²
PARKING	
Off-Street Parking	One Parking Space Required / Unit

SECTION 2.1.6

OT**Old Town District****PURPOSE**

The Old Town District is intended to preserve the unique history, character, and scale of the neighborhoods developed adjacent to Downtown and Colorado State University (CSU) and given this designation in accordance with an adopted subarea plan. The District is divided into three (3) subdistricts and is intended to encourage a mix of housing options, choices, and intensities as permitted by each subdistrict, which is described on the following pages. The Old Town Districts consists of three (3) sub-districts:

OT-A - Old Town District, Low

OT-B - Old Town District, Medium

OT-C - Old Town District, High

All standards within this zone district apply to all sub-districts, unless stated otherwise.

OT-A

Old Town District, Low

PURPOSE

The Old Town District, Low (OT-A) subdistrict allows single-unit and accessory dwellings.

+ Affordable Housing Development Bonus Incentives

Triplexes are allowed as an Affordable Housing Bonus.



BUILDING TYPES

The following building types are permitted in the OT-A subdistrict:

BUILDING TYPES	UNITS / BLDG. TYPE	LOT AREA / BLDG. TYPE	FLOOR AREA
Detached House	1 max.	4500 ft ² min.	2000 ft ² max.
Duplex	2 max.	4500 ft ² min.	40% max. of lot area
+ Apartment Bldg.	3 max.	4500 ft ² min.	40% max. of lot area
+ Rowhouse	3 max.	4500 ft ² min.	40% max. of lot area
Cottage Court	3 min.	9000 ft ² min.	See Section 3.1.3
ADU	1	N/A	See Section 3.1.9
Detached Accessory Structure	See Section 3.1.8		

+ Affordable Housing Bonus Incentives

Refer to Building Types Article 3 and Use Standards Article 4 for specific definitions.

SECTION 2.1.6

OT-B

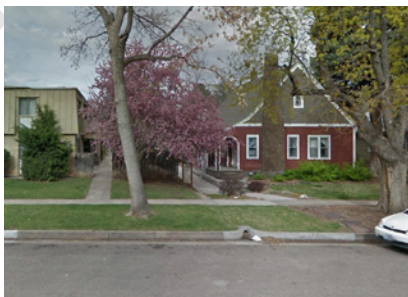
Old Town District, Medium

PURPOSE

The Old Town District, Medium (OT-B) subdistrict is intended to preserve the character of areas that have a predominance of developed single-unit and low- to medium-density multi-unit housing and have been given this designation in accordance with an adopted subarea plan.

+ Affordable Housing Development Bonus Incentives

Sixplexes are allowed as an Affordable Housing Bonus.



BUILDING TYPES

The following building types are permitted in the OT-B subdistrict:

BUILDING TYPES / USES	UNITS / BLDG. TYPE	LOT AREA / BLDG. TYPE	FLOOR AREA
Detached House	1 max.	4500 ft² min.	2000 ft² max.
Duplex	2 max.	4500 ft² min.	40% max. of lot area
Apartment Building	5 max.	4500 ft² min.	70% max. of floor area
+ Apartment Building	6 max.	4500 ft² min.	85% max. of floor area
Rowhouse	2-3 max. + 4 max. + 5 max.	4500 ft² min 6000 ft² min 7500 ft² min	40% max. of lot area 70% max. of floor area 70% max. of floor area
Cottage Court	3 min.	9000 ft² min	See Section 3.1.3
ADU	1	N/A	See Section 3.1.9
Detached Accessory Structure	See Section 3.1.8		

+ Affordable Housing Bonus Incentives

Refer to Building Types Article 3 and Use Standards Article 4 for specific definitions.

OT-C

Old Town District, High

PURPOSE

The Old Town District, High (OT-C) subdistrict is intended for areas that are a transition between Downtown, the CSU campus, and adjacent neighborhoods. Intensive commercial-use areas or high traffic zones have been given this designation in accordance with an adopted subarea plan.



BUILDING TYPES

The following building types are permitted in the OT-C subdistrict:

BUILDING TYPES / USES	UNITS / BLDG. TYPE	LOT AREA / BLDG. TYPE	FLOOR AREA
Detached House	1 max.	4500 ft ² min.	2000 ft ² max.
Duplex	2 max.	4500 ft ² min.	40% max. of lot area
Apartment Bldg.	3 min. to 6 max. Each Additional Unit	4500 ft ² min. Additional 750 ft ² min.	70% max. of lot area 85% max. of lot area
Rowhouse	2-3 max. 4 max. 5 max.	4500 ft ² min. 6000 ft ² min. 7500 ft ² min.	40% max. of lot area 70% max. of lot area 70% max. of lot area
Cottage Court	5 min.	9000 ft ² min.	See Section 3.1.3
Mixed-Use	3 min. to 6 max. Each Additional Unit	4500 ft ² min. Additional 750 ft ² min.	70% max. of lot area 85% max. of lot area
ADU	1	N/A	See Section 3.1.9
Detached Accessory Structure	See Section 3.1.8		

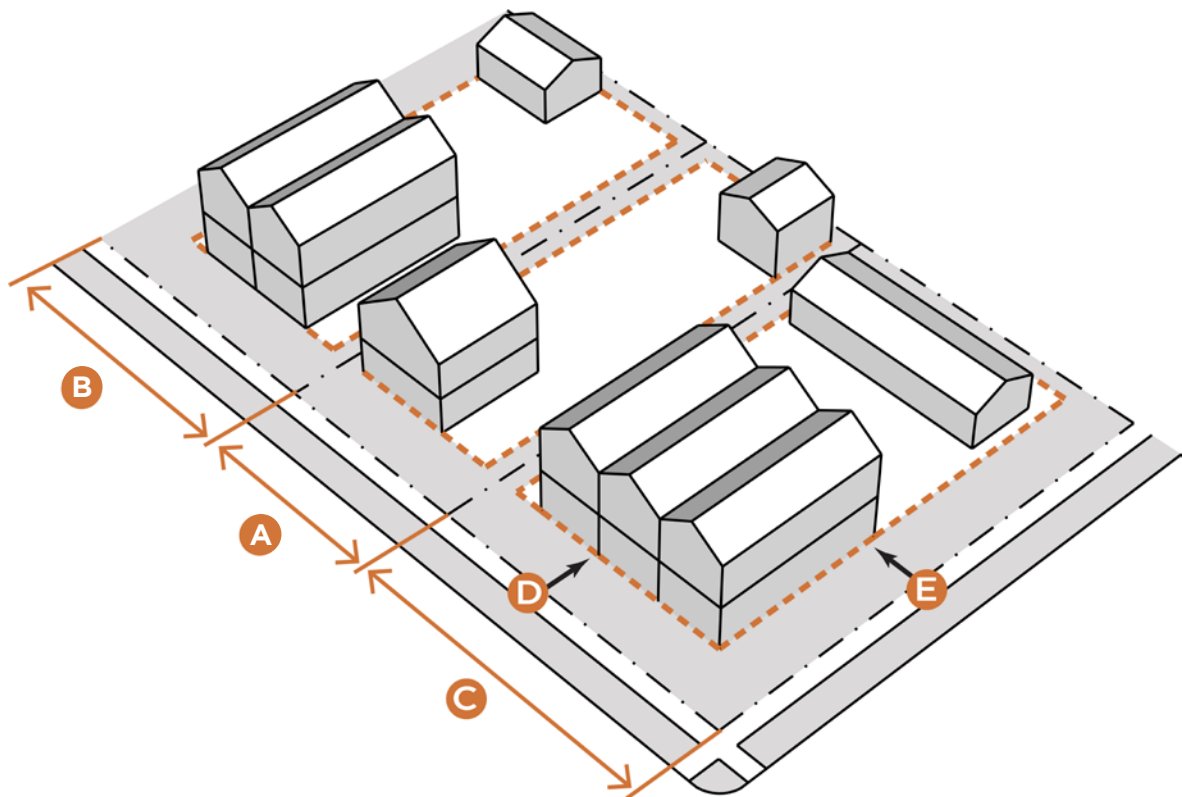
Refer to
Building
Types Article
3 and Use
Standards
Article 4 for
specific
definitions.

SECTION 2.1.6

OT - Old Town District (Low, Medium, and High)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT



LOT WIDTH		
Detached House	40' min.	A
Duplex	40' min.	B
All Others*	50' min. **	C

*Minimum side yard width for school and place of worship/assembly shall be twenty-five feet (25') for both interior and side street.

** Exception for Rowhouse Building Type. See Section 3.1.4.

RESIDENTIAL BUILDING SETBACKS		
Front Setback	15' min.	D
Side Setback, Interior	5' min.	
Side Setback, Street	9' min.	E
Rear Setback, No Alley	15' min.	
Rear Setback, Alley	5' min.	
Garage Setback (from walkway)	20' min	

OT - Old Town District (Low, Medium, and High)

DEVELOPMENT STANDARDS

BUILDING ENVELOPE

BUILDING HEIGHT

OT-A	35' max.
OT-B	35' max.
OT-C	4 stories max.
Front Porch	1 story max.

A second floor shall not overhang the lower front or side exterior walls of a new or existing building.

BUILDING DESIGN

Additional design standards apply in the following conditions. [See Article 7 for measurement details.](#)

	BULK PLANE	FRONT FACADE	SIDE FACADE
2-Story Dwelling Replacing 1-Story Dwelling	⊙	⊙	
New Buildings > 2,500 ft²	⊙	⊙	⊙
Second Story Addition > 3,000 ft²	⊙	⊙	⊙

⊙ Required

FLOOR AREA - REAR LOT

OT-A	25% max. of rear 50%
OT-B & OT-C	33% max. of rear 50%

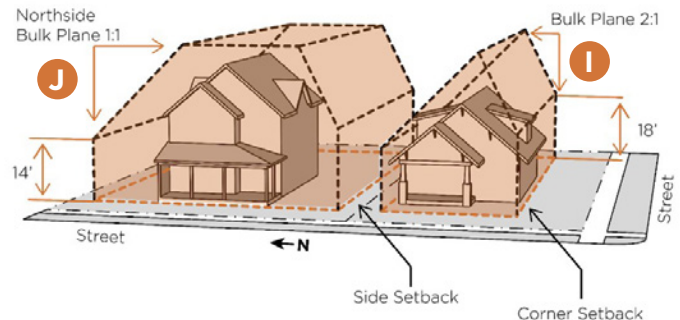
BULK PLANE

All Applicable Buildings, as specified in the Building Design Table

Building shall be setback an additional 1' for every 2' of height above 18'. **I**

North facing walls, when along side-interior lot line with an adjoining property

Building shall be setback an additional 1' for every 1' of height above 14'. **J**



FRONT FACADE DESIGN

At least one (1) front façade feature from the menu below shall be included to promote pedestrian orientation and compatibility with the character of the structures on the block face. See Section 7.1.2 for details.

- Limited 2-story facade
- 1-story element
- Covered entry

SIDE FACADE DESIGN

At least one (1) side façade feature from the menu below shall be included to address potential looming and privacy impacts on neighbors. See Section 7.1.2 for details.

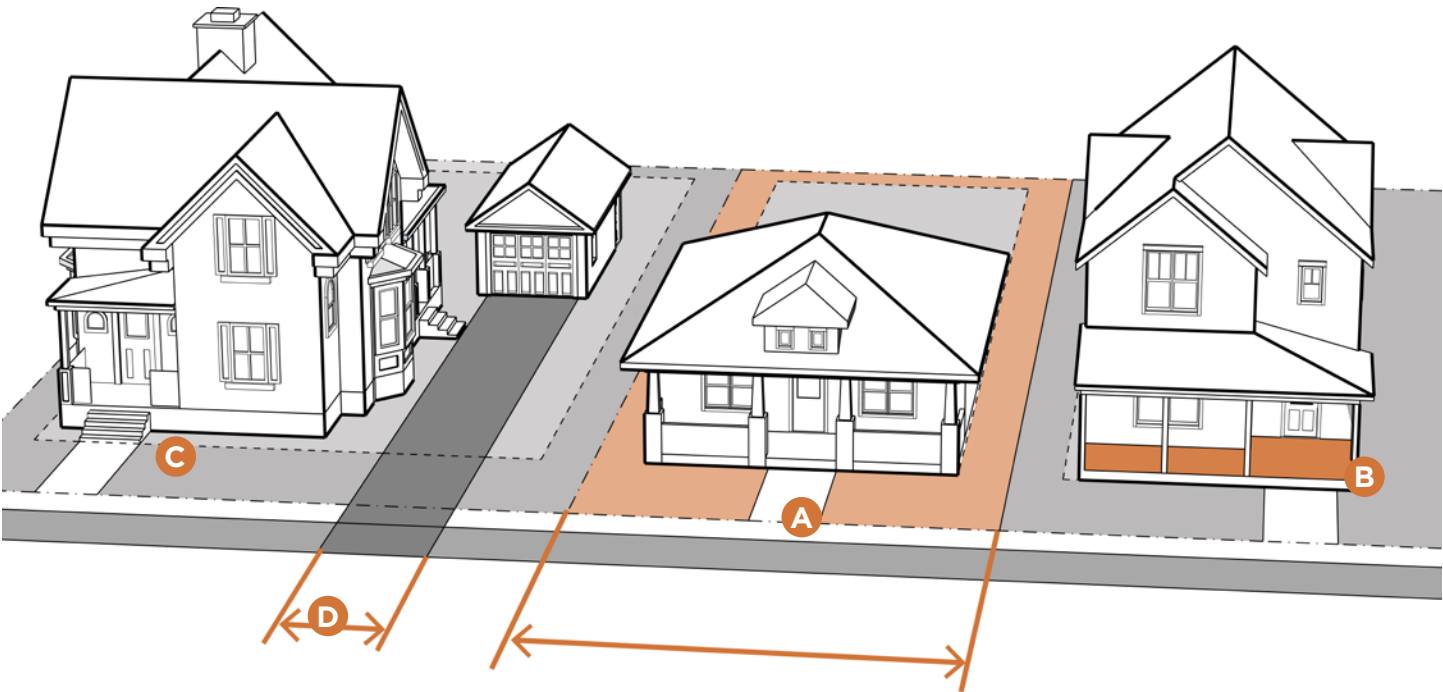
- Wall Offset
- Step Down in Height
- 1-story element
- Additional setback

SECTION 2.1.6

OT - Old Town District (Low, Medium, and High)

DEVELOPMENT STANDARDS

SITE DESIGN



ENTRANCES

Primary Entrance*	Face street or common court	A
	Primary Entrance shall include architectural feature such as a porch, landing or portico.	B

*Unless otherwise required for ADA access.

LANDSCAPE / HARDSCAPE

Front Yard Coverage ¹	Maximum 40% of front yard can be covered with inorganic material such as asphalt, concrete, pavers, stone, rock or gravel.	C
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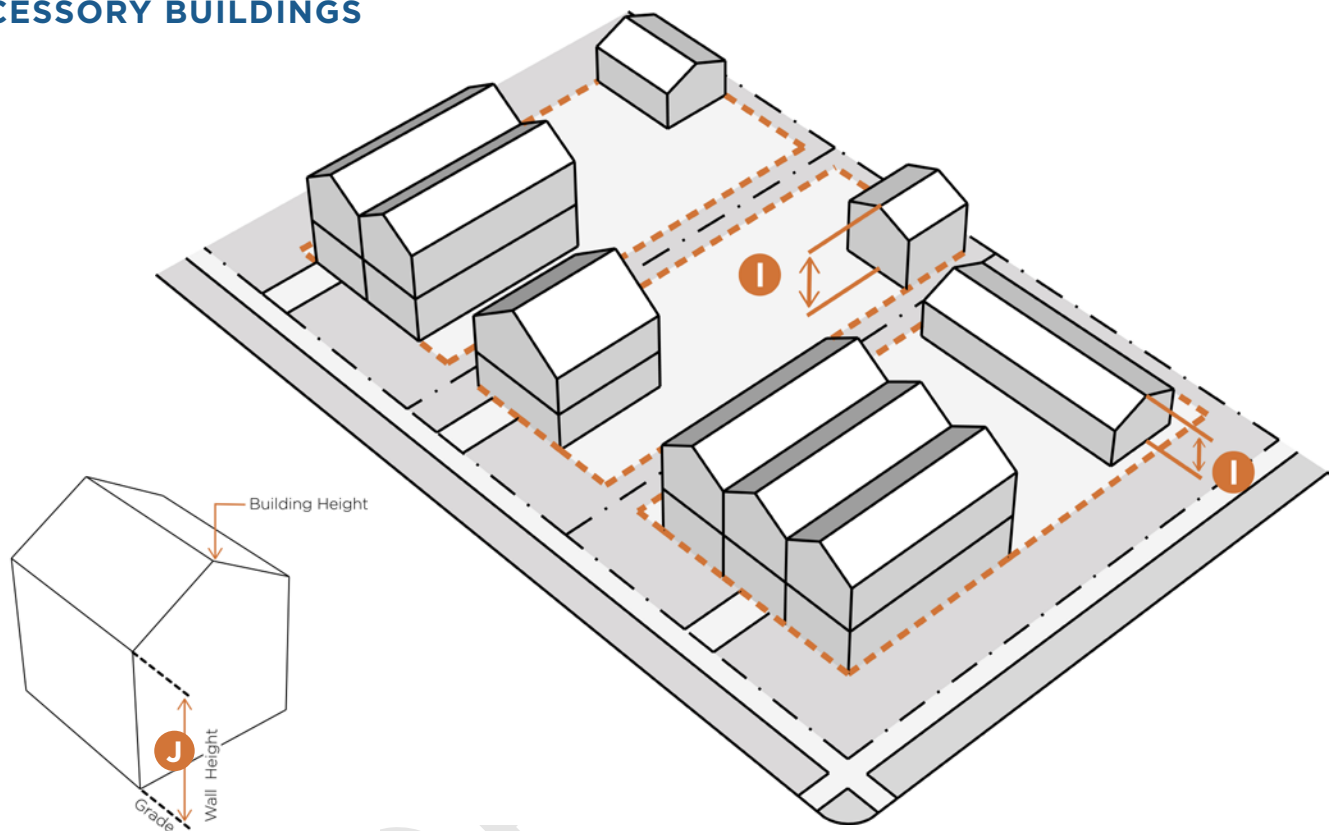
ACCESS & PARKING

Alley Access	Whenever a lot has access along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley.
Existing Driveways D	Alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curbcut along a public street, or when alley access is determined by the City Engineer to be a hazard to persons or vehicles.
Off-Street Parking	Permanent open off-street parking areas for all permitted principal uses, other than single-unit dwellings, shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.

OT - Old Town District (Low, Medium, and High)

DEVELOPMENT STANDARDS

ACCESSORY BUILDINGS



DETACHED ACCESSORY STRUCTURE HEIGHT (Maximum)		
ADU Height	24' max.	
Accessory Building (Non-Habitable)	20' max.	I
Wall Height (along interior side lot line)	13' max.	J

DETACHED ACCESSORY STRUCTURE DORMER or SIMILAR ARCHITECTURAL FEATURE	
Width (along side lot line)	8' max.
Stepback from first story	2' min.

ACCESSORY BUILDING - LOT STANDARDS	
ADU Floor Area	1000 ft² max. / or 45% of primary dwelling unit (whichever is less)
ADU Setback from Primary Dwelling	5' min.

DIVISION 2.2 MIXED-USE DISTRICTS

SECTION 2.2.1

LMN

Low Density Mixed-Use Neighborhood District



PURPOSE

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a variety of housing, providing diverse opportunities for single unit and accessory dwellings to attached units and small and medium-sized multi-unit structures. The District also encourages complementary commercial and institutional land uses and amenities that serve the everyday needs of a residential neighborhood. Parks and neighborhood centers are integrated into new and existing development and the broader community through the pattern of streets, blocks, and other linkages, providing an attractive and walkable focal point for services, open space, and recreation.

For the purposes of this Section, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.

SECTION 2.2.1

LMN - Low Density Mixed-Use Neighborhood District

EXISTING CONDITIONS



BUILDING TYPES

The following building types are permitted in the LMN District:

LMN BUILDING TYPES	# OF UNITS	MIN. LOT AREA	MAXIMUM DENSITY		MIN. DENSITY
			BASE	BONUS	
Non-Residential	N/A	N/A	N/A	N/A	N/A
Mixed-Use	1+ min.	4,000 ft ²	1 unit per 3,500 sq. ft. of site area	None	1 unit per 10,000 sq. ft. of site area
Apartment	3+ min.	4,000 ft ²			
Rowhouse	2+ min.	1,400 ft ²			
Cottage Court	3+ min.	9,000 ft ²			
Duplex	2 max.	4,000 ft ²			
Detached House - Urban	1 max.	3,000 ft ²			
Detached House - Suburban	1 max.	3,000 ft ²			
ADU	1 max.	See Section 3.1.9	N/A	N/A	N/A
Detached Accessory Structure	See Section 3.1.8		N/A	N/A	N/A

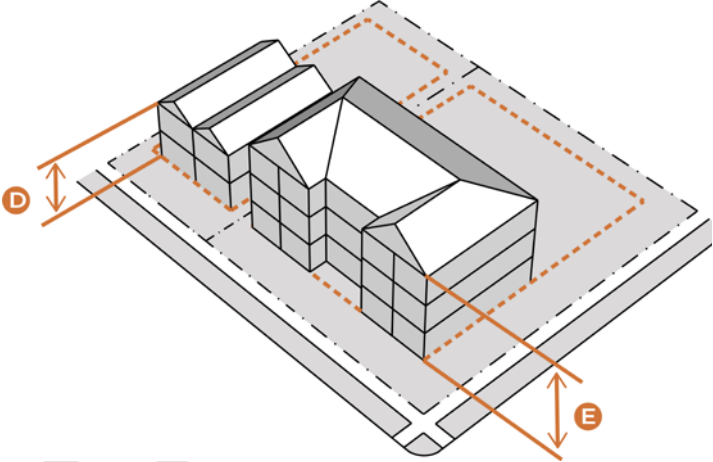
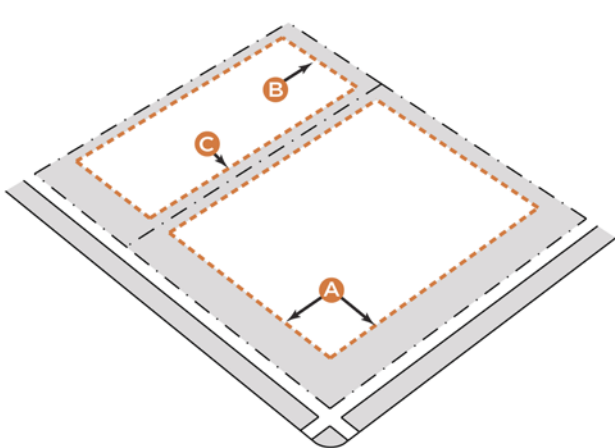
Minimum Lot Area applies to an individual lot in a subdivision, not to the entire site. Maximum Density applies to an entire site or subdivision.

SECTION 2.2.1

LMN - Low Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING PLACEMENT & BUILDING ENVELOPE



RESIDENTIAL BUILDING SETBACKS

Front Setback - from Arterial streets	15' min.	A
Front Setback - from Non-Arterial streets	9' min.	
Rear Setback	8' min.	B
Side Setback	5' min.	C

CONTEXTUAL HEIGHT SETBACK

For properties abutting a zone district with a lower maximum building height.*

Upper Story Setback	25' min. upper story setback from property line above 2 stories
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* This does not apply to detached units, duplexes, or accessory structures.

BUILDING HEIGHT

Residential - Up to 3 Units	2.5 Stories max.	D
Residential - 4+ Units	3 Stories max.*	E
Non-Residential & Mixed-Use	1.5 Stories min. 2.5 Stories max.	

FLOOR AREA

Residential - 4+ Units	14,000 ft ² max.
Affordable Housing Development Bonus	20,000 ft ² max.

BUILDING FOOTPRINT

Non-Residential & Mixed-Use	20,000 ft ² max.
Schools, Places of Worship/Assembly	25,000 ft ² max.

LMN - Low Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING MASS & SCALE

BUILDING MASS

Residential - 4+ Units	Walls >40 ft in width require Variation in Massing and Facade Articulation F
Non-Residential & Mixed-Use	>10,000 sf requires Variation in Massing

Variation in Massing includes:

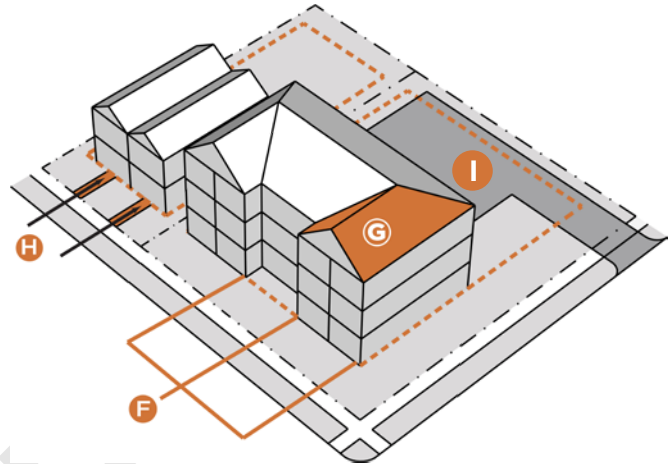
- Massing, wall plane, roof design proportions similar to detached house, so that larger buildings can be integrated into surrounding lower scale neighborhood
- Projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features
- Dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings
- Shall not have repetitive, monotonous undifferentiated wall planes.

Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors.

ROOF DESIGN

Non-Residential & Mixed-Use	Buildings with a footprint >4000 sf shall have a minimum of 3 Roof Planes Variation in roof plane shall relate to overall massing and facade design
Residential - 4+ Units G	Roof Shape shall be sloped (min pitch 6:12), flat, or curved, and must include 2 Roof Design Elements: <ul style="list-style-type: none"> • Change in roof shape or plane • Variation in height • Flat roof that is stepped or terraced to form usable space, such as a balcony or green roof • Roof element that is directly related to the primary entrance and/or facade articulation

ACCESS & PARKING



ENTRANCES & ORIENTATION

Residential	Varies by Building Type H Clearly identifiable and visible connection from the street and public areas. Incorporate architectural elements and landscaping.
Non-Residential & Mixed-Use	Entrance faces street, opens directly onto adjoining local street

If a building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

PARKING

Non-Residential & Mixed-Use	Rear or Side Yards; Parking shall not be between the primary facade and the street. I
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SECTION 2.2.2

MMN

Medium Density Mixed-Use Neighborhood District

*Illustration from City Plan***PURPOSE**

The Medium Density Mixed-Use Neighborhood District is intended to be a setting for a diverse range of higher intensity housing and complementary services and amenities within close proximity to transit and/or commercial districts. This District is intended to function together with adjacent commercial development and/or transit to provide a transition to lower density neighborhoods. Together, the MMN district and its adjacent commercial core and low density neighborhoods are intended to form an integral, town-like pattern of development with a unifying pattern of walkable streets and blocks.

SECTION 2.2.2

MMN - Medium Density Mixed-Use Neighborhood District

EXISTING CONDITIONS



BUILDING TYPES

The following building types are permitted in the MMN District:

MMN BUILDING TYPES	# OF UNITS	MIN. LOT AREA	MAX. DENSITY	MINIMUM DENSITY	
				> 20 AC	< 20 AC
Non-Residential	N/A	N/A	N/A	N/A	N/A
Mixed-Use	1+ min.	4,000 ft ²	None	1 unit per 3,500 sq. ft. of site area	1 unit per 5,000 sq. ft. of site area
Apartment	3+ min.	4,000 ft ²			
Rowhouse	2+ min.	1,400 ft ²			
Cottage Court	3+ min.	9,000 ft ²			
Duplex	2 max.	4,000 ft ²			
Detached House - Urban	1 max.	3,000 ft ²			
Detached House - Suburban	1 max.	3,000 ft ²			
ADU	1 max.	See Section 3.1.9	N/A	N/A	N/A
Detached Accessory Structure	See Section 3.1.8		N/A	N/A	N/A

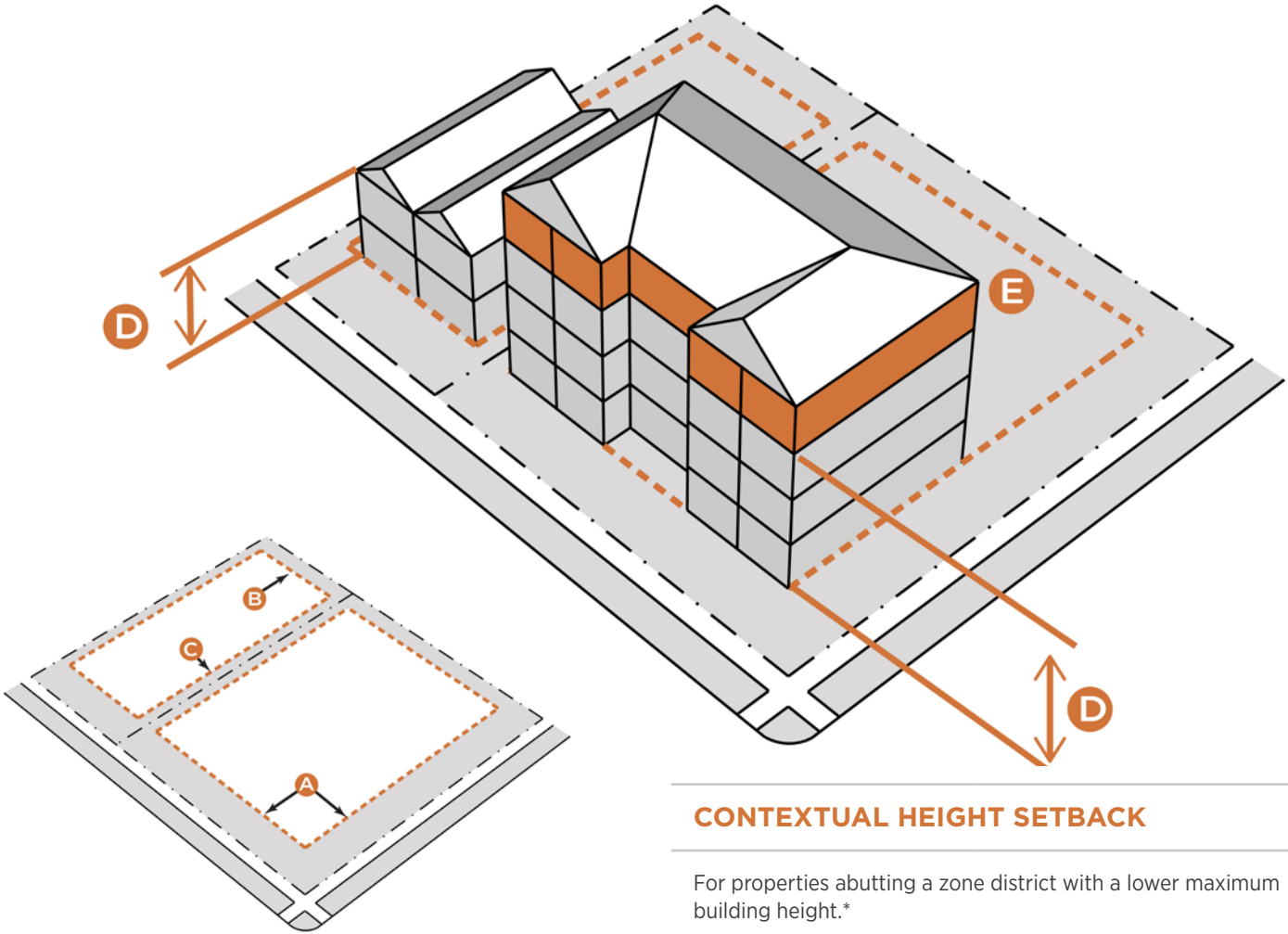
Minimum Lot Area applies to an individual lot in a subdivision, not to the entire site. Minimum and Maximum Density applies to an entire site or subdivision.

SECTION 2.2.2

MMN - Medium Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING PLACEMENT & BUILDING ENVELOPE



RESIDENTIAL BUILDING SETBACKS

Front Setback - from Arterial streets	15' min.	A
Front Setback - from Non-Arterial streets	9' min.	
Rear Setback	8' min.	B
Side Setback	5' min.	C

CONTEXTUAL HEIGHT SETBACK

For properties abutting a zone district with a lower maximum building height.*

Upper Story Setback	25' min. upper story setback from property line above 2 stories
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* This does not apply to detached units, duplexes, or accessory structures.

BUILDING HEIGHT

All Buildings	3 Stories max. D
Affordable Housing Development Bonus	4 Stories max. E

MMN - Medium Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING MASS & SCALE

BUILDING MASS

Residential - 4+ Units	Walls >40 ft in width require Variation in Massing and Facade Articulation F
Non-Residential & Mixed-Use	>10,000 sf requires Variation in Massing

Variation in Massing includes:

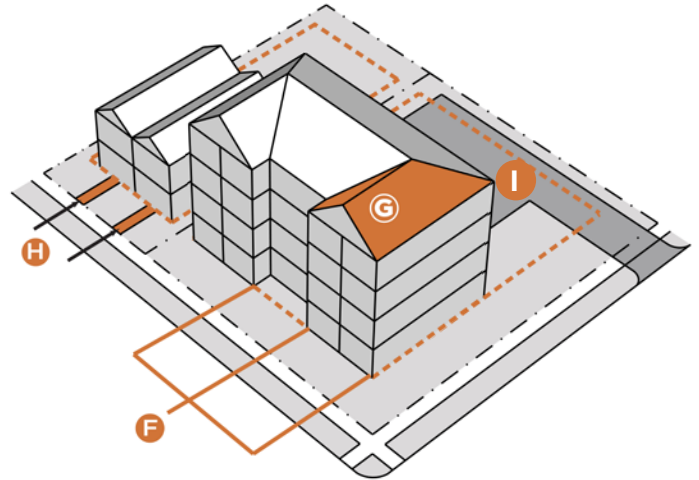
- Massing, wall plane, roof design proportions similar to detached house, so that larger buildings can be integrated into surrounding lower scale neighborhood
- Projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features
- Dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings
- Shall not have repetitive, monotonous undifferentiated wall planes.

Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors.

ROOF DESIGN

Non-Residential & Mixed-Use	Buildings with a footprint >4000 sf shall have a minimum of 3 Roof Planes Variation in roof plan shall relate to overall massing and facade design
Residential - 4+ Units	Roof Shape shall be sloped (min pitch 6:12), flat, or curved, and must include 2 Roof Design Elements: <ul style="list-style-type: none"> • Change in roof shape or plane • Variation in height • Flat roof that is stepped or terraced to form usable space, such as a balcony or green roof • Roof element that is directly related to the primary entrance and/or facade articulation

ACCESS & PARKING



ENTRANCES & ORIENTATION

Residential	Varies by Building Type H Clearly identifiable and visible connection from the street and public areas. Incorporate architectural elements and landscaping.
Non-Residential & Mixed-Use	Entrance faces street, opens directly onto adjoining local street

If a building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

PARKING

Non-Residential & Mixed-Use	Rear or Side Yards; Parking shall not be between the primary facade and the street. I
--	--

SECTION 2.2.3

HMN

High Density Mixed-Use Neighborhood District

*Illustration from City Plan*

PURPOSE

The High Density Mixed-Use Neighborhood District is intended to be a setting for higher density multi-unit housing and group quarter residential uses (dormitories, fraternities, sororities, etc.) closely associated with, and in close proximity to, the Colorado State University Main Campus, provided that such areas have been given this designation in accordance with an adopted subarea plan. Multistory buildings (greater than one [1] story and up to five [5] stories) are encouraged in order to promote efficient utilization of the land and the use of alternative modes of travel.

HMN - High Density Mixed-Use Neighborhood District

EXISTING CONDITIONS



BUILDING TYPES

The following building types are permitted in the HMN District:

HMN BUILDING TYPES	# OF UNITS	MIN. LOT AREA	MAXIMUM DENSITY	MINIMUM DENSITY
Non-Residential	N/A	N/A	N/A	N/A
Mixed-Use	4+ min.	4,000 ft ²	None	1 unit per 2,000 sq. ft. of site area
Apartment	4+ min.	4,000 ft ²		
Rowhouse	3+ min.	1,400 ft ²		
ADU (with an existing Detached House)	1 max.	See Section 3.1.9		
Detached Accessory Structure (with an existing Detached House)	1 max.	See Section 3.1.8		

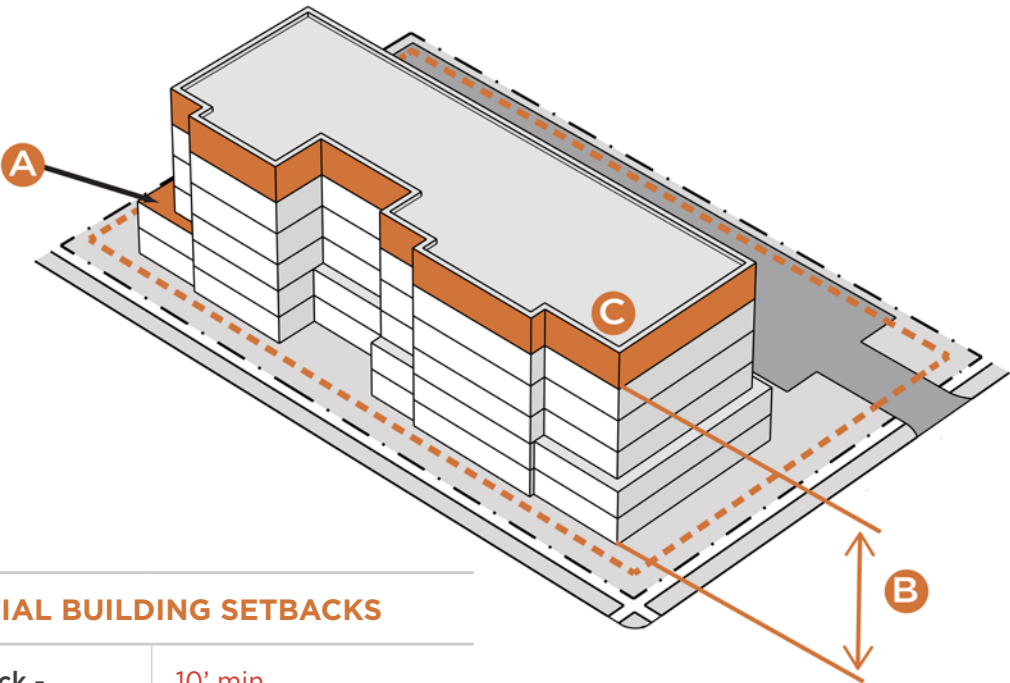
Minimum Lot Area applies to an individual lot in a subdivision, not to the entire site. Minimum and Maximum Density applies to an entire site or subdivision.

SECTION 2.2.3

HMN - High Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING PLACEMENT & BUILDING ENVELOPE



RESIDENTIAL BUILDING SETBACKS

Front Setback - from Arterial streets	10' min.
Front Setback - from Non-Arterial streets	9' min.
Rear Setback	8' min.
Side Setback	5' min.

BUILDING HEIGHT

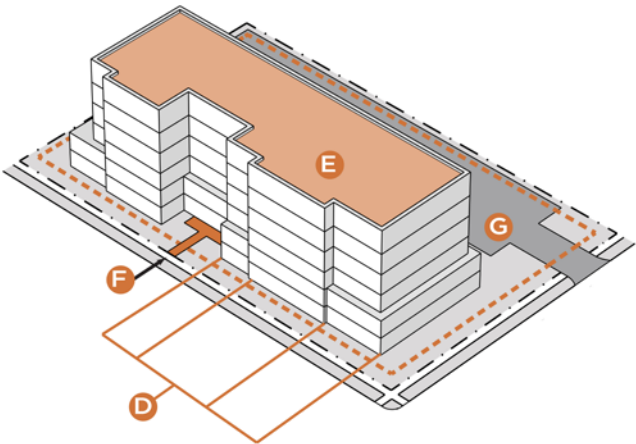
All Buildings	5 stories max. B
Affordable Housing Development Bonus	6 Stories max. C

CONTEXTUAL HEIGHT SETBACK

Properties abutting a zone district with a lower maximum building height shall comply.*

Upper Story Setback	25' min. upper story setback from property line above 2 stories A
------------------------	--

* This does not apply to detached units, duplexes, or accessory structures.



Standards for D-Building Mass; E-Roof Design; F-Entrances; G-Parking are on the following page.

HMN - High Density Mixed-Use Neighborhood District

DEVELOPMENT STANDARDS

BUILDING MASS & SCALE

BUILDING MASS	
Residential - 4+ Units	Walls >40 ft in width require Variation in Massing and Facade Articulation D
Non-Residential & Mixed-Use	>10,000 sf requires Variation in Massing

Variation in Massing includes:

- Massing, wall plane, roof design proportions similar to detached house, so that larger buildings can be integrated into surrounding lower scale neighborhood
- Projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features
- Dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings
- Shall not have repetitive, monotonous undifferentiated wall planes.

Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors.

ROOF DESIGN	
Non-Residential & Mixed-Use	Buildings with a footprint >4000 sf shall have a minimum of 3 Roof Planes Variation in roof plan shall relate to overall massing and facade design
Residential - 4+ Units E	Roof Shape shall be sloped (min pitch 6:12), flat, or curved, and must include 2 Roof Design Elements: <ul style="list-style-type: none"> • Change in roof shape or plane • Variation in height • Flat roof that is stepped or terraced to form usable space, such as a balcony or green roof • Roof element that is directly related to the primary entrance and/or facade articulation

ACCESS, PARKING & SITE DESIGN

ENTRANCES & ORIENTATION	
Residential	Varies by Building Type Clearly identifiable and visible connection from the street and public areas. F Incorporate architectural elements and landscaping.
Non-Residential & Mixed-Use	Entrance faces street, opens directly onto adjoining local street

If a building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

PARKING	
Non-Residential & Mixed-Use	Rear or Side Yards; Parking shall not be between the primary facade and the street. G

SITE DESIGN	
Front Yards	Building design, in conjunction with site design, shall include structured elements to mark the transition from the public street to doorways. Examples of such elements are porches, pediments, pergolas, low walls or fencing, railings, pedestrian light fixtures and hedges.
Outdoor Activity	Buildings and extensions of buildings shall be designed to form outdoor spaces such as balconies, terraces, patios, decks or courtyards.

SECTION 2.2.4

NC

Neighborhood Commercial District

PURPOSE / INTENT

The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the District may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.

This District is intended to function together with a surrounding Medium Density Mixed-Use Neighborhood, which in turn serves as a transition and a link to larger surrounding low density neighborhoods. The intent is for the component zone districts to form an integral, town-like pattern of development with this District as a center and focal point; and not merely a series of individual development projects in separate zone districts.

BUILDING TYPES

The following building types are permitted in the NC District:

- Mixed-Use, Apartment, Row House, and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure.
- See Division 3.1 for more details
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

NC - Neighborhood Commercial District

DEVELOPMENT STANDARDS

BLOCK STANDARDS

BLOCK SIZE

All Blocks	7 Acres max.
Blocks with Supermarkets	10 Acres max.

BLOCK STRUCTURE

Each development within this District shall be developed as a series of complete blocks bounded by streets (public or private). (See Figures 17A through 17F at subsection 4.6(E). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

BUILDING STANDARDS

BUILDING HEIGHT

All Buildings	4 stories max.
Affordable Housing Development Bonus	6 stories max.

All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to four (4) stories.

BUILDING FRONTAGE

Minimum Building Frontage. Forty (40) percent of each block side or fifty (50) percent of the total of all block sides shall consist of either building frontage, plazas or other functional open space.

CANOPIES

1. Primary canopies and shade structures shall be attached to and made an integral part of the main building and shall not be freestanding.
2. Freestanding secondary canopies and shade structures that are detached from the building, if any, shall be designed with a pitched roof, or have the appearance of a pitched roof through a false mansard or parapet, to match the primary canopy and relate to the neighborhood character.
3. All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building. Such roofs, false mansards or parapets shall be constructed of traditional roofing materials such as shingles or cementitious, clay or concrete tiles, or standing seam metal in subdued, neutral colors in a medium value range. The colors shall be designed to relate to other buildings within the commercial center.
4. Canopy fascias and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascias or columns be accented, striped or painted in any color except that of the predominant building exterior color.
5. There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascias or columns associated with drive-in restaurants, financial services and retail stores. This prohibition shall not apply to canopies for covering the retail dispensing or sale of vehicular fuels [see paragraph 3.8.7(E)(13)].
6. Under-canopy lighting shall be fully recessed with flush-mount installation using a flat lens. There shall be no spot lighting.

2.3 COMMERCIAL DISTRICTS

SECTION 2.3.1

CC

Community Commercial District



PURPOSE

The Community Commercial District provides a combination of retail, offices, services, cultural facilities, civic uses and higher density housing. Multi-story buildings are encouraged to provide a mix of residential and nonresidential uses. Offices and dwellings are encouraged to locate above ground-floor retail and services.

BUILDING TYPES

The following building types are permitted in the CC District:

- Mixed-Use, Apartment, Row House and Duplex.
- Detached Accessory Structure
- ADU only with an existing Detached House.
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

CC - Community Commercial District

DEVELOPMENT STANDARDS

CENTRAL FEATURE OR GATHERING PLACE

At least one (1) prominent or central location within each geographically distinct Community Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks with community facilities.

BLOCK STRUCTURE

Each Community Commercial District and each development within this District shall be developed as a series of complete blocks bounded by streets (public or private). (See Figures 17A through 17F at subsection 4.6(E).) Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

BLOCK SIZE	
All Blocks	7 Acres max.
Blocks with Supermarkets	10 Acres max.

BUILDING FRONTAGE	
Minimum Building Frontage. Forty (40) percent of each block side or fifty (50) percent of the total of all block sides shall consist of either building frontage, plazas or other functional open space.	

INTEGRATION OF THE TRANSIT STOP

Community Commercial Districts shall be considered primary stops on the regional transit network. Transit stops, to the maximum extent feasible, shall be centrally located and adjacent to the core commercial area.

Commercial buildings must be directly visible and accessible from the transit stop. Transfers to feeder buses shall be provided for in the design and location of these stops. (See also Section X.X.X, Transit Facilities Standards.)

BUILDING ORIENTATION

The configuration of shops in the Community Commercial District shall orient primary ground-floor commercial building entrances to pedestrian-oriented streets, connecting walkways, plazas, parks or similar outdoor spaces, not to interior blocks or parking lots.

Anchor tenant retail buildings may have their primary entrances from off-street parking lots; however, on-street entrances are strongly encouraged.

The lot size and layout pattern for individual blocks within the Community Commercial District shall support this requirement.

BUILDING ENVELOPE

BUILDING HEIGHT	
All Buildings	4 stories max.
Affordable Housing Development Bonus	6 stories max.

SECTION 2.3.2

CCN

Community Commercial - North College District

PURPOSE

The Community Commercial - North College District is for fringes of retail/commercial core areas and corridors. This District is intended for moderate intensity uses that are supportive of the commercial core or corridor, and that help to create a transition and a link between the commercial areas and surrounding residential areas. This designation is only for areas identified for its application in the North College Corridor Plan.

BUILDING TYPES

The following building types are permitted in the CCN District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure.
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

DEVELOPMENT STANDARDS

All development in the Community Commercial - North College District shall also comply with the standards contained in the Standards and Guidelines for the North College Avenue Corridor as adopted by the City, to the extent that such standards and guidelines apply to the property to be developed.

BUILDING HEIGHT		DENSITY
All Buildings	4 stories max.	Single-unit, two-unit and multi-unit housing shall have a minimum density of five (5) dwelling units per net acre calculated on a gross residential acreage basis for any development project. Single-unit housing shall be limited to a maximum of forty (40) percent of the geographically distinct district area.
Affordable Housing Development Bonus	6 stories max.	

CCR

Community Commercial - Poudre River District

PURPOSE

The Community Commercial - Poudre River District is for Downtown fringe areas in the Cache la Poudre River corridor with both public street frontage and River frontage. This District provides locations for redevelopment or development of moderate intensity uses that are supportive of Downtown, subject to floodplain restrictions. Such redevelopment or development shall be compatible with the scenic, cultural, natural and historical context of the River and Downtown.

A main purpose of the District is to foster a healthy and compatible relationship between the River, the Downtown and surrounding urban uses. Any significant redevelopment shall be designed as part of a master plan for the applicable group of contiguous properties.

BUILDING TYPES

The following building types are permitted in the CCR District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

Prospect Road Streetscape Program

All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Standards as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.

SECTION 2.3.3

CCR - Poudre River District

DEVELOPMENT STANDARDS

BUILDING STANDARDS

BUILDING HEIGHT

All Buildings	3 stories max.
Affordable Housing Development Bonus	5 stories max.

ROOFLINES

Pitch - Gable & Hiproofs	8:12 min.
Pitch - Hipped Roofs Only	6:12 min.

Flat-roofed buildings shall feature three-dimensional cornice treatment on all walls facing streets, the River or connecting walkways, unless they are stepped and terraced back to form a usable roof terrace area(s). A single continuous horizontal roofline shall not be used on one-story buildings except as part of a design style that incorporates corbelled masonry and/or cornices.

BUILDING MATERIALS

Predominant building colors shall be subdued or neutral shades, within a medium or moderately dark range of value, and not white or reflective.

Textured unit masonry such as brick, stone and tinted, variously textured concrete masonry units, as well as treated wood siding, shall be used in repeating pattern as integral parts of the building fabric to the maximum extent feasible. Any other exterior materials, if used, shall be used as integral parts of the overall building fabric, in repeating modules, proportioned both horizontally and vertically to relate to human scale, and with enough depth at joints between architectural elements to cast shadows.

PARKING LOTS

Buildings shall be sited so that any new parking lots and vehicle use areas are located in either: 1) interior block locations between buildings that face the street and buildings that face the River, or 2) side yards.

LANDSCAPE & VEGETATION PROTECTION

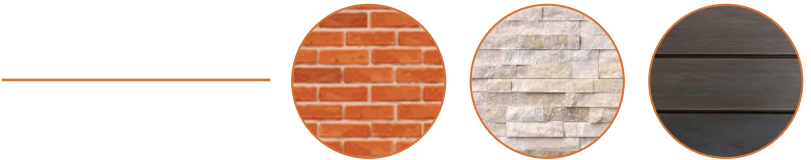
The natural qualities of the River landscape shall be maintained and enhanced using plants and landscape materials native to the River corridor in the design of site and landscape improvements.

OUTDOOR SPACES

Buildings and extensions of buildings shall be designed to form outdoor spaces such as balconies, arcades, terraces, decks or courtyards, and to integrate development with the landscape to the extent reasonably feasible.

WINDOWS

Windows shall be individually defined with detail elements such as frames, sills and lintels, and placed so as to visually establish and define the building stories and establish human scale and proportion. Glass curtain walls and spandrel-glass strip windows shall not be used as the predominant style of fenestration for buildings in this District. This requirement shall not serve to restrict the use of atrium, lobby or greenhouse-type accent features used as embellishments to the principal building.





General Commercial District

PURPOSE

The General Commercial District is intended to be a setting for development, redevelopment and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing.

While some General Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City’s intent that the General Commercial District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.

BUILDING TYPES

The following building types are permitted in the CG District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure.
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

DEVELOPMENT STANDARDS

BUILDING STANDARDS

BUILDING HEIGHT	
All Buildings	4 stories max.
Affordable Housing Development Bonus	6 stories max.

Prospect Road Streetscape Program

All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Standards as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.

OUTDOOR SPACES

Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.

LANDSCAPE & OPEN SPACE

In multiple-building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.

SECTION 2.3.5



Service Commercial District

PURPOSE

The Service Commercial District is intended for high traffic commercial corridors where a range of uses is encouraged to create a transition from commercial operations on a highway, arterial street or rail spur, to less intensive use areas or residential neighborhoods. This designation is only for areas that have been designated under an adopted subarea plan as being appropriate for the C-S District.

BUILDING TYPES

The following building types are permitted in the CS District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in [Section 5.15.3](#) of this Code.

DEVELOPMENT STANDARDS

BUILDING STANDARDS

BUILDING HEIGHT	
Maximum	3 stories max.
Affordable Housing Development Bonus	5 stories max.

See Article 5 for additional building design standards.



Limited Commercial District

PURPOSE

The Limited Commercial District is intended for areas primarily containing existing, small commercial uses that are adjacent to residential neighborhoods. Many of these areas have transitioned over time from residential to commercial uses. The District is divided into the Riverside Area and all other areas. The purpose of this District is to allow small scale nonresidential uses to continue to exist or to expand while still protecting surrounding residential areas, provided that such areas have been designated under an adopted subarea plan as being appropriate for the CL District.

BUILDING TYPES

The following building types are permitted in the CL District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure.
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in Section 5.15.3 of this Code.

Development Standards in the Riverside Area

Within the Riverside Area, any nonresidential use shall be separated from abutting residential land uses or residential zone districts by a solid fence or wall at least six (6) feet in height.

DEVELOPMENT STANDARDS

BUILDING STANDARDS

BUILDING HEIGHT

All Buildings	3 Stories max.
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BUILDING MASS

Residential - 4+ Units	Walls >40 ft require Variation in Massing and Facade Articulation
Non-Residential & Mixed-Use	>10,000 sf requires Variation in Massing

- Variation in Massing** includes:
- Massing, wall plane, roof design proportions similar to detached house, so that larger buildings can be integrated into surrounding lower scale neighborhood
 - Projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features
 - Dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings
 - Shall not have repetitive, monotonous undifferentiated wall planes.

Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors.

BUILDING SIZE

No building permitted by this Section shall have a single undifferentiated mass with a footprint over ten thousand (10,000) square feet. Except for schools and places of worship or assembly, no building footprint shall exceed a total of twenty thousand (20,000) square feet.

For any building with a footprint in excess of ten thousand (10,000) square feet, walls that are greater than seventy-five (75) feet in length shall incorporate recesses or projections created by wall plane returns of at least thirty (30) feet; any such building shall be differentiated into multiple sections of mass in order to achieve proportions that are compatible in scale with adjacent residential neighborhoods.

DOWNTOWN DISTRICT

SECTION 2.4.1 DOWNTOWN DISTRICT (D)

(A) Purpose

The Downtown District is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine (9) subdistricts as depicted on Figure 18. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high quality development that maintains a sense of history, human scale, and pedestrian-oriented character.

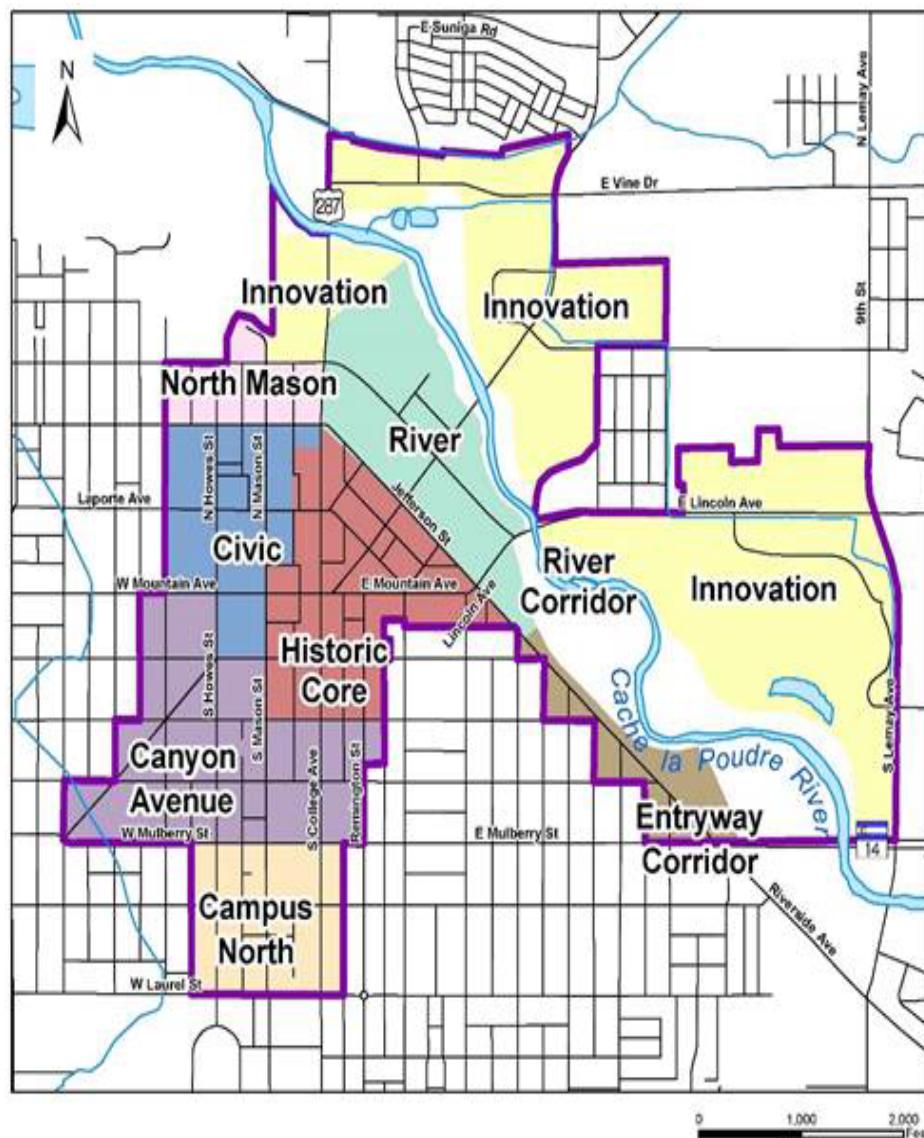


Figure 18
Downtown District Subdistricts

(B) Street Frontage Types

Three types of street frontages have evolved in the Downtown District shaping public space and building placement. Applicable street frontage types are depicted on Figure 18.1.

- *Storefront* - Found primarily within the Historic Core, and along Laurel Street, buildings abut a wide sidewalk. Retail and commercial uses predominate the ground floor with a high degree of visual interest and transparency into shops and restaurants.
- *Mixed Use* - Found adjacent the Historic Core Subdistrict on streets such as Mason, this street character is a hybrid and transition between the Storefront and Green Edge frontage types. Buildings are set a little farther back from the street than along Storefront streets, often with small landscape beds separating the building from the sidewalk. There is significantly less ground floor retail space, but buildings still address the sidewalk in a similar way.
- *Green Edge* - Found primarily in the subdistricts away from the Historic Core, this frontage type is best recognized for generous parkway widths and landscaped setbacks between the sidewalk and the building. Ground floor uses are mostly residential and office, with a scattering of other commercial uses, often in much larger buildings than are found in the Historic Core Subdistrict.

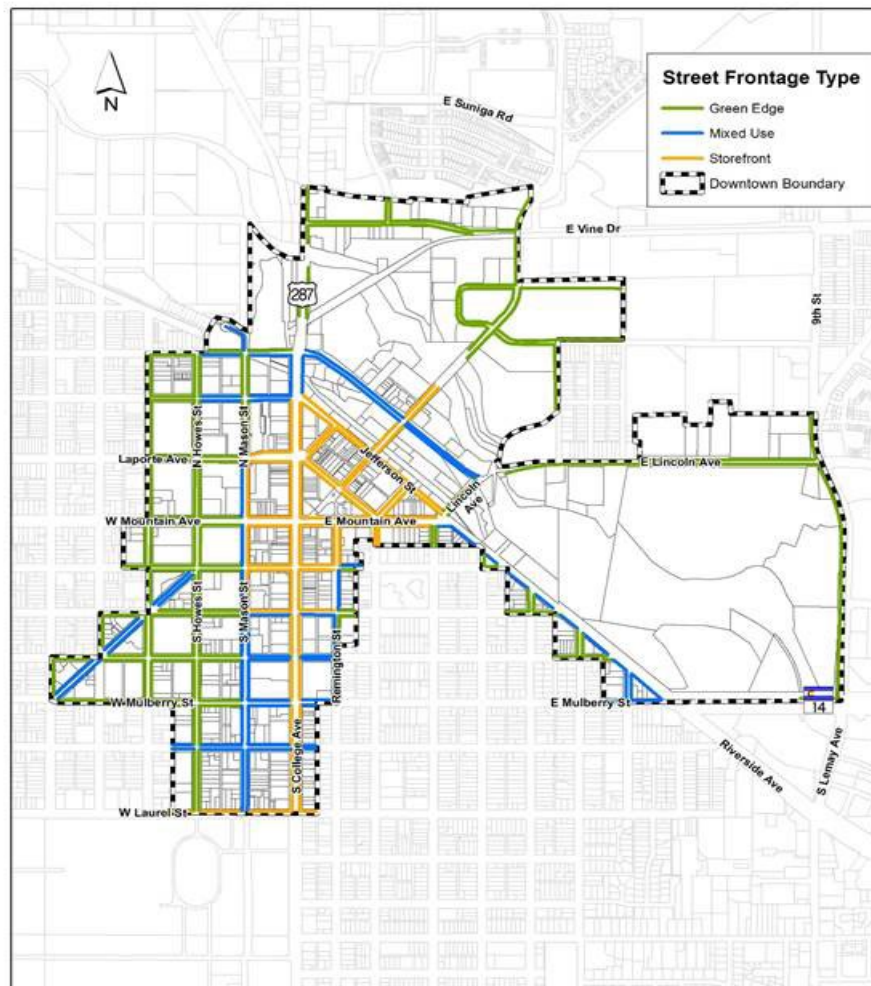


Figure 18.1
Downtown District Street Frontage Types

Street Frontage and Building Placement Requirements. The following standards shall apply to the Downtown District:

Figure 18.2
Building Design based on Street Frontage

	STREET FRONTAGE TYPE		
	Storefront	Mixed Use	Green Edge
Minimum Setback from Back of Curb (right of way included in setback)	Min. 9' from back of curb to building	Min. 19' from back of curb to building Min. 6' sidewalk if detached Min. 10' sidewalk if attached Min. 5' back of walk to building	Min. 24' from back of curb to building Min. 9' parkway Min. 10' back of walk to building
Min. Alley, Sidelot and Rear Lot Setback (measured from property line)	0' Sidelot 5' Alley 0' Rear Yard	0' Sidelot 5' Alley 5' Rear Yard	10' Sidelot 5' Alley 5' Rear Yard
Required Street Frontage Build-To Range (as measured from the setback) <i>See Figure 18.3</i>	90% at 0 to 5'	75% at 5 to 10'	50% at 10 to 20'
Primary Entrance Location	For parcels with multiple street frontage types, the primary entrance must face a Storefront Street if present, otherwise a Mixed-Use Street. The primary entrance may face a Green Edge Street only when other street frontage types are not present.		
Primary Entrance Articulation	The primary entrance on a storefront street shall be recessed from the front facade so that the door swing does not encroach the sidewalk while the upper floors maintain the sidewalk edge except as required to meet upper story setbacks.	The primary building entrance shall be a clearly defined, demarcated architectural feature of the building easily distinguishable from secondary building entrances.	
Garage Entry Location	Garage entries and service locations shall be located in alleys. If no alley is present, they may be located on a Green Edge street. If a Green Edge street is not present, they may be located on a Mixed-Use street. To the maximum extent feasible, garage entries and service locations shall not be located on Storefront street frontages.		
Building Base Materials <i>See Figure 18.4</i>	Lower story facades until any setbacks (required or otherwise) must be constructed of authentic, durable, high-quality materials (brick, stone, glass, terra cotta, stucco (non EFIS), precast concrete, wood, cast iron, architectural metal - or similar modular materials) installed to industry standards.		
Ground-Floor Transparency <i>See Figure 18.5</i>	60%	40%	25%
Ground Floor Use Requirements	Maximum 25% street-facing linear frontage for residential living space.	None.	

Figure 18.3
Street Frontage Build-To Range

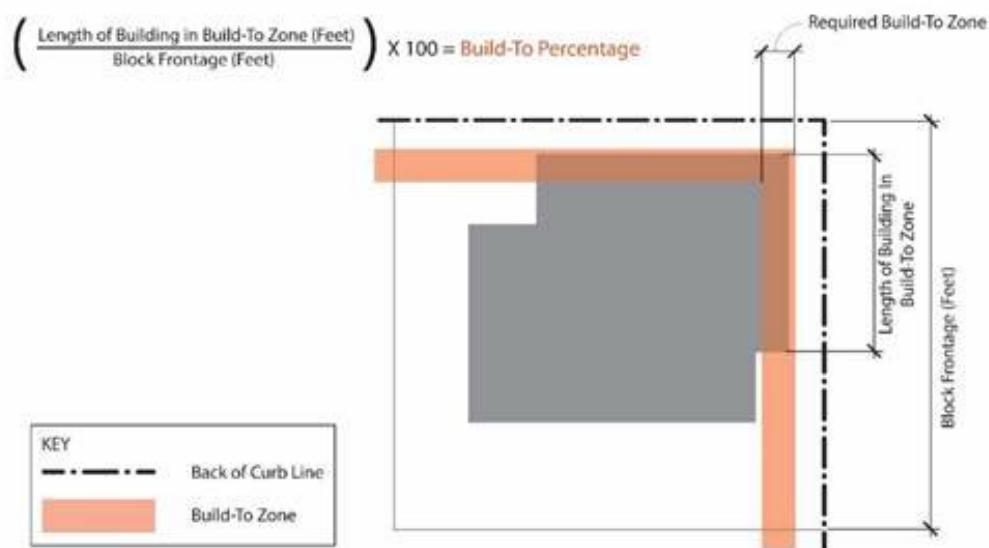


Figure 18.4
Building Base Materials

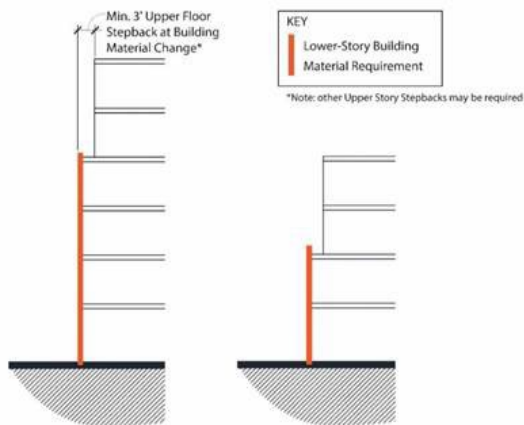
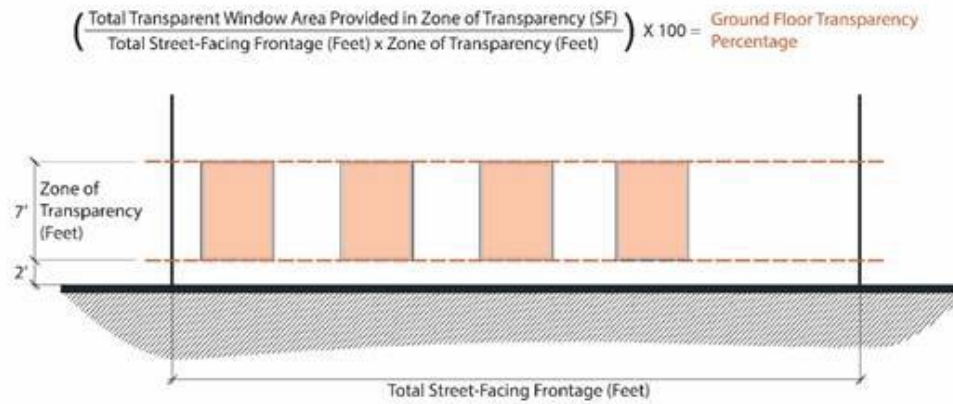


Figure 18.5
Ground Floor Transparency Calculation



(C) Building Heights and Mass Reduction.

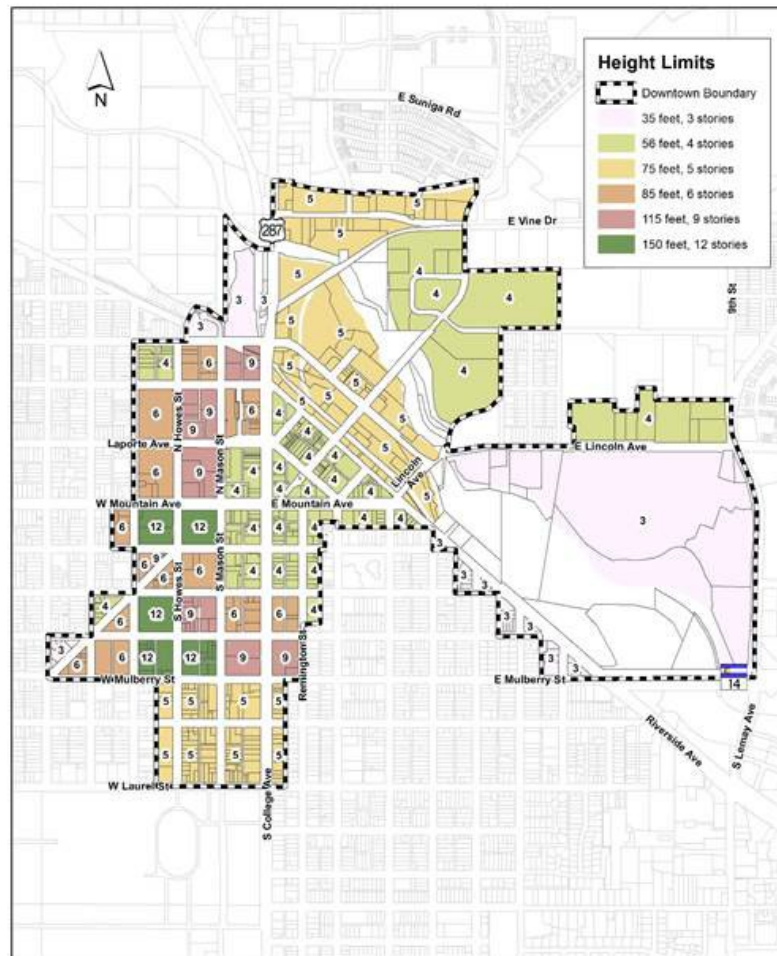
The following standards shall apply to the Downtown District:

Figure 18.6
Building Mass Reduction and Articulation

	MAXIMUM HEIGHT ALLOWANCE				
	3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
Maximum Building Footprint	None.				For contiguous commonly-zoned lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF
Upper-Story Stepbacks	None.	Any portion of the building within the build-to-range must have a stepback that averages at least 10' along all street frontages. Stepbacks may be continuous or may vary with up to 20' counting towards the calculation of the average. Stepbacks may occur at the 2nd-5th story. Exception: If directly across the street from a height allowance of 3 stories, the stepback must occur at the 2nd or 3rd story.			
Maximum Wall Length	For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper-story stepbacks) without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.				
Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques to avoid long, undifferentiated facades: 1.Minor Facade Plane Changes- minimum 3 inches; 2.Vertical Projections; 3.Horizontal Projections (awnings, canopies, cornice articulation) that are integrated into the architecture; 4.Balconies or terraces; and/or 5.Fenestration details, including window depth and sills or lintels.				

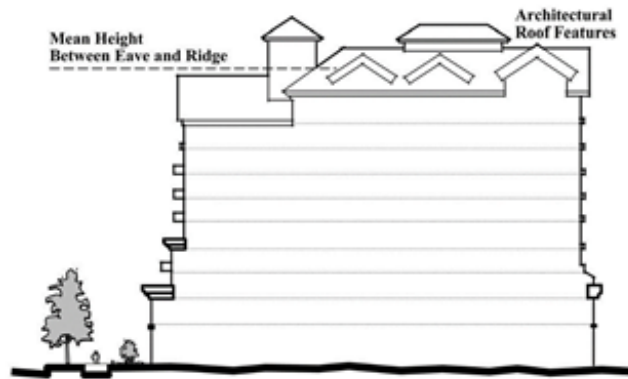
- 1. Building Height Limits.** The maximum height of buildings within the Downtown District shall be as shown on the Building Heights Map See Figure 18.7.

Figure 18.7
Building Heights Map



- 2. Measurement of Height Limits.** The maximum height limits are intended to convey a scale of building rather than an exact point or line. In the case of sloped roofs, building height shall be measured to the mean height between the eave and ridge. The maximum height limits are not intended to hinder architectural roof features such as sloped roofs with dormers, penthouses, chimneys, towers, shaped cornices or parapets, or other design features that exceed the numerical limits but do not substantially increase bulk and mass. Lofts or penthouses projecting above the limits shall not exceed one-third ($1/3$) of the floor area of the floor below and shall be set back from any roof edge along a street, by a distance equal to or greater than the height of the loft or penthouse structure. See Figure 18.8.

Figure 18.8
Measurement of Height Limits



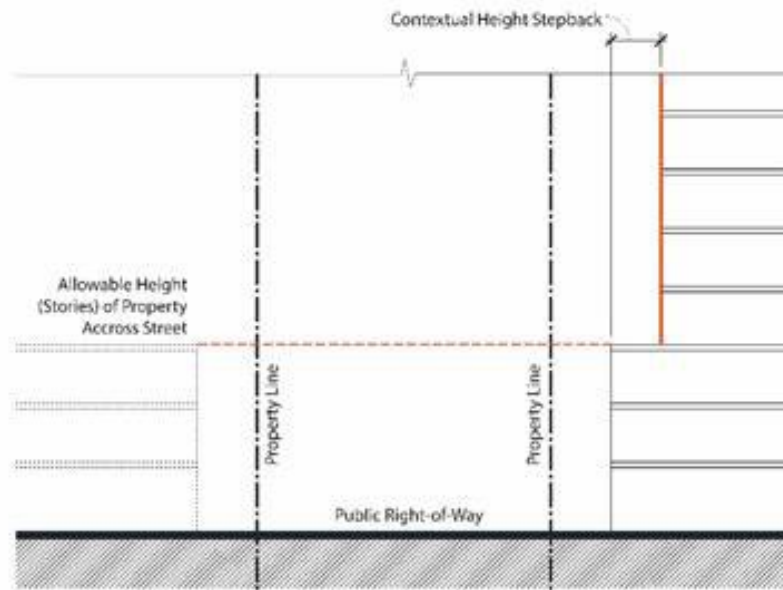
3. Upper Story Stepbacks.

- a. **Historic Core, Innovation and North Mason Stepbacks:** The fourth story of a building shall be stepped back an average of at least ten (10) feet along all street frontages. Stepbacks may be continuous or may vary with a twenty (20) foot stepback counting towards the calculation of the required ten (10) foot average.
- b. **Canyon Avenue, Civic and Campus North Stepbacks:** The fifth story of a building shall be stepped back an average of at least ten (10) feet along all street frontages. Stepbacks may be continuous or may vary with up to a twenty (20) foot stepback counting towards the calculation of the required ten (10) foot average. Stepbacks may occur at the second to fifth stories.

4. Contextual Height Stepback.

To provide an appropriate scale transition between opposing block faces with dissimilar height allowances, buildings shall provide a contextual height stepback. Upper floors shall be stepped back a minimum of three (3) feet at the equivalent height limit on the opposing block face. See Figure 18.9.

Figure 18.9
Contextual Height Stepbacks



5. **Planning and Zoning Commission Review of Large Buildings.** Development plans with new buildings (or building additions) greater than twenty-five thousand (25,000) square feet in floor area per story, or that exceed either six (6) stories or eight-five (85) feet in height, shall be subject to Planning and Zoning Commission review.

(D) Site Design.

The following standards shall apply to the Downtown District:

1. **Parking lots, garage entries and service locations.**

Parking lots, garage entries and service locations shall be located on alleys. If no alley is present, they may be located on a Green Edge street. If a Green Edge street is not present, they may be located on a Mixed-Use street. To the maximum extent feasible, parking lots and garage entries shall not be located on Storefront streets. Auto entrances shall be located to minimize pedestrian/auto conflicts.

2. **Parking structures.**

To the extent reasonably feasible, all parking structures shall meet the following design criteria:

- a. Where parking structures abut streets, retail and other uses shall be required along the ground level frontage to minimize interruptions in pedestrian interest and activity. The decision maker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity.
- b. Parking and awnings, signage and other architectural elements shall be incorporated to encourage pedestrian activity at the street-facing level.
- c. Architectural elements, such as openings, sill details, emphasis on vertical proportions such as posts, recessed horizontal panels and other architectural features shall be used to establish human scale at the street-facing level

3. Outdoor activity.

To the extent reasonably feasible, outdoor spaces shall be placed next to activity that generates the users (such as street corners, offices, day care, shops and dwellings). Outdoor spaces shall be linked to and made visible from streets and sidewalks to the extent reasonably feasible. Buildings shall promote and accommodate outdoor activity with balconies, arcades, terraces, decks and courtyards for residents' and workers' use and interaction, to the extent reasonably feasible.

(E) Special Subdistrict Provisions.

1. **Canyon Avenue and Civic Center Subdistricts: Plazas.** For buildings located within the Canyon Avenue and Civic Center Subdistricts that are four (4) stories or taller, ground floor open space shall be provided that is organized and arranged to promote both active and passive activities for the public. Such space must be highly visible and easily accessible to the public and must include features that express and promote a comfortable human sense of proportionality between the individual and the environment, whether natural or man-made.

2. Civic Subdistrict

- a. **Purpose.** The Civic Subdistrict will serve as an important element of the Downtown District and as the primary location for new civic uses and buildings.
 - b. **Development Standards.** The following standards shall apply to all development in the Civic Subdistrict:
 - I. *Civic Spine.* All development shall incorporate the concept of the "Civic Spine" as described in the Downtown Civic Center Master Plan, allowing for continuous north-south and east-west pedestrian connections. The Civic Spine will serve to connect various buildings to unify parks and plazas.
 - II. *Building materials.* The use of local sandstone is required in all civic buildings to establish a visual continuity and a local sense of place.
 - III. *Civic buildings.* New major civic buildings, such as a library, government offices, courthouses, performing arts facilities and transit centers, shall be located within the Civic Subdistrict and placed in central locations as highly visible focal points. To the extent reasonably feasible, they shall be close to a transit stop.
 - IV. *Incorporation of new buildings.* New buildings shall be designed in a manner that establishes continuity and a visual connection between new and existing buildings within and adjacent to the Civic Subdistrict. The height, mass and materials of major public buildings shall convey a sense of permanence and importance.
3. **Old Town Fort Collins Historic District.** Buildings located within the locally designated Old Town Fort Collins Historic District shall also comply with the *Old Town Historic District Design Standards* adopted by Ordinance 094, 2014, Chapter 14 of the City Code, and the *U.S. Secretary of the Interior Standards for the Treatment of Historic Properties*. (See Old Town Fort Collins Historic District, Figure 19).

Figure 19
Old Town Fort Collins Historic District



4. Innovation Subdistrict

- a. **Purpose.** The Innovation Subdistrict is intended to recognize continuing redevelopment in this former industrial area, promoting employment and innovation. Redevelopment projects will continue to build up a fitting identity and character related to the Downtown District edge setting with contemporary semi-industrial building styles and materials. Streetscapes and sites will reinforce the area's identity and character with design features that reflect an industrial character and the river landscape corridor.
- b. **Development Standards.** The following standards shall apply to all development in the Innovation Subdistrict:
 - I. **Site Design**
 - i. **Landscaping/Vegetation Protection.** Naturalistic characteristics of the river landscape shall be maintained and enhanced using plants and landscape materials native to the river corridor in the design of site and landscape improvements.
 - ii. **Outdoor Spaces.** Development shall incorporate outdoor spaces such as patios, courtyards, terraces and plazas to add interest and facilitate interaction.
 - iii. **Color/Materials.** Heavy, durable, locally fabricated components, with materials such as metal and stone, shall be used to complement building design.
 - II. **Buildings.**
 - i. **Height/Mass.** Multi-story buildings shall be designed to step down to one (1) story directly abutting any natural habitat or feature protection buffer, and 2) must step down to three (3) stories at least 150 feet from any parcel zoned Low Density Residential (RL) or Medium Density Mixed Use Neighborhood (MMN).

- ii. **Parking lots.** Buildings shall be sited so that any new parking lots and vehicle use areas are located in either: 1) interior block locations between buildings that face the street and buildings that face the river; or 2) side yards.

5. River Subdistrict.

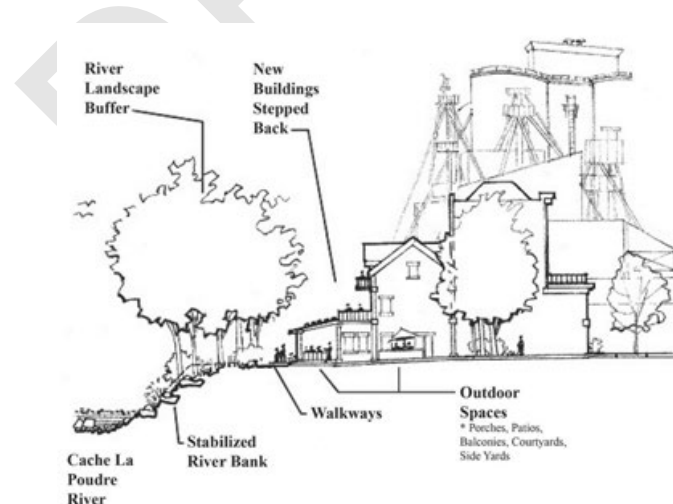
- a. **Purpose.** The River Subdistrict is intended to reestablish the linkage between the Historic Core and the Cache la Poudre River (the "River") through redevelopment in the corridor. This Subdistrict offers opportunities for more intensive redevelopment of housing, businesses, and workplaces to complement the Historic Core Subdistrict. Improvements should highlight the historic origin of Fort Collins and the unique relationship of the waterway and railways to the urban environment as well as expand cultural opportunities in the Downtown area. Redevelopment will extend the positive characteristics of Downtown such as the pattern of blocks, pedestrian-oriented street fronts and lively outdoor spaces.

b. Development Standards.

III. Transition between the River and Development.

- i. **River Landscape Buffer.** In substitution for the provisions contained in subsection 3.4.1 (E) (Establishment of Buffer Zones) requiring the establishment of "natural area buffer zones," the applicant shall establish, preserve or improve a continuous landscape buffer along the river as an integral part of a transition between development and the river. To the maximum extent feasible, the landscape buffer shall consist predominantly of native tree and shrub cover. (See Figure 19.1.) The landscape buffer shall be designed to prevent bank erosion and to stabilize the River bank in a manner adequate to withstand the hydraulic force of a 100-year flood event. The bank stabilization shall comply with the following criteria:

**Figure 19.1
Landscape Buffer**



Any bank stabilization improvements shall consist of native plants and stone, to the extent reasonably feasible. If any structural materials such as concrete are required, such materials shall be designed to emphasize characteristics of the native landscape such as color, texture, patterns and proportions, to minimize contrast with the river landscape.

The predominant visual elements in any bank stabilization improvements shall be native vegetation and stone. Notwithstanding the use of any integrated structural elements, blank walls shall not be used to retain the slope of the river bank.

- ii. **Outdoor spaces.** On sites that have river frontage between Linden Street and Lincoln Avenue, buildings or clusters of buildings shall be located and designed to form outdoor spaces (such as balconies, arcades, terraces, decks or courtyards) on the river side of the buildings and/or between buildings, as integral parts of a transition between development and the River. A continuous connecting walkway (or walkway system) linking such spaces shall be developed, including coordinated linkages between separate development projects.

IV. Streets and Walkways.

- i. **Streets.** Redevelopment shall maintain the existing block grid system of streets and alleys. To the extent reasonably feasible, the system shall be augmented with additional connections, such as new streets, alleys, walkway spines, mid-block passages, courtyards and plazas, to promote a detailed pedestrian circulation network that supplements public sidewalks.
- ii. **Driveways.** To the extent reasonably feasible, driveways and curb cuts must be minimized to avoid disruption to the sidewalk network, by using shared driveways between properties. The width of driveways and turning radii must be minimized except where truck access is required.
- iii. **Jefferson Streetscape.** Redevelopment activity along the Jefferson Street frontage shall provide formal streetscape improvements including street trees in sidewalk cutouts with tree grates and planters to screen parking. Planters to screen parking shall be designed and constructed to appear as integral extensions of the building design. Materials used shall not be inferior to those used in the construction of the principal building.

V. Buildings.

- i. **Industrial Buildings.** Except as otherwise provided in this subsection (3), all new nonresidential buildings, including industrial buildings, shall comply with the standards for Mixed-use and Commercial Buildings contained in Section 3.5.3.
- ii. **Programming, Massing and Placement.**
 - **Height Mass.** Multiple story buildings are permitted, provided that massing of multiple story buildings shall be terraced back from the River and from streets so that multiple story buildings are stepped down to one (1) story abutting the River landscape frontage and are stepped down to three (3) stories or less abutting any street frontage. Such terraced massing shall be a significant and integral aspect of the building design.
 - **Parking lots.** Buildings shall be sited so that any new parking lots and vehicle use areas are in either: (1) interior block locations between buildings that face the street and buildings that face the river, or (2) side yards.

- **Frequent view/access.** No building wall abutting the landscape corridor along the river shall exceed one hundred twenty-five (125) feet on the axis along the river.
 - **Outdoor spaces and amenities.** To the extent reasonably feasible, all development shall provide on-site outdoor space such as courtyard, plaza, patio, or other pedestrian-oriented outdoor space. To the extent reasonably feasible, outdoor spaces shall be visible from the street and shall be visually or physically connected with any outdoor spaces on adjacent properties.
- iii. **Character and Image.** New buildings shall be designed to demonstrate compatibility with the historical agricultural/industrial characteristics of the Subdistrict to promote visual cohesiveness and emphasize positive historical attributes. Such characteristics include simple rectilinear building shapes, simple rooflines, juxtaposed building masses that directly express interior volumes/functions, visible structural components and joinery, details formed by brickwork, sandstone, sills, lintels, headers and foundations and details formed by joinery of structural materials.
- **Outdoor spaces.** Buildings and extensions of buildings shall be designed to form architectural outdoor spaces such as balconies, arcades, terraces, decks or courtyards.
 - **Windows.** Windows shall be individually defined with detail elements such as frames, sills and lintels, and placed to visually establish and define the building stories and establish human scale and proportion. Windows shall be placed in a symmetrical pattern relative to the wall and massing. Glass curtain walls and spandrel-glass strip windows shall not be used as the predominant style of fenestration for buildings in this Subdistrict. This requirement shall not serve to restrict the use of atrium, lobby or greenhouse-type accent features used as embellishments to the principal building.
 - **Roof forms.** Flat, shed and gable roof forms corresponding to massing and interior volumes/functions shall be the dominant roof forms. Flat-roofed masonry buildings shall feature three-dimensional cornice treatment integral with masonry on all walls facing streets, the River or connecting walkways. Additional decorative shaped cornices in wood (or other material indistinguishable from wood) shall be permitted in addition to the top masonry cornice treatment. Sloped metal roofs are allowed. Barrel roofs may be used as an accent feature but must be subordinate to the dominant roof. Specialized or unusual roof forms, including mansards and A-frames, are prohibited. A single continuous horizontal roofline shall not be used on one-story buildings except as part of a design style that emulates nearby landmarks (or structures eligible for landmark designation).
 - **Materials.** Building materials shall contribute to visual continuity within the Subdistrict. Textured materials with native and historic characteristics, such as brick, stone, wood, architectural cast stone and synthetic stone in historically compatible sandstone patterns only, architectural metals and materials with similar characteristics and proportions shall be used in a repeating pattern as integral parts of the exterior building fabric. Masonry units must wrap around the corners of walls to not appear as an applied surface treatment. Other exterior materials, if any, shall be used as integral parts of the overall building

fabric, in repeating modules, proportioned both horizontally and vertically to relate to human scale, and with enough depth at joints between architectural elements to cast shadows, to better ensure that the character and image of new buildings are visually related to the Downtown and River context. Lapped aluminum siding, vinyl siding, smooth-face concrete masonry units, synthetic stucco coatings and imitation brick are prohibited.

- **Primary entrance.** The primary entrance must be clearly identified and must be oriented to a major street, pedestrian way, place, courtyard and/or other key public space. The primary entrance must feature a sheltering element such as a canopy or be defined by a recess or a simple surround.
- **Accent features.** Accent features, where used, must complement and not dominate the overall composition and design of the building and may include secondary entrances, loading docks, garage bays, balconies, canopies, cupolas, vertical elevator/stair shafts and other similar features.
- **Awnings and canopies.** Awnings and canopies must complement the character of the building and must be subordinate to the facade. Colors must be solid or two (2) color stripes for simplicity.

VI. Site Design.

- i. **River Landscape.** The natural qualities of the River landscape shall be maintained and enhanced, using plants and landscape materials native to the River corridor in the design of site and landscape improvements.
- ii. **Walls, Fences and Planters.** Walls, fences and planters shall be designed to match or be consistent with the quality of materials, the style and colors of nearby buildings. Brick, stone or other masonry may be required for walls or fence columns.
- iii. **Street Edge.** A well-defined street edge must be established and shall be compatible with the streetscape in the public realm. Components may include any of the following: planted areas, decorative paving, public art, street furnishing with ornamental lighting and iron and metal work that reflect on the agricultural/industrial heritage of the Subdistrict.
- iv. **Corner Lots.** For sites located at public street corners, parking lots and vehicular use areas shall not abut more than one (1) street frontage.
- v. **Parking.** Where parking lots are highly visible from streets or pedestrian-oriented outdoor spaces, a visual buffer must be provided. Such buffering may consist of any of the following singularly or in combination: a low solid screen wall, a semi-opaque screen or a living green wall consisting of plant material sufficient to provide a minimum of seventy-five-percent opacity year-round or other City approved screening device that is sensitive to pedestrian activity.
- vi. **Interim Parking.** Interim parking lots as a principal use may be approved with a gravel surface and without lighting and landscape improvements and shall be restricted to a period of use not to exceed three (3) years. Extensions for two (2) successive periods of one (1) year each may be granted by the Planning and Zoning Commission upon a finding

that the use is compatible with the context of the area and is a beneficial use which supports the purpose of the River Subdistrict.

- vii. **Service Areas and Outside Storage Areas.** Service areas and outside storage areas that are not used for trash and recycling containers, dumpsters and mechanical equipment must, to the maximum extent feasible, be located to the side or rear of the building and be screened from public view. Notwithstanding the foregoing, where industrial processes and outdoor mechanical activities are functionally integral to the principal use, such areas must, to the extent reasonably feasible, be located to the side or rear of the building and not impact pedestrian areas. Partial screening must be provided with design and materials consistent with the building and/or the agricultural/industrial character of the area.
- viii. **Design Guidelines.** See also the Fort Collins River District Design Guidelines, which are intended to assist applicants in the preparation of development plans within the Subdistrict.

DRAFT

EMPLOYMENT, INDUSTRIAL, OTHER DISTRICTS

SECTION 2.5.1 HARMONY CORRIDOR DISTRICT (HC)

(A) Purpose.

The Harmony Corridor District is intended to implement the design concepts and land use vision of the Harmony Corridor Plan - that of creating an attractive and complete mixed-use area with a major employment base.

(B) Land Use Standards.

- 6. All development in the HC Harmony Corridor District shall comply with the Harmony Corridor land use and locational standards as adopted by the City and the following specific standards to the extent that such standards apply to the property proposed to be developed.
- 7. All secondary uses shall be integrated both in function and appearance into a larger employment-based development plan that emphasizes primary uses. A secondary use shall be subject to administrative review or Planning and Zoning Board review as required for such use in subsection 4.26(B). The following permitted uses shall be considered secondary uses in this zone district and together shall occupy no more than twenty-five (25) percent of the total gross area of the development plan.
 - a. Community facilities.
 - b. Public facilities.
 - c. Child care centers.
 - d. Print shops.
 - e. Food catering.
 - f. Workshops and custom small industry uses.
 - g. Residential uses (except mixed-use dwellings when the residential units are

stacked above a primary use which occupies the ground floor).

- h. Lodging establishments.
- i. Convenience shopping centers.
- j. Standard restaurants.
- k. Bed and breakfast establishments.
- l. Clubs and lodges.
- m. Health and membership clubs.
- n. Convention and conference centers.
- o. Places of worship or assembly.
- p. Limited indoor recreation establishments.
- q. Unlimited indoor recreation use and facility.
- r. Food truck rally.
- s. Microbrewery/distillery/winery.
- t. Seasonal overflow shelters.

(C) Dimensional Standards.

- 1. Maximum height for all nonresidential buildings, including those containing mixed-use dwelling units, shall be six (6) stories. Maximum height for residential buildings shall be three (3) stories.
- 2. All new structures greater than eighty thousand (80,000) square feet in gross leasable area shall be subject to Planning and Zoning Commission review.
- 3. Any building addition that exceeds eighty thousand (80,000) square feet in gross leasable area and exceeds twenty-five (25) percent of the gross leasable area of the existing building shall be subject to Planning and Zoning Commission review.

(D) Density/Intensity.

All residential development in the HC Harmony Corridor District shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land.

direct connections to common origins and destinations (such as street sidewalks, transit stops, restaurants, child care facilities and convenience shopping centers).

(E) Site Design

1. In the case of multiple parcel ownership, to the extent reasonably feasible, an applicant shall enter into cooperative agreements with adjacent property owners to create a comprehensive development plan that establishes an integrated pattern of streets, outdoor spaces, building styles and land uses.
2. Where an employment or industrial use abuts a residential area, there shall be no drastic and abrupt change in the scale and height of buildings.
3. All commercial/retail and industrial uses, except for off-street parking and loading, shall be conducted or carried out entirely within completely enclosed buildings or structures.

(F) Building Standards.

1. **Industrial Buildings.** To the extent reasonably feasible, industrial buildings shall provide a primary entrance that faces and opens directly onto the abutting street sidewalk or a walkway, plaza or courtyard that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots.
2. **Campus Exception.** An exception shall be permitted to subsection (1) above, and to the requirements contained in Section 3.5.3(B) if the development provides a "campus or park-like development block," meaning development with a unifying, formative internal framework of pedestrian-oriented, nonvehicular outdoor spaces and walkways that function as an alternative to street sidewalks by organizing and connecting buildings. The internal campus pedestrian circulation system shall be designed to provide

SECTION 2.5.2 EMPLOYMENT DISTRICT (E)

(A) Purpose.

The Employment District is intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices and institutions. This District also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing.

Additionally, the Employment District is intended to encourage the development of planned office and business parks; to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes; to direct the development of workplaces consistent with the availability of public facilities and services; and to continue the vitality and quality of life in adjacent residential neighborhoods.

(B) Land Use Standards.

1. Prospect Road Streetscape Program.

All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Standards as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.

2. Secondary Uses.

All secondary uses shall be integrated both in function and appearance into a larger employment district development plan that emphasizes primary uses. A secondary use shall be subject to administrative review or Planning and Zoning Board review as required for such use in Section 4.27(B). The following permitted uses shall be considered secondary uses in this zone district and together shall occupy no more than twenty-five (25) percent of the total gross area of the development plan.

- a. Veterinary facilities and small animal clinics.
- b. Clubs and lodges.
- c. Child care centers.
- d. Residential uses (except mixed-use dwellings when the residential units are stacked above a primary use which occupies the ground floor).
- e. Standard and fast food restaurants.
- f. Lodging establishments.
- g. Bed and breakfast establishments.
- h. Funeral homes.
- i. Health and membership clubs.
- j. Convenience shopping centers.
- k. Convention and conference center.
- l. Food catering.
- m. Minor public facilities.
- n. Community facilities.
- o. Bars and taverns.
- p. Plant nurseries and greenhouses.
- q. Dog day-care facilities.
- r. Print shops.
- s. Workshops and custom small industry uses.
- t. Artisan and photography studios and galleries.
- u. Limited indoor recreation establishments.
- v. Enclosed mini-storage facilities.
- w. Places of worship or assembly.
- x. Personal and business service shops.
- y. Music studios.
- z. Homeless shelters (including seasonal overflow shelters).

3. Locational Standards along I-25.

Along I-25, any secondary uses shall be located at least one thousand four hundred forty-five (1,445) feet from the centerline of I-25. Such secondary uses shall be located so that they have direct access from a collector or local street.

4. Dimensional Standards.

- aa. Maximum height shall be four (4) stories.
- bb. All new structures greater than fifty thousand (50,000) square feet in gross leasable area shall be subject to Planning and Zoning Commission review.
- cc. Any building addition that exceeds fifty thousand (50,000) square feet in gross leasable area and exceeds twenty-five (25) percent of the gross leasable area of the existing building shall be subject to Planning and Zoning Commission review.

(C) Density/Intensity.

All residential development in the E Employment District shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land.

(D) Development Standards**1. Site Design.**

- a. In the case of multiple parcel ownership, to the extent reasonably feasible, an applicant shall enter into cooperative agreements with adjacent property owners to create a comprehensive development plan that establishes an integrated pattern of streets, outdoor spaces, building styles and land uses.
- b. Where an employment or industrial use abuts a residential area, there shall be no drastic and abrupt change in the scale and height of buildings.
- c. Except for off-street parking and loading areas, all veterinary hospitals and all industrial uses (except commercial composting) shall be carried out entirely within completely enclosed buildings or structures.

2. Building Design.

To the extent reasonably feasible, industrial

buildings shall provide a primary entrance that faces and opens directly onto the abutting street sidewalk or a walkway, plaza or courtyard that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots. The following exceptions shall be permitted to this standard and to the requirements contained in subsection 3.5.3(B):

- a. Buildings may orient away from the street if the development provides a campus or park-like development block with a unifying, formative internal framework of outdoor spaces and connecting walkways that function as an alternative to street sidewalks by connecting buildings within the site and directly connecting to common destinations in the district (such as transit stops, restaurants, child care facilities and convenience shopping centers). Such an internal network shall provide direct pedestrian access to the street sidewalk(s).

3. Enclosed Mini-Storage Facilities.

Where enclosed mini-storage facilities face a public street, the entire linear frontage along such street shall include only buildings designed for human occupancy, landscaping, accessory parking and/or drives.

(E) Development Standards for the I-25 Corridor.

Development located within one thousand three hundred twenty (1,320) feet (one-quarter [$\frac{1}{4}$] mile) of the centerline of I-25 shall be subject to the requirements of Division 3.9.

(F) Development Standards for the Transit-Oriented Development (TOD) Overlay Zone.

Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.

SECTION 2.5.3 INDUSTRIAL DISTRICT (I)

(A) Purpose.

The Industrial District is intended to provide a location for a variety of work processes and work places such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations. The Industrial District also accommodates complementary and supporting uses such as convenience shopping, child care centers and housing. While this District will be linked to the City's transportation system for multiple modes of travel, some may emphasize efficient commercial trucking and rail traffic as needed. Industrial and manufacturing processes used in this District may, by necessity, be characteristically incompatible with residential uses.

(B) Land Use Standards.

1. Prohibited Uses.

The following uses are specifically prohibited in the Industrial District:

- a. Feedlots.
- b. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 29, Petroleum Refining and Related Industries, as identified in the Standard Industrial Classification Manual (OMB 1987).
- c. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 331, Steel Works, Blast Furnaces, and Rolling and Finishing Mills, as identified in the Standard Industrial Classification Manual (OMB 1987).
- d. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 33, Primary Metal Industries, as identified in the Standard Industrial Classification Manual (OMB 1987).

- e. All electrical generation facilities falling within Standard Industrial Classification (SIC) Major Group No. 4911, as identified in the Standard Industrial Classification Manual (OMB 1987).
- f. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 4925, Mixed, Manufactured, or Liquefied Petroleum Gas Products and/or Distribution, as identified in the Standard Industrial Classification Manual (OMB 1987).
- g. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 2011, Meat Packing Plants, as identified in the Standard Industrial Classification Manual (OMB 1987).
- h. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 2015, Poultry Slaughtering and Processing, as identified in the Standard Industrial Classification Manual (OMB 1987).
- i. All establishments falling within Standard Industrial Classification (SIC) Major Group No. 2077, Animal and Marine Fats and Oils, as identified in the Standard Industrial Classification Manual (OMB 1987).

2. Dimensional Standards.

- a. Maximum height for all nonresidential buildings, including those containing mixed-use dwelling units, shall be four (4) stories.
- b. All new structures greater than fifty thousand (50,000) square feet in gross leasable area shall be subject to Planning and Zoning Commission review.

- c. Any building addition that exceeds fifty thousand (50,000) square feet in gross leasable area and exceeds twenty-five (25) percent of the gross leasable area of the existing building shall be subject to Planning and Zoning Commission review.

3. Locational Standards along I-25.

Along I-25, any use listed under Subparagraph 7.26(B)(3)(c) shall be located at least one thousand four hundred forty-five (1,445) feet from the centerline of I-25. Such uses shall be located so that they have direct access from a collector or local street.

(C) Development Standards.

1. Prospect Road Streetscape Program

All development in this zone district that falls within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Program Standards as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.

2. Building Design.

- a. Applicability of Section 3.5 Compliance with the standards contained in Section 3.5.3 of this Code shall be required only for the following permitted uses in this zone district:
 - VII. Section 4.28(B)(3)(b)2. Standard and Fast Food Restaurants
 - VIII. Section 4.28(B)(3)(b)3. Bars and Taverns
 - IX. Section 4.28(B)(3)(b)4. Bed and Breakfast Establishments
 - X. Section 4.28(B)(3)(b)7. Child Care Centers
 - XI. Section 4.28(B)(3)(b)9. Convenience Shopping Centers
- b. **Orientation.** Along arterial streets and any other streets that directly connect to other districts, buildings shall be sited so that a building face abuts upon the required

minimum landscaped yard for at least thirty (30) percent of the building frontage. Such a building face shall not consist of a blank wall.

- c. **Building character and color.** New building color shades shall be neutral, with a medium or dark color range, and not white, bright or reflective.

3. Site Design.

- a. Screening.
 - I. Industrial and commercial activities shall not abut a residential area unless the activities and related storage are contained within a building or otherwise completely screened from view from the residential area.
 - II. A minimum thirty (30) foot deep landscaped yard shall be provided along all arterial streets, and along any district boundary line that does not adjoin a residential land use. If a district boundary line abuts upon or is within a street right-of-way, then the required landscaped yard shall commence at the street right-of-way line on the district side of the street, rather than at the district boundary line. This requirement shall not apply to development plans that comply with the standards contained in Section 3.5.3 of this Code.
 - III. A minimum eighty (80) foot deep landscaped yard shall be provided along any boundary line that adjoins a residential land use or a zone district (whether within or beyond the City's jurisdictional boundary) that is predominately characterized by residential uses as permitted uses. This residential

buffer yard may be reduced to thirty (30) feet if the adjoining residential land use or zone district (whether within or beyond the City's jurisdictional boundary) is separated by a public street.

b. Storage and Operational Areas.

- I. Storage, loading and work operations shall be screened from view along all district boundary lines and along all public streets.
- II. Within internal district areas, buildings may be surrounded by paving for vehicle use. To the extent reasonably feasible, side and rear yards in interior block locations shall be used for vehicle operations and storage areas, and front yards shall be used for less intensive automobile parking. At district edges, side yards shall be used for vehicle operations and storage areas, in order to allow for a finished, attractive rear building wall and a landscaped rear yard.

(D) Development Standards for the I-25 Corridor.

Development located within one thousand three hundred twenty (1,320) feet (one-quarter [$\frac{1}{4}$] mile) of the centerline of I-25 shall be subject to the requirements of Division 3.9 of this Code.

SECTION 2.5.4 TRANSITION DISTRICT (T)

(A) Purpose.

The Transition District is intended for properties for which there are no specific and immediate plans for development. The only permitted uses are those existing at the date the property was placed into this District.

(B) Permitted Uses.

1. The following uses are permitted in the T District:

- a. No use shall be permitted of properties in the T District except such legal use as existed on the date the property was placed into this zone district. No permanent structures shall be constructed on any land in this District, except that at the time of zoning or rezoning of the property into this District the City Council may grant a variance permitting the installation or enlargement of a permanent structure containing a legal use which was existing, or is ancillary to the legal use of the property, at the time of such zoning or rezoning upon the following conditions:

- I. The owner of the property, prior to the City Council meeting at which the zoning or rezoning is to be heard, shall submit a site plan showing in reasonable detail the existing and proposed uses of such property; and
- II. The City Council shall grant such variance only upon a finding that the strict application of this Code would result in exceptional or undue hardship upon the owner of the property and that the variance may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this Code.

- b. After the property has been placed in the T District, the Land Use Review Commission may grant a variance in accordance with Division 2.10 permitting installation or enlargement of a permanent structure containing a use which was existing at the time the property was placed in this District, or containing a use which is ancillary to such existing use. When applying the standards of subsection 2.10.2(H), paragraph 2.10.2(H)(2) shall not apply. Any proposal for the installation or enlargement of such a structure for which a variance has been approved must comply with the requirements contained in Section 1.6.5 and the applicable general development standards contained in Article 3.

- c. Notwithstanding the other provisions contained in paragraphs (a) and (b) above, a property in the T District can be used for off-site staging in compliance with Section 3.8.25 of this Code.

2. The owner of any property in the T District may at any time petition the City to remove the property from this zone district and place it in another zone district. Unless the following time limitations are waived by the owner, any such petition shall be referred to the Planning and Zoning Commission to be considered at the next regular meeting of such Commission which is scheduled at least thirty (30) days from the date the petition is filed with the City Clerk. Within sixty (60) days from the date the matter is considered by the Commission, the City Council shall change the zoning for the property in question to another zone district authorized under this Article.
3. Any use which was nonconforming upon a parcel prior to placement into this zone district shall continue to be nonconforming upon removal of such parcel or property from this zone district unless such parcel is placed into a

zone district where such use is listed as a permitted use.

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SECTION 2.5.5 PUBLIC OPEN LANDS DISTRICT (POL)

(A) Purpose.

The Public Open Lands District is for large publicly owned parks and open lands which have a community-wide emphasis or other characteristics which warrant inclusion under this separate designation rather than inclusion in an adjoining neighborhood or other District designation.

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SECTION 2.5.6 RIVER CONSERVATION DISTRICT (RC)

(A) Purpose.

The River Conservation District is designed for the conservation and protection of predominately undeveloped land in the Cache la Poudre River (the "River") corridor. The main purpose of this District is to accommodate land use functions such as stormwater management, native wildlife habitat and sand and gravel operations, all of which depend primarily on the continued functioning of natural river systems or are incompatible with significant urban development. Urban development, if any, will be limited and will be located and designed in a way to avoid or minimize impacts upon the scenic, cultural, natural and historical values of the River landscape.

This District offers opportunities for scientific research and education, recreation, wildlife observation, crop agriculture, grazing, sand and gravel mining and reclamation and large-lot residential uses.

(B) Land Use Standards.

1. Dimensional Standards.

- a. Maximum building height shall be two (2) stories.
- b. To the maximum extent feasible, no building, structure or private parking lot shall be developed within a natural area protection buffer; provided, however, that public parking may be constructed in the buffer areas to provide convenient public access to trails, parks and natural areas when such parking cannot reasonably be contained on other nearby developed areas. The natural area protection buffer shall mean that area extending three hundred (300) feet from the bank of the River.
- c. A landscaped building setback of at least fifty (50) feet shall be provided along all

streets. The setback will be measured from the future edge of the public right-of-way as determined by the City Engineer.

- d. The site layout for permitted nonresidential uses shall, to the maximum extent feasible, maintain large, contiguous areas of open land. The proportion of the site used for development (including buildings, streets and parking areas) shall be no more than thirty (30) percent of the total site.

(C) Development Standards.

1. Street/Access.

- a. Development in this District shall be exempt from the standards contained in Section 3.6.3, Street Pattern and Connectivity Standards.
- b. No new streets shall be constructed within the natural area protection buffer.
- c. Any new streets shall be constructed to maximize "shared access points" for contiguous properties and minimize the total land area devoted to street development.
- d. The layout and design of any new streets shall emphasize characteristics and views of the River landscape. Roadway design alternatives to city standards shall be developed by January 1, 1998, consistent with the pastoral character of the landscape in this District. Examples of special street design characteristics appropriate to this District are divided lanes, landscape islands and landscape solutions to drainage instead of standard curb and gutter, with stormwater runoff directed into open swales and ditches. Local and residential access roads shall be

designed without curbs and gutters unless deemed necessary for health and safety by the City Engineer.

2. Walkways, Trails and Paths.

- a. Walkways, trails and paths may be constructed to serve as access to passive recreation, scientific, educational or interpretation areas within this District. All walkways, trails or paths shall be sited and designed to minimize or avoid impacts to environmentally sensitive areas in conformance with the requirements described in the Parks and Recreation Policy Plan adopted in December 1996.
- b. Environmental or historical interpretation areas shall be integrated with the walkway and/or trail/path system to the maximum extent feasible. Interpretation areas shall include benches, trash receptacles and bike racks.
- c. Detached sidewalks along arterial streets shall follow a meandering rather than straight alignment, with at least ten (10) feet of separation from the edge of the roadway, and shall be designed with long, smooth, sweeping curves of not less than a sixty (60) foot radius.
- d. At intersections, the sidewalk shall be parallel to the road for a minimum distance of sixty (60) feet and shall connect to pedestrian crosswalks at the corner.

3. Building Design.

- a. Façades.
 - I. No building wall shall exceed seventy-five (75) feet in length, in order to accommodate frequent views of the River.
 - II. Extensions of building walls shall be used to form outdoor spaces, integrate development with the

landscape and screen service and accessory functions.

b. Color/Materials.

- I. In order to minimize contrast with the River landscape, building colors shall be subdued or neutral shades, within a medium or moderately dark color range, and not white or reflective.
- II. Textured materials with native and historic characteristics, such as stone, wood and brick, and materials which mimic those characteristics, such as tinted, textured concrete masonry units, shall be used in a repeating pattern as integral parts of the building fabric, to the maximum extent feasible.

4. Site Design.

- a. The natural qualities of the River landscape shall be maintained and enhanced using plants and landscape materials native to the River corridor in the design of site and landscape improvements.
- b. Parking.
 - I. Parking areas shall have blocks of parking stalls interspersed with landscaped islands in order to minimize the visual contrast of the parking area with the natural landscape. To the maximum extent feasible, pavement edges shall be flush with abutting landscape materials or walkways to minimize the appearance of standard concrete curbs and to emphasize the integration of development with the landscape.
 - II. Parking areas within the RC District shall be screened from view from public streets, trails and

the River by plant material, fencing and/or berming.

- III. Berms planned to screen adjacent parking areas next to arterial and collector streets shall be at least four (4) feet high.

c. Landscaping.

- I. Landscaping and restoration of disturbed lands shall be designed to maximize the characteristics of the native riparian ecosystem and short grass prairie. Such characteristics include thickets of native shrubs massed in broad, blended drifts and clumps. Riparian plant materials shall be maintained or enhanced in the natural area protection buffer along the River and around ponds and wetlands. Upland grasses and forbs shall be planted outside of the natural area protection buffer. Groves and belts of native trees may be used as accents or to frame buildings or views. Recommended plant materials for use in this District are listed in Appendix D through G of the Prospect Road Streetscape Program.
- II. Planting shall be spaced informally in masses or groups as is characteristic of the native vegetation.
- III. Berms, swales and contour grading shall be designed to form varied, naturalistic contours in areas that are disturbed by development or street construction. Grading along arterial streets shall be designed to screen and soften the visual impact of adjacent development, to the maximum extent feasible.
- IV. Berms, swales and detention ponds shall be graded in such a

manner as to make them appear to be integral parts of the landscape, designed with smooth transitions between changes in a slope and shall not exceed a 3:1 slope.

d. Drainage.

- I. Ditches or swales will be allowed for the purpose of providing for drainage and for controlling runoff between the roadway edges and sidewalks.
- II. The use of concrete or asphalt to line drainage conveyance channels shall not be permitted in this District. Drainage conveyance channels shall be designed to blend into the natural landscape.

e. Walls and Fences.

- I. Fencing, screening or architectural walls are prohibited in the natural area protection buffer, except to define a public property boundary. Any such fencing shall be a rural two-rail corral and/or a three-strand smooth wire fencing not to exceed five (5) feet in height.
- II. Outside of the natural area protection buffer, other open and penetrable view fencing is allowed. Solid wood fencing or walls for a distance of twenty (20) feet or less is permissible for screening and buffering. Such fencing or screening shall be six (6) feet or less in height and constructed of similar building materials and design to the primary structure or of a material that will harmonize with the architectural character and identity of the proposed development.

- III. Unclad chain link fences that are visible from public areas, arterial or collector streets are prohibited.

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OVERLAY DISTRICTS

SECTION 2.6.1 TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)

(A) Applicability.

These standards apply to applications for development within the boundary of the TOD Overlay Zone, south of Prospect Road and provided further that the provisions contained in subsection 3.10.4(D) regarding parking structure design shall also apply to the HMN, High Density Mixed-Use Neighborhood and the CC, Community Commercial zone districts throughout the City.

(B) Purpose.

The purpose of this Section is to modify the underlying zone districts south of Prospect Road to encourage land uses, densities and design that enhance and support transit stations along the Mason Corridor. These provisions allow for a mix of goods and services within convenient walking distance of transit stations; encourage the creation of stable and attractive residential and commercial environments within the TOD Overlay Zone south of Prospect Road; and provide for a desirable transition to the surrounding existing neighborhoods. Accordingly, in the event of a conflict between the provisions contained in this Division and the provisions contained in Article 4, this Division shall control. The purpose of this Section is also to apply the standards contained in subsection 3.10.4(D) regarding parking structure design to all land within the City that is located in the HMN, High Density Mixed-Use Neighborhood and the CC, Community Commercial zone districts.

(C) Site Planning.

1. Building Orientation

Primary commercial and residential building entrances shall face streets, connecting walkways, plazas, parks or similar outdoor spaces, but not parking lots. Buildings shall face all street frontages to the maximum extent feasible, with highest priority given to

east-west streets that lead from transit stations to destinations.

2. Central Feature or Gathering Place.

At least one (1) prominent or central location within each transit station area shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities shall be placed adjacent to a transit station, to the extent reasonably feasible.

3. Outdoor Spaces.

To the extent reasonably feasible, buildings and extensions of buildings shall be designed to form outdoor spaces such as courtyards, plazas, arcades, terraces, balconies and decks for residents' and workers' use and interaction, and to integrate the development with the adjacent physical context. To the extent reasonably feasible, a continuous walkway system linking such outdoor spaces shall be developed and shall include coordinated linkages between separate developments.

(D) Streetscape and Pedestrian Connections.

1. Streetscape.

Developments shall provide formal streetscape improvements which shall include sidewalks having street trees in sidewalk cutouts with tree grates, planters or other appropriate treatment for the protection of pedestrians, and shall provide seating and pedestrian light fixtures. Specific design details shall be subject to approval by the City Engineer in accordance with the design criteria for streets.

2. On-street Parking.

On-street parking shall be defined by landscaped curb extensions or bulb-outs. Conventional or enhanced crosswalks shall be provided at all intersections.

3. **Off-street Parking.** Off-street parking shall be located behind, above, within or below street-facing buildings to the maximum extent feasible. No parking will be allowed between the street and the front or side of a building.
4. **Parking Structure Design.**
To the extent reasonably feasible, all parking structures shall meet the following design criteria:
 - a. Where parking structures face streets, retail or other nonresidential uses shall be required along at least fifty (50) percent of the ground level frontage to minimize interruptions in pedestrian interest and activity. The decision maker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity.
 - b. Awnings, signage and architectural elements shall be incorporated to encourage pedestrian activity at the street-facing level.
 - c. Auto entrances shall be located and designed to minimize pedestrian/auto conflicts. Where service entries or parking structure entries are needed, the following standards shall be met: (See Figure 16.5)
 - I. The crown of the underground parking access ramp shall be at least four (4) feet behind the back edge of the sidewalk;
 - II. The beginning of the ramp for an above-ground parking garage shall be at least four (4) feet behind the back edge of the sidewalk;
 - III. The entry to the parking structure shall be separated from the sidewalk by low planters or a low wall;
 - IV. No blank walls shall be allowed on either side of the entry;
 - V. The sidewalk pavement shall be continuous across the drive aisle. Any break in the paving surface or scoring shall be in the drive surface and not in the pedestrian surface; and
 - VI. Appropriate cautionary signage shall be used to alert pedestrians to the presence of entering and existing vehicles and to inform drivers that pedestrians have priority.



Figure 16.5

Clear Sight Lines for Pedestrian Safety

(E) Character and Image.**1. Articulation**

Exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural interest and variety and avoid the effect of a single, massive wall with no relation to human size.

2. Rooflines.

Flat-roofed buildings shall feature three-dimensional cornice treatment on all walls facing streets or connecting walkways, or a rail at the top of the wall of a usable rooftop deck, unless the top floor is stepped back to form a usable roof terrace area. A single continuous horizontal roofline shall not be used on one-story buildings. Accent roof elements or towers may be used to provide articulation of the building mass. To the maximum extent feasible, a minimum pitch of 6:12 shall be used for gable and hipped roofs. Where hipped roofs are used alone, the minimum pitch shall be 4:12.

3. Materials and Colors.

- a. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone, other native stone, tinted/textured concrete masonry units, stucco systems or treated tilt-up concrete systems.
- b. All building facades shall incorporate stone, stone veneer, brick, brick veneer, stucco, corrugated metal, wood and/or equivalent accent material in a manner that highlights the articulation of the massing or the base and top of the building. An all-brick building does not need to incorporate an accent material, though soldier courses and banding or other brick, stone or metal detailing are encouraged in order to subdivide masses and establish human scale.
- c. Predominant or field colors for facades shall be low reflectance, subtle, neutral or

earth tone colors. The use of high-intensity colors, black or fluorescent colors shall be prohibited.

- d. Building trim and accent areas may feature brighter colors, including primary colors, and black, but neon tubing shall not be an acceptable feature for building trim or accent areas.
- e. Exterior building materials shall not include smooth-faced concrete block, untreated or unpainted tilt-up concrete panels or prefabricated steel panels.

4. Multiple Store Fronts.

Buildings with multiple storefronts shall be unified through the use of architecturally compatible features, such as colors, details, awnings, signage and lighting fixtures.

5. Walls, Fences and Planters.

Walls, fences and planters shall be designed to match or be consistent with the quality of materials, style and colors of the development.

6. Building Height.

All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different, co-dominant portions, the measurement shall apply to the highest portion.

- a. All buildings shall be limited to the maximum height allowed in the underlying zone district unless:
 - I. the development is mixed-use and contains at least one-seventh (1/7) of its total building square footage as either residential or office use, in which case the maximum allowable height shall be the base height plus one (1) story; or
 - II. the development is mixed-use and contains at least one-seventh (1/7) of its total building square footage as residential use and at least ten (10) percent of the residential units are either affordable housing units for rent or affordable housing units for sale as defined in Article 5 or structured parking (underground, interior to the site or above ground), in which case the maximum allowable height shall be the base height plus two (2) stories; or
 - III. the project is mixed-use and contains at least one-seventh (1/7) of its total building square footage as residential use, and at least ten (10) percent of the residential units are either affordable housing units for rent or affordable housing units for sale as defined in Article 5, and the project contains structured parking (underground, interior to the site or above ground), in which case the maximum height shall be the base height plus three (3) stories.
- b. Buildings shall have a base portion consisting of one (1) or two (2) stories. The base portion shall be clearly defined by a prominent, projecting cornice or roof, fenestration, different material and different color from the remainder of the building. If the base portion is two (2) stories, the ground floor shall be further differentiated by fenestration and other detailing.
- c. Buildings greater than two (2) stories in height shall also be designed so that upper portions of the building are stepped back from the base. The adequacy of upper floor step-backs shall be determined by the extent to which they advance the following objectives:

- I. providing pedestrian scale along sidewalks and outdoor spaces;
- II. enhancing compatibility with the scale and massing of nearby buildings;
- III. preserving key sunshine patterns in adjacent spaces; and
- IV. preserving views.

7. Windows.

Standard storefront window and door systems may be used as the predominant style of fenestration for nonresidential or mixed-use buildings as long as the building facade visually establishes and defines the building stories and establishes human scale and proportion. Minimum glazing on pedestrian-oriented facades of buildings shall be sixty (60) percent on the ground floor and forty (40) percent on upper floors. Subject to approval by the decision maker, projects functionally unable to comply with this requirement shall mitigate such noncompliance with ample, enhanced architectural features such as a change in massing or materials, enhanced landscaping, trellises, arcades or shallow display window cases.

(F) Display Windows.

Ground floor retail, service and restaurant uses shall have large-pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed ninety (90) percent of the total ground level facade area.

SECTION 2.6.2 SOUTH COLLEGE GATEWAY OVERLAY (SCG)

(A) Applicability.

These standards apply to applications for development within the South College Gateway Area.

(B) Purpose.

The purpose of this Section is to provide standards to modify the underlying zone

districts north of the intersection of South College Avenue and Carpenter Road to encourage land uses and designs that implement the South College Corridor Plan regarding the enhancement of the South College Gateway Area (see Figure 16.7).

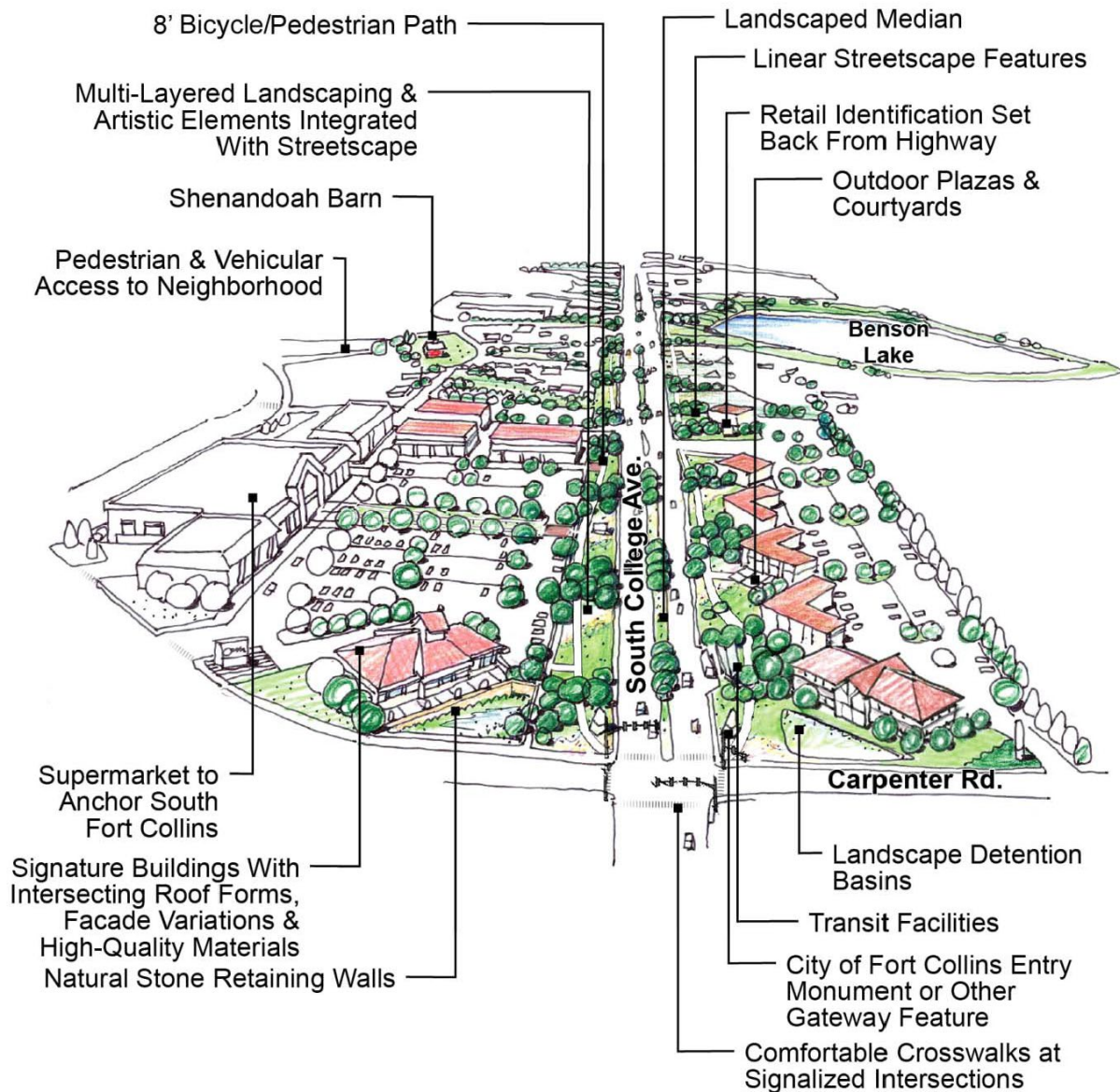


Figure 16.7
Example of the South College Gateway Area Concept

(C) Setback Area.**1. Setback Area Distance.**

A setback area of at least fifty (50) feet shall be provided along South College Avenue, measured from the curb to the nearest edge of adjacent buildings or parking areas.

2. Landscaping.

Gateway landscaping shall be provided consisting of groups of deciduous, evergreen and ornamental trees repeated across both sides of South College Avenue, including the median where permitted, in a coordinated massing pattern, with openings between groups. The massing pattern of tree groups and openings shall be placed to manage views and to reinforce such features and spaces along the streetscape as transit stops, signs and outdoor spaces that are defined by buildings, as well as community identity features, such as entry monuments, retaining walls, welcome signs and public art.

3. Sidewalks.

Sidewalks/paths along College Avenue shall be located in the landscaped setback area and shall be designed to connect key points, such as street intersections, transit stops, outdoor spaces in adjacent developments and walkway connections while providing greater separation from College Avenue than would be provided by a parkway strip in the typical cross-section.

4. Plaza Element.

At least one (1) pedestrian or courtyard plaza element shall be provided within or immediately adjacent to the setback area and connected to the off-street path.

a. The buildings or structures shall be placed and designed to form a coordinated overall appearance across the intersection with similar placement and image, including roof forms, materials and other design characteristics.

b. A context diagram shall be provided for each development plan to indicate how the building placement on each side will relate to building placement across the intersection. The context diagram shall include any existing or proposed buildings and other physical features.

c. Buildings shall provide roofs with sloping pitches of at least 5:12 or arc, barrel or other architectural distinctive forms.

(E) Character and Image

1. Building masses shall be varied with elements such as slipped-plane offsets, recesses and projections, reveals, harmonious variations in roof shape or height and vertical extensions at focal points.
2. Buildings shall be multi-story or a minimum of twenty (20) feet in height.
3. Retaining walls shall be constructed of materials that match or complement the architecture of the building.

(D) Site Planning.**1. Building Placement.**

There shall be a building or structure placed on each side of South College Avenue at the Carpenter Road intersection.

SECTION 2.6.3 PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

(A) Purpose.

1. Directs and guides subsequent Project Development Plans and Final Plans for large or complex developments governed by an approved PUD Comprehensive Plan.
2. Substitutes a PUD Comprehensive Plan for an Overall Development Plan for real property within an approved PUD Overlay.
3. Positions large areas of property for phased development.
4. Encourages innovative community planning and site design to integrate natural systems, energy efficiency, aesthetics, higher design, engineering and construction standards and other community goals by enabling greater flexibility than permitted under the strict application of the Code, all in furtherance of adopted and applicable City plans, policies, and standards.
5. Allows greater flexibility in the mix and distribution of land uses, densities, and applicable development and zone district standards.

(B) Objectives.

1. Encourage conceptual level review of development for large areas.
2. In return for flexibility in site design, development under a PUD Overlay must provide public benefits significantly greater than those typically achieved through the application of a standard zone district, including one or more of the following as may be applicable to a particular PUD Comprehensive Plan:
 - a. Diversification in the use of land;
 - b. Innovation in development;
 - c. More efficient use of land and energy;

- d. Public amenities commensurate with the scope of the development;
- e. Furtherance of the City's adopted plans and policies; and
- f. Development patterns consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

3. Ensure high-quality urban design and environmentally-sensitive development that takes advantage of site characteristics.

4. Promote cooperative planning and development among real property owners within a large area.

5. Protect land uses and neighborhoods adjacent to a PUD Overlay from negative impacts.

(C) Applicability.

1. Any property or collection of contiguous properties of a minimum of fifty (50) acres in size is eligible for a PUD Overlay provided all owners authorize their respective property to be included.
2. An approved PUD Overlay will be shown upon the Zoning Map and will overlay existing zoning, which will continue to apply, except to the extent modified by or inconsistent with the PUD Comprehensive Plan.
3. An approved PUD Comprehensive Plan will substitute for the requirement for an Overall Development Plan. Development within the boundaries of an approved PUD Overlay may proceed directly to application for Project Development Plan(s) and Final Plan(s).

(D) PUD Comprehensive Plan Review Procedure.

Step 1 (Conceptual Review / Preliminary Design Review):
Applicable.

Step 2 (Neighborhood Meeting):
Applicable to any proposed PUD Overlay subject to Planning and Zoning Commission or City Council review. If a neighborhood meeting is required at the conceptual planning stage pursuant to Section 2.2.2, a second neighborhood meeting shall be required after the PUD Overlay application has been submitted and the first round of staff review completed.

Step 3 (Development Application Submittal):
All items or documents as described in the development application submittal master list for a PUD Overlay shall be submitted. Notwithstanding, the Director may waive or modify the foregoing submittal requirements if, given the facts and circumstances of the specific application, a particular requirement would either be irrelevant, immaterial, redundant or otherwise unnecessary for the full and complete review of the application.

Step 4 (Review of Application): Applicable.

Step 5 (Staff Report): Applicable.

Step 6 (Notice): Applicable.

Step 7(A) (Decision Maker):
Applicable as follows:

1. Planning and Zoning Commission review (Type 2 review) applies to PUD Overlay applications between 50 and 640 acres;
2. City Council is the decision maker for PUD Overlay applications greater than 640 acres after receiving a Planning and Zoning Commission recommendation. City Council approval of a PUD Overlay shall be by ordinance.

Step 7(B) through (G) Conduct of a Public Hearing, Order of Proceedings at Public Hearing, Decision and Findings, Notification to Applicant, Record of Proceeding, Recording of Decision:

Applicable.

Step 8 (Standards):

Applicable. In order to approve a proposed PUD Comprehensive Plan, the decision maker must find that the PUD Comprehensive Plan satisfies all of the following criteria:

1. The PUD Comprehensive Plan achieves the purpose and objectives of Sections 2.6.3(A) and (B);
2. The PUD Comprehensive Plan provides high quality urban design within the subject property or properties;
3. The PUD Comprehensive Plan will result in development generally in compliance with the principles and policies of the City's Comprehensive Plan and adopted plans and policies;
4. The PUD Comprehensive Plan will, within the PUD Overlay, result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and
5. The PUD Comprehensive Plan satisfies all applicable Land Development Code permitted uses and standards except to the extent additional permitted uses or modified standards, including densities, have been approved pursuant to below Subsections (E) or (G).

The standards for granting additional uses within a PUD Overlay are set forth below in Subsection (E) and the standards for granting modifications of densities and development standards are set forth in below Subsection (G).

Step 9 (Conditions of Approval):
Applicable.

Step 10 (Amendments):
Applicable.

Step 11 (Lapse):

Applicable.

Step 12 (Appeals):

Applicable. A Planning and Zoning Commission decision on a PUD Overlay between 50 and 640 acres is appealable to City Council pursuant to Section 2.2.12(A). Appeals of Project Development Plans within PUD Overlays are subject to the limitations of Section 2.6.3(J).

(E) Permitted Uses.

1. Any uses permitted in the underlying zone district are permitted within an approved PUD Overlay.
2. Additional uses not permitted in the underlying zone district may be requested for inclusion in a PUD Comprehensive Plan along with the type of review for such use, whether Type I, Type II, or Basic Development Review. The application must enumerate the additional use being requested, the proposed type of review, and how the use satisfies below criteria (a) through (d). The decision maker shall approve an additional use only if it satisfies criteria (a) through (d). For each approved additional use, the decision maker shall determine the applicable type of review and may grant a requested type of review if it would not be contrary to the public good.
3. The use advances the purpose and objectives of the applicable PUD Overlay provisions set forth in Sections 2.6.3(A) and (B) and the principles and policies of the City's Comprehensive Plan and adopted plans and policies;
4. The use complies with applicable Code provisions regarding the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment;
5. The use is compatible with the other proposed uses within the requested PUD Overlay and

with the uses permitted in the zone district or districts adjacent to the proposed PUD Overlay; and

6. The use is appropriate for the property or properties within the PUD Overlay.

(F) Prohibited Uses.

All uses that are not expressly allowed in an approved PUD Comprehensive Plan, in the underlying zone district, or determined to be permitted pursuant to Land Development Code Section 1.3.4 shall be prohibited.

(G) Modification of Densities and Development Standards.

1. Certain densities and development standards set forth in the Land Development Code and described below in Subsection (G)(2) may be modified as part of a PUD Comprehensive Plan. The modification procedure described in this Section (G) substitutes for the modification procedure set forth in Division 2.8.
2. The application must enumerate the densities and development standards proposed to be modified.
 - a. The application shall describe the minimum and maximum densities for permitted residential uses.
 - b. The application shall enumerate the specific Land Development Code standards of Articles 2 through 5 that are proposed to be modified and the nature of each modification in terms sufficiently specific to enable application of the modified standards to Project Development Plans and Final Plans submitted subsequent to, in conformance with and intended to implement, the approved PUD Comprehensive Plan. Modifications under this Section may not be granted for Engineering Design Standards referenced in Section 3.3.5 and

variances to such standards are addressed in below Subsection (L).

3. In order to approve requested density or development standard modifications, the decision maker must find that the density or development standard as modified satisfies all of the following criteria:

- a. The modified density or development standard is consistent with the applicable purposes, and advances the applicable objectives of, the PUD Overlay as described in Sections 2.6.3(A) and (B);
- b. The modified density or development standard significantly advances the development objectives of the PUD Comprehensive Plan;
- c. The modified density or development standard is necessary to achieve the development objectives of the PUD Comprehensive Plan; and
- d. The modified density or development standard is consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

(H) PUD Comprehensive Plan Termination and Amendment.

4. Termination.

An approved PUD Comprehensive Plan may be terminated in accordance with the following provisions:

- a. Termination may be initiated by any of the following:
 - I. The written request of all of the real property owners within a PUD Overlay; or
 - II. The City, provided no vested property right approved in connection with the PUD Comprehensive Plan would be in effect upon termination.

- b. Upon receiving a valid request to terminate, the original decision maker of the PUD Comprehensive Plan shall terminate unless termination is determined to be detrimental to the public good after holding a public hearing to address the issue.
 - c. If the PUD Comprehensive Plan is terminated, the City may remove the overlay designation on the zoning map and the underlying zone district regulations in effect at the time of such removal shall control.
 - d. Any nonconforming uses resulting from expiration or termination of a PUD Comprehensive Plan are subject to Article 1, Division 1.6.
5. PUD Comprehensive Plan Amendment. An approved PUD Comprehensive Plan may be amended pursuant to the procedures set forth in Code Section 2.2.10 in accordance with the following provisions:
- a. Amendments may be initiated by any of the following:
 - I. The written request of all real property owners within the PUD Overlay; or
 - II. The written request of the original applicant, property owner, and/or developer for the approved PUD Comprehensive Plan, or any successor or assign thereof authorized in writing by such party or parties to have the ability pursuant to this Subsection to request an amendment, provided the following conditions are met:
 - i. The name or names of the original applicant, property owner, and/or developer authorized to request an amendment must be set forth in writing in the PUD Comprehensive Plan.

- ii. The authorized applicant, property owner, developer, or successor or assign, owns or otherwise has legal control of real property within the PUD Overlay; and
 - iii. The right of the authorized applicant, property owner, developer, or successor or assign, to amend the PUD Comprehensive Plan without the consent of other owners of real property within the PUD Overlay has been recorded as a binding covenant or deed restriction recorded on the respective real property; or
- III. The City, provided the amendment does not amend, modify, or terminate any existing vested right approved in connection with the PUD Comprehensive Plan without the permission of the beneficiary or beneficiaries of such vested right.
- b. Except as to real property within the PUD Overlay owned or otherwise under the control of the authorized applicant, property owner, developer, or successor or assign, any approved amendment requested by the authorized applicant, property owner, developer, or successor or assign, shall not apply to any other real property within the PUD Overlay which:
 - I. Is already developed pursuant to the applicable PUD Comprehensive Plan;
 - II. Has a valid and approved Project Development Plan or Final Plan; or
 - III. Is the subject of ongoing development review at the time the authorized applicant, property owner, developer, or successor or

assign amendment request is submitted to the City.

(I) Appeals.

1. A Planning and Zoning Commission final decision on a PUD Comprehensive Plan is appealable to Council pursuant to Section 2.2.12(A).
2. Any Project Development Plan wholly located within a PUD Overlay may be appealed pursuant to Section 2.2.12(A). However, the validity of the uses, densities, and development standards approved in a PUD Comprehensive Plan shall not be the subject of any such Project Development Plan appeal.
3. Vesting of PUD Comprehensive Plan. Subject to the provisions of Section 2.2.11(C), the only aspects of an approved PUD Comprehensive Plan eligible for vested property rights are the enumerated uses, densities, development standards, and variances from Engineering Design Standards granted pursuant to Section 7.27(L). Such uses, densities, and development standards may be those for which modifications have been granted or uses, densities, and development standards set forth in the Code. The applicant shall specify in the PUD Comprehensive Plan if it is requesting vested property rights for uses, densities, development standards, and variances from Engineering Design Standards in excess of the three (3) year period specified in Section 2.2.11(C)(2) and the justification therefor.

(J) Vesting of PUD Comprehensive Plan.

Subject to the provisions of Section 2.2.11(C), the only aspects of an approved PUD Master Plan eligible for vested property rights are the enumerated uses, densities, development standards, and variances from Engineering Design Standards granted pursuant to Section 2.6.3(L). Such uses, densities, and development standards may be those for which modifications have been granted or uses, densities, and development standards set forth in the Code.

The applicant shall specify in the PUD Master Plan if it is requesting vested property rights for uses, densities, development standards, and variances from Engineering Design Standards in excess of the three (3) year period specified in Section 2.2.11(C)(2) and the justification therefor.

(K) Variances.

Variances from the Engineering Design Standards listed in Section 3.3.5, including variances from the Larimer County Area Urban Street Standards, may be requested in connection with a PUD Comprehensive Plan. A request for such variances shall be processed in accordance with and subject to the standards applicable to the variance. Variances so requested and approved prior to the approval of a PUD Comprehensive Plan may be incorporated into and approved as a part of the PUD Comprehensive Plan, and if so incorporated and approved, shall be applicable to Project Development Plans and Final Plans submitted subsequent to, in conformance with and intended to implement, the approved PUD Comprehensive Plan. The decision maker on the PUD Comprehensive Plan shall not have the authority to alter or condition any approved variance as part of the PUD Comprehensive Plan review. Variances may also be processed in connection with a Project Development Plan or Final Plan submitted subsequent to an approved PUD Comprehensive Plan.